GDHS - AD HOC COMMITTEE AGREEMENT

School Size

1. Georgetown Day High School (GDHS) will have a total enrollment of no more than 410 students, all of whom will be in grades 9-12.

2. During its first ten years of operation, GDHS will have no more than a total of 60 full-time equivalent faculty and staff members. Thereafter, GDHS will not increase its faculty and staff to a number in excess of 60 full-time equivalent people prior to discussing this matter with the NAG group referenced below.

Construction

3. Construction and related activities on the Harry Tract site will begin no earlier than 7:00 a.m. and will end no later than 5:00 p.m. and will occur only Monday through Friday subject to the following exceptions: (1) overtime work required to correct situations that threaten the Building or surrounding neighborhood and non-general contractor work beyond GDS's control, i.e. utility work by PEPCO (GDS will make reasonable efforts to cause such work to be performed

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during normal working hours); (2) Work on Saturdays after the building site is enclosed which takes place within the confines of the building site, provided that (i) no deliveries are made to the building site, (ii) all worker parking is on site and (iii) any work which produces substantial noise does not commence until 9:00 a.m. or after; (3) Work taking place before or after the normal start/stop times within the building after it is enclosed, provided that such work will not produce noise objectionable to the neighborhood.

4. All traffic to and from the site during the construction period will be along Wisconsin Avenue, 42nd Street and Davenport Street (from 42nd Street), except vehicles involved with perimeter landscaping and utility connections. In particular, all vehicles involved with the demolition of the three houses along River Road, grading the property and excavating for and building the school, will enter and exit only from Davenport and 42nd Street. Trucks will not load or unload debris or fill on River Road.

5. GDS shall obtain alternate bids in connection with the demolition, grading and excavation work to be done on the site. Alternative A will be based on retention of the three houses on the ~~west~~ east side of River Road as late as possible in the construction cycle but in any event until May 1, 1986,

and Alternative B will be based on demolition of said homes and grading to be performed in connection therewith at the outset of construction of the School. If Alternate A results in a premium cost to GDS of no more than $5,000, then GDS will proceed under Alternative A. If said construction cost premium is in excess of $5,000, GDS shall proceed under Alternative B, provided, however, that GDS shall (1) plant as early as possible the new landscaping contemplated by its plans, (2) simultaneously sod the playing field and fence in the property, and (3) thereafter begin maintenance of both the old and new landscaping. Notwithstanding the foregoing, GDS will continue to investigate with NAG alternative demolition and grading schedules for the homes along River Road, and GDS will make reasonable efforts to accommodate NAG's buffering objectives within its budget constraints.

6. A seven foot high plywood construction fence will surround the building construction site and all construction materials and debris will be confined to the fenced construction site.

7. GDHS will make every effort to minimize the inconvenience to the community caused by the construction activity and, in particular, will attempt to keep noise, traffic and unsight- [illegible] to a minimum during the construction period.

8. The three houses along River Road and the trees and shrubbery currently located along River Road will be maintained in a neat and orderly condition by GDHS from the date GDHS takes title to the property until the houses are demolished.

9. GDHS will provide adequate security to the construction site during the construction period.

Site Design

10. Subject to the requirements of the D.C. Board of Zoning Adjustment, the lot at the northwest corner of 42nd Street and Chesapeake Street will not be used for parking for at least 10 years from the date the School begins its operation. GDHS will regrade and landscape this lot and will not fence it in unless, in the opinion of the School and/or NAG, it becomes a public or maintenance liability.

11. All traffic to and from the site, vehicular and pedestrian, except by emergency vehicles, will use the entrance off of Davenport Street. Parents will be instructed to pick up or drop off students on school grounds.

12. In addition to the entrance described in the foregoing paragraph, the site will have a single emergency access point at 43rd Street. The access point will be secured by a