

# TAB B

**DRAFT CONSTRUCTION MANAGEMENT PLAN FOR BZA CASE NO. 19960**

1. **Communication.**

a. **Developer's Representative.** The Developer shall designate a representative to be the key contact during the period of construction of the Project for interaction with the owners of all property within 200 feet of the Property. The Developer's representative (the "**Representative**") will have a local office and will be reasonably accessible during business hours. At any time construction activity is occurring on the Property, the Representative or his/her designee shall be reasonably available on-site or by telephone to receive communications from the surrounding community. The name and telephone number of the Representative or his/her appointed designee shall be conspicuously posted on a large bulletin board on the Property and shall be readily available to members of the community. The bulletin board will also be used to provide notice to the community of upcoming construction activity on the Property. In addition, a name and telephone number of a person designated by the Developer to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.

b. **Duties of the Developer's Representative.** The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Plan and enforce its provisions. The Representative, designee and emergency contact shall:

- (i) Hold a pre-construction meeting to coordinate planned construction activities on the Property at least 30 days before construction activity starts;
- (ii) Receive notice of violations of this Plan;

- (iii) Provide notice to the surrounding community of any anticipated public space work (limited street or sidewalk closures) that may impact pedestrian or vehicular circulation around the Property;
- (iv) Respond as soon as possible, to the person who has reported the violation, and to the Neighborhood Contact Person (described below); and
- (v) Act to remedy the violation as soon as possible.

c. **Neighborhood Contact Person.** The Developer will work with representatives of the adjacent properties and the ANC 5C06 Commissioner to designate a single contact person (“**Neighborhood Contact Person**”), who may change from time to time, to represent the surrounding community. The initial Neighborhood Contact Person shall be designated by the community and will be determined prior to the start of construction activity on the Property. The Neighborhood Contact Person will receive and disseminate information from the Developer to the community. The Developer shall provide to the Neighborhood Contact Person, and keep updated, the names of and pertinent information about the Representative, the designee and emergency contact, including their phone number, as appropriate.

2. **Construction.** The Developer shall request that all of their personnel and vendors, including supply and service vendors, comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.

a. **Permits.** The Developer will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.

b. **Site Management.**

- (i) The Developer will erect and maintain construction fencing and barricades in order to screen and secure the site during the construction process. The Developer and its contractors will work with community members and the Department of Consumer and Regulatory Affairs to maintain temporary

storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning to minimize any adverse water impacts on the adjacent neighborhood.

c. **Cleanliness.** The Developer will remove rubbish and construction debris on an ongoing basis during the construction period during the normal construction workday. In addition, the Developer will reasonably monitor and police the construction site to ensure cleanliness. The Developer will also undertake a program of pest control to safeguard against increases in pest activity during the construction period. Dust and debris will be removed from the Property on an as needed basis.

d. **Work Hours.**

(i) The normal construction work week will be Monday through Saturday from 7:00 a.m. until 7:00 p.m. No construction activity will occur on Sundays. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Property only during the foregoing hours.

e. **Contractors and Subcontractors.** The Developer will request that all contractors and subcontractors follow the terms of, and comply with, the policies set forth in this Plan. The Developer will also request that all contractors and subcontractors use only licensed vehicles and drivers and they comply with all DC traffic laws and regulations.