

Construction Management Plan
Washington D.C. Hilton Garden Inn
October 1, 2011

PerStar M Street Partners, LLC (the "Applicant") proposes the following Construction Management Plan to minimize any impacts on the adjacent communities from the construction of a hotel in Square 50, located at the northwest corner of M Street and 22nd Street, N.W. Elements of this construction plan include the following:

- Traffic and Construction Control Plan: All ingress and egress for the construction site will be from the construction entrance on 22nd Street.
- The Applicant will ensure that queuing of trucks for the project will occur adjacent to the subject site to the extent possible. When queuing on the streets is required, it will be for the minimum amount of time possible. Trucks in the queue will turn their engines off, until ready to move. To the extent possible, trucks on the construction site will turn their engines off, except when powering equipment actively in use.
- Flagmen will be employed by the responsible subcontractors, with the oversight of the General Contractor, to ensure the safety of cars and pedestrians as trucks enter and leave the site.
- Construction Truck Route: Construction traffic traveling from Virginia will utilize I-66 to the Whitehurst Freeway exit to Pennsylvania Avenue, to L Street, then to 22nd Street and proceed to the construction entrance. Construction traffic traveling from Maryland will utilize Connecticut Avenue to New Hampshire Avenue to M Street and proceed to the 22nd Street construction entrance.

- Construction Parking: Parking for construction workers will be in nearby commercial parking lots/garages or they will utilize mass transit. A listing of the parking lots/garages that have available spaces at the time will be provided to the subcontractors and/or construction workers. No parking by construction personnel will be permitted on nearby residential streets. Information regarding this prohibition will be given to the general contractor and will be made part of his contract.
- Communication: The Applicant shall designate a representative to be the key contact for interaction with members of the community regarding construction. The representative will be accessible during construction site hours. In addition, the Applicant will provide a point of contact that can be reached during construction site hours for construction concerns and 24 hours for emergencies. The name and telephone number of the representative will be conspicuously posted on the property and shall be readily available to members of the community. The Applicant pledges to work in close cooperation with Advisory Neighborhood Commission 2A and its chairperson, commissioners and members to minimize the impacts of the construction on the community.
- Site Management: The Applicant will require the erection and maintenance of a chain link and/or plywood safety/security fence on all sides of the site to confine construction activities and to conform to a Traffic Control Plan to be later permitted through DDOT. A minimum amount of light will be provided at night. These lights will be sufficient to provide necessary security and to comply with the federal and local safety standards.
- Cleanliness: The Applicant will require the continuous removal of rubbish and construction debris during the normal construction workday and during any

other periods of work. Removal and replacement of dumpsters will occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:00 a.m. and 7:00 p.m. Saturday, if a workday. Portable toilets will be placed away from the streets. The Applicant will require that all streets are kept clean of any trash and debris resulting from the construction or from employees of the contractors.

- Work Hours: The normal construction work-week will be Monday through Saturday, 7:00 a.m. to 7:00 p.m. Any construction performed outside of these hours shall be in accordance with an After-Hours permit issued by the District.
- Contractors: The Applicant will enforce contractor compliance with all rules and regulations described herein; such conditions will be included in any general and sub-contractor contracts.