

CONSTRUCTION MANAGEMENT PLAN
Portion of Lots 1 and 2 in Square 5344

FEBRUARY __, 2026

Hampton East Owner LLC (the “Applicant”) proposes the following Construction Management Plan to minimize any impacts from construction of the building to be developed on the portion of Lots 1 and 2 in Square 5344, as shown on the plans approved pursuant to BZA Order No. 21377 (referred to herein as the “Building” and the “Site,” respectively). The Applicant shall be bound by the terms of the Construction Management Plan.

- **Traffic and Construction Control Plan:** The main ingress and egress for construction purposes will be from a construction entrance on St. Louis Street, SE. Prior to commencement of construction, a traffic control plan (“TCP”) will be submitted to the District Department of Transportation (“DDOT”) for review and approval in accordance with its standards and guidelines. A copy of the approved TCP will be provided to Advisory Neighborhood Commission (“ANC”) 7E at the time that it is approved by DDOT.

Prior to commencement of construction of the Building, the Applicant will coordinate with the developer of the adjacent Fletcher-Johnson project, and with the project manager for any construction offering at J.C. Nalle Elementary School, to coordinate construction activity.

- **Construction Parking:** Any available on-site parking will only be for full-time employees of the general contractor. All other construction workers will be required to park off-site at public parking lots or utilize mass transit. A list of public parking lots will be provided to the Applicant's general contractor. The general contractor will coordinate off-site parking with its subcontractors to eliminate parking by construction personnel on adjacent residential streets. The Applicant will include a statement in its contract with the general contractor that parking by construction personnel and subcontractors in at-grade, open spaces in and around the Site is prohibited and that parking on adjacent residential streets is prohibited.

- **Communication:** The general contractor will designate a community liaison prior to commencement of construction. The liaison and the designated Applicant representative will be the key contacts for interaction with members of the community regarding construction. Initial contact information is provided at the end of this document. In addition, the Applicant will provide an emergency contact number that can be accessed 24-hours a day for construction concerns.
- **Site Management:** Prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the Site. At the time construction commences, the Applicant will require the erection and maintenance of a construction fence and other erosion control measures around the Site pursuant to an erosion and sediment control plan as approved by the DC Department of Buildings. The Site will be lighted during hours of darkness while under construction. These lights at night will be kept to a minimum while still being sufficient to provide necessary security and to comply with the federal and local safety standards. It is the intent that the lighting will not adversely impact neighboring properties.
- **Cleanliness:** The Applicant will require the removal of construction rubbish and construction debris during the construction workday. Portable toilets will be placed away from the streets. All construction access and egress streets will be swept and/or watered daily to minimize dust and mud. The Applicant's general contractor will monitor the Site for dust control during excavation activities per the approved erosion and sediment control plan. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period.
- **Work Hours:** The normal construction work week will be Monday through Saturday, 7:00 a.m. to 7:00 p.m., in accordance with Section 105.1.3 of the D.C. Construction Code Supplement. No construction will occur on Sundays or on any legal holidays observed in the District of Columbia.
- **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.
- **Public Transportation Options:** Numerous public transportation options are available to the surrounding community and visitors to aid in circulation to, from, and

around the neighborhood. It is not anticipated that any services will be interrupted during the construction of the Building.

- **Initial Contact Information:** The following is the initial contact information for development of the Site:

Nick Simpson
CEO, Mentis Capital Partners (Representative of the Applicant)
410-627-4592 – nick@mentiscp.com

If any changes occur to the plan outlined above, the Applicant will work with ANC 7E, as appropriate, to implement such changes.

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