



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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June 14, 2007

Mr. Peter A. Barrett
Head of School
St. Patrick's Episcopal Day School
4700 Whitehaven Parkway, NW
Washington, DC 20007

Mr. Barrett:

As has been the topic of many discussions between our respective neighboring institutions, The George Washington University ("GW" or "the University") has filed an application with the DC Zoning Commission for approval to construct a new residence hall to replace the existing Pelham Hall ("Pelham Replacement Project") at GW's Mount Vernon Campus. In addition, GW intends to construct a secondary access road from Whitehaven Parkway to the Mount Vernon Campus ("Secondary Whitehaven Access Road"). The Secondary Whitehaven Access Road will be used during construction of the Pelham Replacement Project and will also provide campus access (as outlined in Exhibit B) thereafter.

Given the location of St. Patrick's School ("St. Patrick's") immediately to the south of the Mount Vernon Campus on Whitehaven Parkway, GW desires to work closely with St. Patrick's (as well as other members of the surrounding community) to address construction and traffic management related concerns in connection with the Pelham Replacement Project and the Secondary Whitehaven Access Road.

Attached to this letter please find two Exhibits that comprise the terms of the agreement between GW and St. Patrick's with relationship to these efforts:

- Exhibit A outlines the agreement between GW and St. Patrick's regarding construction management issues related to the construction of the Secondary Whitehaven Access Road and the Pelham Replacement Project. At this time, a contractor has not yet been selected in connection with either of these construction efforts. However, prior to the commencement of construction, GW will work with the selected contractor to prepare a Construction Management Plan that includes the relevant provisions outlined in Exhibit A and will review and discuss the Construction Management Plan with representatives from St. Patrick's School and other interested members of the community as the Plan is developed and finalized.

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- Exhibit B addresses post-construction traffic and operations issues associated with the Secondary Whitehaven Access Road and the Pelham Replacement Project. GW shall propose conditions to the Zoning Commission in conjunction with the Pelham Replacement Project that address the issues outlined in Exhibit B.

I thank you for your willingness to engage in dialogue with the University related to our efforts to improve the living and learning environment at the Mount Vernon Campus. My team and I look forward to a continued positive working relationship with St. Patrick's on this project and other future endeavors affecting our neighboring institutions.

If you are in agreement with the terms outlined in the attached exhibits, please sign and return a copy of this letter so that we may have the terms of our agreement documented for submission to the Zoning Commission in connection with this project. If you have questions or concerns, please contact Alicia O'Neil at oneila@gwu.edu or at 202.994.2371. Thank you again for your cooperation.

Sincerely,



Louis H. Katz
Executive Vice President

Agreed:



Mr. Peter Barrett
Head of School

Cc: Charles Barber
Wendy Martino
Alicia O'Neil
Fred Siegel
David Wellman

EXHIBIT A – Construction Management Issues

At this time, a contractor has not been selected in connection with the Secondary Whitehaven Access Road and the Pelham Replacement Project. However, prior to the commencement of construction, GW will work with the selected contractor to prepare a Construction Management Plan that includes all relevant provisions outlined herein. GW will review and discuss the Construction Management Plan with representatives from St. Patrick's School and other interested members of the community as the Plan is developed and finalized.

A.1 Regular Communication

- a. GW shall designate a GW employee as the Project Traffic Representative to be the key point of contact during the period of construction of the Secondary Access Road and the Pelham Replacement Project. At any time construction activity is occurring, the Project Traffic Representative or his/her designee shall be available on-site or by telephone to receive and address concerns or other communications regarding construction-related traffic issues. It is agreed that the "designee" for the Project Traffic Representative shall be a GW employee and shall be used only in the case of the absence of the Project Traffic Representative.
- b. Representatives from GW (e.g., members of the Project Management team, the Project Traffic Representative, GW's transportation management coordinator, representatives from the MVC administration) shall meet monthly with representatives from St. Patrick's School and other interested members of the community to review and discuss construction-related issues in connection with the Pelham Replacement Project and the Secondary Whitehaven Access Road.

A.2 Construction Schedule

- a. Construction hours will conform to District regulations for work in residential zones (i.e., permitted construction hours shall be Monday through Saturday from 7:00 a.m. until 7:00 p.m). With respect to Saturday construction hours, the University will continue to evaluate the need and extent to which Saturday construction is necessary; however, given the impacts to the construction schedule that will result from the University's efforts to minimize adverse impacts on weekday activities of St. Patrick's School, the University may be required to fully utilize the permitted Saturday hours during certain phases of construction. In the event GW seeks to perform construction-related activities outside of standard permitted work hours, GW will secure all required District approvals and will provide notice of such planned work (including the nature and the

estimated duration of the work) to representatives from St. Patrick's School and members of the community. GW shall make such notice as far in advance as is reasonably practical; however, due to considerations beyond the University's control extended advance notice is not always possible. In no case, however, shall GW request permission from the District to conduct noise-generating construction activities or construction activities that will affect parking and traffic flow along Whitehaven Parkway on Sundays without the prior agreement of St. Patrick's.

- b. GW shall agree to limit construction-related activities during times that would substantially interfere with special events at St. Patrick's School. St. Patrick's School shall provide GW with at least 14 days notice for each such event. However, GW and St. Patrick's recognize that this may not always be possible due to unforeseen circumstances, in which case GW will use its best efforts to accommodate St. Patrick's request for the modification of construction activities. GW and St. Patrick's will discuss these events and the impact of construction activities on such events at the regular meetings or specially scheduled meetings that may be necessary to address unforeseen events or issues. Special events currently scheduled for the 2007-2008 school year are listed on the attached Appendix A-1. GW and St. Patrick's agree that modest changes to this schedule are expected, however, the overall volume of such activities is not expected to increase measurably.

A.3 Construction Vehicles and Traffic Flow

- a. The Project Traffic Representative or his/her designee shall be responsible for monitoring construction-related activity on the Secondary Whitehaven Access Road during all hours of construction activity. The University shall require that an identified onsite traffic coordinator with authority to effectuate, implement and enforce the construction vehicle and traffic flow restrictions set forth herein shall be present onsite at all times during construction activity to ensure that construction-related activities are being conducted in accordance with the terms of the Construction Management Plan, including, but not limited to, the restrictions on vehicle queuing on Whitehaven Parkway. Furthermore, a staffing plan for onsite traffic management (e.g., flagmen, traffic coordinators, etc.) shall be incorporated into the Construction Management Plan. The identified onsite traffic coordinator shall regularly coordinate and communicate with the Project Traffic Representative to ensure consistent and continued compliance with the terms of the Construction Management Plan. St. Patrick's shall be provided with contact information (including a mobile telephone number) for the onsite traffic coordinator and the Project Traffic Representative to facilitate the resolution of any issues identified by St. Patrick's.

- b. During the construction of the Secondary Whitehaven Access Road, GW shall prohibit construction vehicles from queuing on Whitehaven Parkway during the primary peak St. Patrick's School carpool times identified in the attached Appendix A-2. In addition, the Project Traffic Representative shall ensure that GW's Construction Management firm appoint the onsite traffic coordinator identified in section A.3.a above consistent with the terms of this Agreement. The onsite traffic coordinator shall deploy appropriate personnel to adequately manage construction traffic during the secondary peak carpool times of 8:50am to 9:15am, 11:50am to 12:10pm (Monday-Thursday), 2:45pm to 3:30pm (Friday), and 4:00pm to 4:30pm so as to minimize any disruption to carpool operations. Issues related to the performance of the onsite traffic coordinator that are not able to be resolved immediately shall be directed to the Project Traffic Representative.
- c. Following the completion of the Secondary Whitehaven Access Road, GW shall prohibit construction vehicles from queuing on Whitehaven Parkway at any time. Construction traffic and truck routing will be coordinated with the D.C. Department of Transportation.
- d. Construction vehicles will be required to access the Pelham Replacement Project site from the east (i.e., by making a right hand turn movement onto the existing or secondary Whitehaven access roads) and to depart the site to the east (i.e., by making a left hand turn movement onto Whitehaven Parkway from the existing or secondary Whitehaven access roads), unless otherwise required by DDOT, in which event the University agrees to explore and discuss other alternatives with representatives from St. Patrick's School and other interested members of the community.
- e. Prior to the initiation of construction, GW shall adopt a Construction Management Plan in consultation with the construction contractor to be selected. There will be limited parking on the construction site and therefore the Construction Management Plan shall require the general contractor to develop a plan with the subcontractors for transporting additional workers to and from the site. Furthermore, construction workers shall be advised that they are not to park on neighborhood streets in the vicinity of the Mount Vernon Campus, including but not limited to Whitehaven Parkway, W Street, Berkley Terrace and 48th Streets, NW.
- f. The terms of the Construction Management Agreement will remain in place until the receipt of a certificate of occupancy for the Pelham Replacement Project.

A.4 Additional Issues to be Addressed

- a. The Construction Management Plan shall include provisions addressing stormwater management and pest control.**
- b. Mount Vernon Campus pool operation issues will be further evaluated and discussed. St. Patrick's has indicated their strong desire to maintain their use of the Mount Vernon Campus pool to the extent possible during construction of the Secondary Whitehaven Access Road and the Pelham Replacement Project.**

EXHIBIT B – Post-Construction Traffic and Operations Issues

B.1 Monitoring and Communication

- a. Following the completion and occupancy of the Pelham Replacement Project, GW's Transportation Management Coordinator shall be the key contact for interested members of the community, including St. Patrick's School, with respect to traffic-related concerns associated with the Pelham Replacement Project and the Secondary Whitehaven Access Road.
- b. GW shall explore various alternatives for monitoring the use of the Secondary Whitehaven Access Road.

B.2 Use of the Secondary Whitehaven Access Road

- a. Upon completion and occupancy of the Pelham Replacement Project, the University will agree to restrict the regular use of the Secondary Whitehaven Access Road to University vehicles (e.g., facilities and security vehicles) and vehicles making deliveries to the Pelham Replacement Project, subject to limited special circumstances that may require vehicles to exit the campus via the Secondary Whitehaven Access Road (e.g., vehicular access for disabled students residing at or visiting the Pelham Replacement Project). The University will use commercially reasonable efforts to coordinate deliveries during times other than the primary peak St. Patrick's School carpool times identified in the attached Exhibit B.
- b. The Secondary Whitehaven Access Road will not be regularly used by the Vern Express shuttle; however, disabled students requiring shuttle access to or from the Pelham Replacement Project will be permitted to call a Vern Express shuttle for a specific pickup or drop off at which time the shuttle will be permitted to exit the campus via the Secondary Whitehaven Access Road.
- c. GW shall retain the express right to use the Secondary Whitehaven Access Road for non-University vehicles for special events and activities, including, but not limited to, student move-in and move-out periods. To the extent possible, the University shall provide reasonable notice of such special events to St. Patrick's School and members of the community.

B.3 Continued Use of the Primary Whitehaven Parkway Entrance

The University shall continue to use the existing Whitehaven Parkway entrance as the primary 24-hour vehicular entrance to the Mount Vernon Campus for GW students,

faculty and staff; University vehicles; vendors (notwithstanding that certain vendors shall be permitted to use the Secondary Whitehaven Access Road to access the Pelham Replacement Project as set forth in Section B); Vern Express shuttle service; Pool and Tennis Club vehicles; and any other vehicles provided for in Condition 7(a) of the Mount Vernon Campus Plan.

APPENDIX A-1

ST. PATRICK'S EPISCOPAL DAY SCHOOL SELECTED CALENDAR EVENTS FOR 2007-2008 *(as of June 15, 2007)*

STE – Significant Traffic Event
NSE – Noise-Sensitive Event

SEPTEMBER	4, Tuesday - STE	SCHOOL OPENING, Kindergarten - Grade 8 Upper School (4-8) - 8:05 am Lower School (K-3) - 8:15 am
	7, Friday - STE	Opening Chapel for Students and Parents (K-8) – 8:30 am Reception for Parents Follows
	20, Thursday - STE	Upper School (4-8) Back-to-School Night - 7:00 pm
	27, Thursday - STE	Lower School Back-to-School Night - 7:00 pm
OCTOBER	4, Thursday - STE	Nursery Back-to-School Night - 7:00 pm
	20, Saturday – STE	Fall Family Fun Day – 10:00 am – 3:00 pm
	31, Wednesday – STE - NSE	Halloween Parades Nursery - 9:30 am Kindergarten - Grade 6 - 1:30 pm
NOVEMBER	7, Wednesday - NSE	Grade 4 Production – 10:00 am
	8, Thursday - NSE	Grade 4 Production – 10:00 am
	9, Friday - STE	Admission Open House - 9:00 - 11:00 am
	20, Tuesday - STE - NSE	GRANDPARENTS AND SPECIAL FRIENDS VISITING DAY - K-6
DECEMBER	5, Wednesday - NSE	Holiday Concert Preview - 2:00 pm
	6, Thursday - NSE	Holiday Concert - 7:00 pm
	8, Saturday - NSE	SSAT Test
	19, Wednesday - STE - NSE	CHRISTMAS PAGEANTS Nursery/Kindergarten - 9:30 am /Grades 1-7 - 11:00 am
JANUARY	9, Wednesday - STE	2008 Admission Open House – Nursery – Grade 8 - 9:00 - 11:00 am
	18, Friday - STE - NSE	Martin Luther King, Jr. - All-School Chapel - 8:30 am Upper School (4-8) Early Dismissal - 12:10 pm

FEBRUARY	14, Thursday - STE	PARENTS VISITING DAY, N-6
MARCH	7, Friday - STE	Grades 4-6 Early Dismissal - 12:10 pm; Grades 7, 8 Regular Dismissal AUCTION - Adult Guests, Auction and Dinner - 6:00 - 11:00 pm
	13, Thursday - STE - NSE	Reception for Newly Accepted Parents – 8:45 am
	17, Monday - NSE	St. Patrick's Day - All-School Chapel - 8:30 am Recitation Contest - 1:00 pm
APRIL	7-11, Mon.-Fri. - NSE	ERB Tests, Grades 2-5
	16, Wednesday - NSE	Spring Concert Preview - 2:00 pm
	17, Thursday - NSE	Spring Concert - 7:00 pm
MAY	6, Tuesday - NSE	Grades 5 and 6 Spring Musical Matinee - 12:30 pm
	7, Wednesday NSE	Grades 5 and 6 Spring Musical Matinee - 12:30 pm
	14, Wednesday - NSE	Kindergarten Circus Dress Rehearsal - 9:15 am New Parent Reception - 3:30 - 4:30 pm
	16, Friday – STE - NSE	Kindergarten Circus - 10:30 am
	30, Friday - STE - NSE	Lower School Chapel of Celebration (K-3) - 11:00 am
JUNE	3, Tuesday - NSE	Grades 7 and 8 Early Dismissal – 12:10 pm Grade 8 Commencement - 6:30 pm
	4, Wednesday - STE - NSE	SCHOOL CLOSING LS, US Closing Chapel - 8:30 am NS Closing Chapel -11:00 am Grade 6 Graduation - 7:00 pm
	16, Monday	Summer Program - Session I Begins

APPENDIX A-2

Primary Peak Pick-Up/Drop-Off Times:

7:30am – 8:30am
2:30pm – 3:30pm (Monday through Thursday)
11:50am – 12:30pm (Friday)

Secondary Peak Pick Up/Drop-Off Times:

8:50am – 9:15am
11:50am – 12:10pm (Monday through Thursday)
2:45pm – 3:30pm (Friday)
4:00pm – 4:30pm