

ST. PATRICK'S EPISCOPAL DAY SCHOOL (SPS)
CONSTRUCTION MANAGEMENT PLAN (CMP)

1. Project Overview

This Construction Management Plan (CMP) describes the measures SPS and its construction team, The Whiting-Turner Contracting Company (WT) will implement to minimize impacts to neighbors and public space during construction of an approximately 35,000-square-foot middle school building adjacent to the existing St. Patrick's gymnasium on Whitehaven Pkwy NW.

WT has extensive experience delivering projects in the District of Columbia, including in established residential neighborhoods, and is familiar with the planning, permitting, and logistics practices necessary to support safe construction operations while minimizing off-site impacts. In the immediate area, WT has supported work for The Field School (Meeting House), The Lab School of Washington, Stoddert Elementary School, Our Lady of Victory, and other SPEDS projects. WT will apply these practices on the SPS Middle School project through proactive coordination, disciplined site logistics, and ongoing communication with neighbors and District agencies.

2. Project Team & Key Contacts

SPS and WT will designate a Neighborhood Construction Liaison for the duration of construction to answer questions, receive concerns, and provide schedule/logistics information. The liaison's name and phone number will be displayed on the perimeter fencing and shared with the ANC 3D Chair and the SMD 3D05 Commissioner (Mr. Horn). WT will endeavor to respond to inquiries by the next business day, and urgent safety issues will be escalated immediately to the Site Superintendent.

3. Construction Schedule & Working Hours

The total construction duration is currently estimated at approximately 16–18 months. Construction is anticipated to start in Q4 2026 or Q1 2027, subject to permitting and procurement. Standard working hours will comply with District of Columbia Department of Buildings regulations and are expected to be 7:00 a.m. to 7:00 p.m., Monday through Saturday, unless otherwise permitted. Work outside standard hours (if required for safety, utility tie-ins, concrete placements, or other critical activities) will be coordinated in advance with the applicable agencies and communicated to neighborhood representatives with as much notice as practicable (target: at least 72 hours).

4. Site Logistics, Access, and Staging

- All material laydown, equipment staging, and worker support areas (e.g., trailer, dumpster locations) will be maintained within the SPS campus limits to the greatest extent practicable and in accordance with approved plans and permits. Reference Exhibit A for designated area for material staging.
- Site perimeter controls will be installed prior to major work and maintained in good condition. Required signage, including emergency and liaison contact information, will be posted at visible locations. Perimeter fencing will be driven post where possible. Any site lighting will be oriented to minimize impact outside the construction perimeter.
- Access points will be managed to prevent encroachment into public space and to maintain safe operations adjacent to Whitehaven Pkwy NW and surrounding sidewalks.

5. Traffic Control, Deliveries, and Truck Management

Truck routing (designated DC truck routes): As detailed in Exhibit B, Foxhall Rd NW and MacArthur Blvd NW are designated DC truck routes. Construction trucks will be directed to use these routes and will not traverse through local neighborhood streets. The anticipated circulation is to **enter from the Foxhall side of Whitehaven Pkwy NW (uphill)** and to **exit via MacArthur Blvd NW (downhill)**, unless otherwise required by approved traffic control plans or field conditions.

Movement	Route (anticipated)	Controls / Restrictions
Inbound (to site)	Foxhall Rd NW → Whitehaven Pkwy NW	No neighborhood cut-through; comply with permits and traffic control
Outbound (from site)	Whitehaven Pkwy NW → MacArthur Blvd NW	Minimal on-street queuing; comply with permits and traffic control

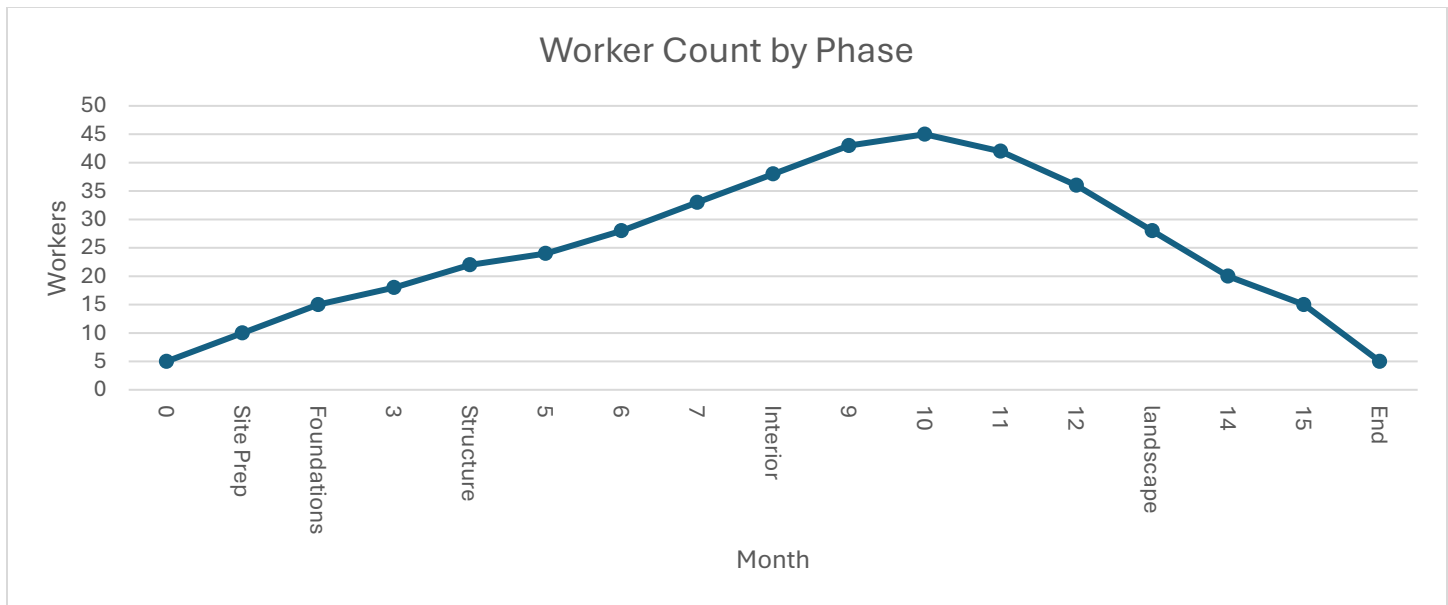
Minimizing backing alarms: WT will plan major hauling activities to avoid routine backing maneuvers that could create early-morning noise impacts for nearby residents. Where practicable, hauling operations will be configured so trucks can **pull into and out of the site without backing** (forward-in / forward-out circulation). If a backing maneuver is unavoidable for safety or site constraints, WT will use a spotter and will minimize the duration and frequency of the maneuver and schedule it outside sensitive time windows to the extent practicable.

- **Coordination with school operations:** Construction activities and deliveries will be coordinated to minimize conflicts with typical school arrival/dismissal activity on Whitehaven Pkwy NW and with special events. Higher-volume delivery periods will be scheduled outside peak school traffic times.
- **Truck staging / queuing:** If delivery volume is such that it could significantly impact traffic on Whitehaven Pkwy NW, trucks will be staged within SPS-controlled areas, including the parking area at the SPEDS sports field on Foxhall Rd, to avoid on-street queuing. Trucks will be called to the site in a controlled manner by the superintendent.
- **Traffic control:** Flaggers and/or traffic control measures will be used when needed to maintain safe movement of pedestrians, cyclists, and vehicles during truck maneuvers. All traffic control will comply with agency requirements.
- **Idling:** Drivers will be instructed to comply with applicable District regulations related to vehicle idling, and WT will manage arrivals to minimize waiting times.

6. Construction Worker Parking

As shown in the chart below, the maximum number of construction personnel vehicles expected onsite at any one time is approximately 45 vehicles. Construction personnel parking will be consolidated within the SPS campus. As detailed in Exhibit B, up to 60 parking spaces will be available for construction personnel vehicles. By providing convenient, dedicated on-site parking for workers, the project will mitigate the need for construction personnel to use on-street spaces in the surrounding community. WT will communicate parking rules during subcontractor orientation and will enforce compliance through field supervision and escalation (e.g., removal from site for repeated violations).

High-level workforce curve (anticipated):



7. Pedestrian, ADA, and On-Campus/Neighbor Safety

- Pedestrian access will be maintained around the site. Any temporary sidewalk or lane closures (if required) will be permitted and implemented with clearly marked detours that maintain accessibility.
- WT will provide appropriate signage, barricades, and (as needed) spotters/flaggers during deliveries or work near pedestrian routes.
- Construction areas will be separated from occupied school areas through controlled access, fencing, and safety protocols.

8. Noise, Vibration, Dust, and Air Quality Controls

- **Noise:** Equipment will be maintained in good working order (including mufflers). WT will sequence work to reduce sustained high-noise operations where practicable and will comply with District requirements.
- **Vibration:** WT will evaluate vibration-producing activities and implement appropriate means and methods to minimize impacts.
- **Dust control:** WT will use appropriate dust suppression measures such as wet methods/water spray, prompt cleanup of tracked dirt, and covering of dusty stockpiles as needed.
- **Haul trucks:** Loads will be covered as required, and trucks will be kept free of excessive dirt/mud to minimize debris on public roadways.

9. Waste Management, Housekeeping, and Street Cleaning

- Construction waste will be contained in dumpsters located on site and serviced regularly.
- WT will maintain the site in a clean condition, including daily housekeeping and prompt removal of windblown debris.
- WT will implement measures to minimize tracking of soil onto adjacent streets and will perform street sweeping/cleanup as needed.

10. Site Safety and Security

- WT will maintain a site-specific safety plan and will conduct regular safety meetings and inspections.
- Access to the construction area will be controlled through designated entry points and perimeter barriers.
- Emergency access routes will be maintained as required, and emergency contact information will be posted at the site.

11. Utilities, Service Interruptions, and Restoration

If any utility interruptions are required (e.g., water, power, communications), WT will coordinate with the utility provider, applicable agencies, and SPS operations. Where an interruption could affect neighbors or public infrastructure, WT will provide advance notice where practicable and will restore services promptly.

12. Community Communications and Complaint Resolution

- **Regular updates:** SPS/WT will provide periodic (bi-weekly via email) construction updates (e.g., look-ahead activities and known impacts) to ANC/SMD leadership and a neighborhood distribution list (format and frequency to be established prior to start).
- **Advance notice:** For higher-impact activities (e.g., major concrete pours, extended deliveries, unusual noise, temporary traffic control), WT will provide advance communication where practicable (target: at least 72 hours).
- **Complaint resolution:** Concerns received by the liaison will be logged and routed to the appropriate project leader for resolution. If an issue is not resolved at the liaison level, it will be escalated to the WT Project Manager and SPS representative.

13. Permits, Inspections, and Regulatory Compliance

WT will obtain and comply with all required permits and approvals, including but not limited to District of Columbia Department of Buildings requirements and any public space/traffic control permits as applicable. The project will follow inspection requirements and will implement environmental controls required by permits (e.g., erosion and sediment control measures).

14. High-Impact Activities and Special Conditions

WT will identify activities that could have elevated impacts (traffic, noise, or access) during the look-ahead planning process. Examples may include demolition, excavation/haul-off peaks, large concrete placements, and major equipment mobilizations. For these activities, WT will coordinate methods and timing to reduce impacts and will provide advance notice to neighborhood representatives as described in Section 12.

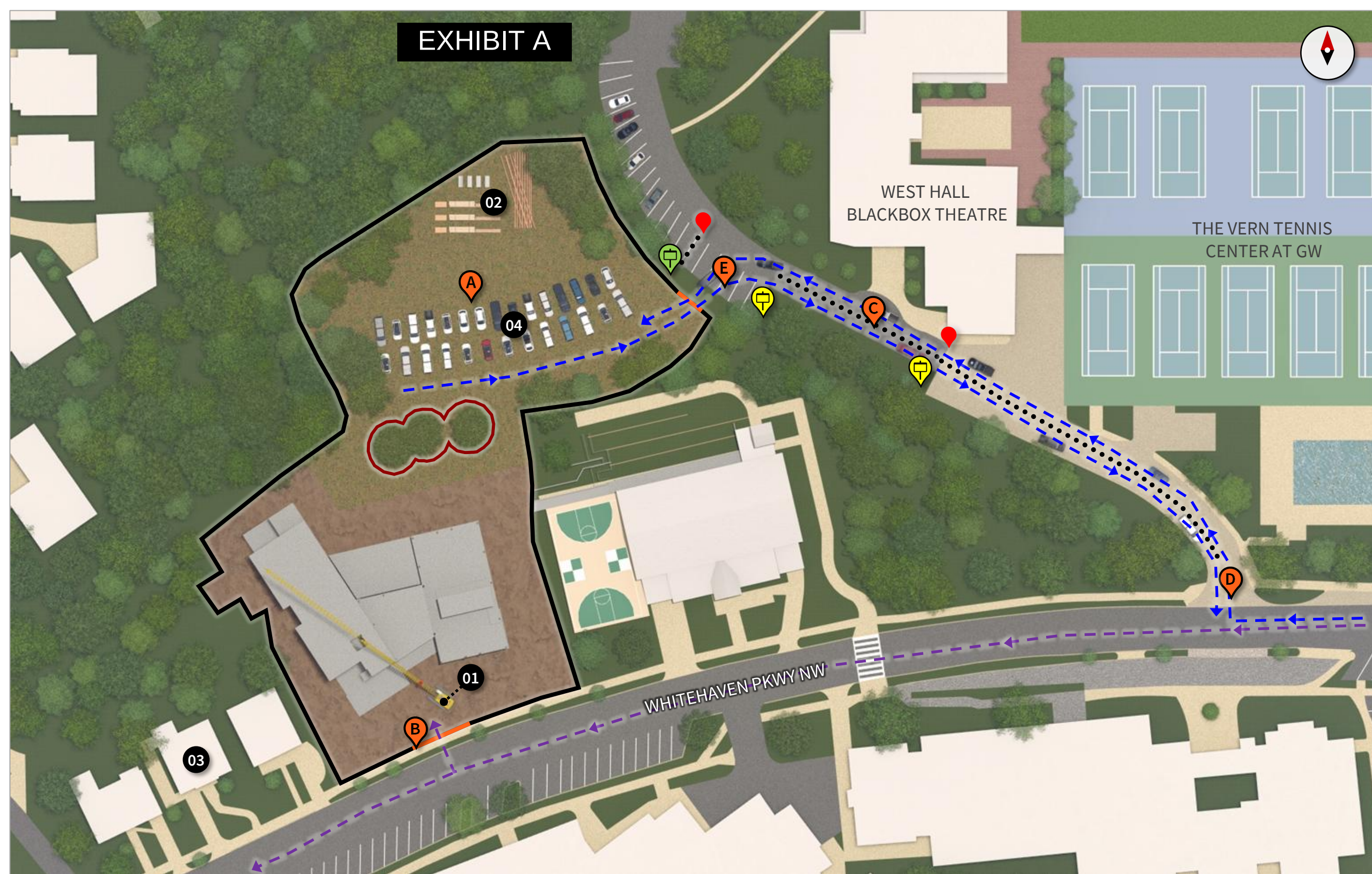
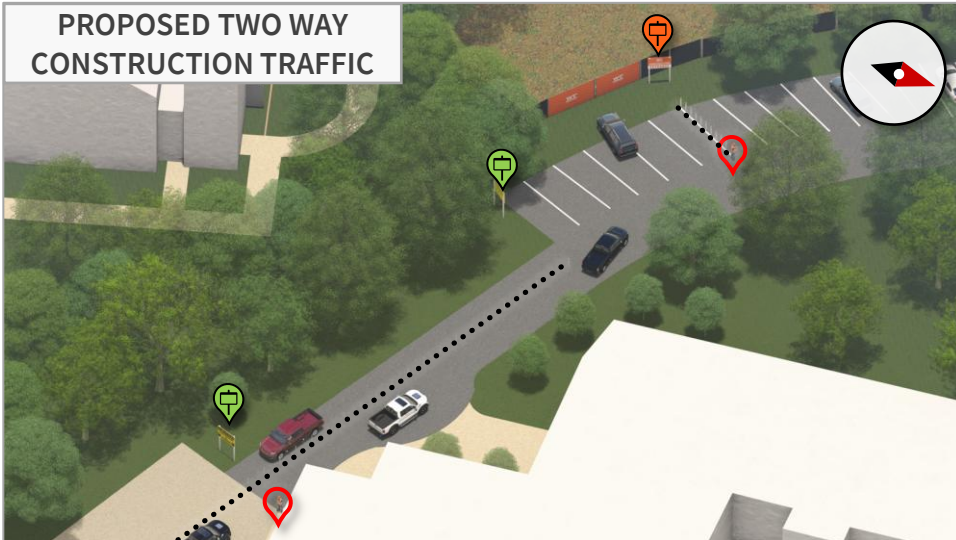
15. Monitoring, Enforcement, and CMP Updates

WT will monitor compliance with this CMP through daily field supervision and coordination meetings. The CMP will be refined as the project progresses to reflect final means and methods, approved permits, and field conditions, while maintaining the overall commitment to minimize impacts on the surrounding community. Material updates will be shared with ANC/SMD leadership.

KEY ACTIVITIES

- A** This area primarily be used for contractor parking and material staging. The drilling of geothermal wells will take approximately a month with the intent to distribute spoils onsite. The amount of dump truck traffic from this area will be limited.
- B** Project spoils will be removed through the main construction entrance. Final amount will be determined by final design.
- C** The typical one-way loop road will be divided into two-way traffic to allow construction traffic to reach the upper field without having to travel through the heart of GW campus.
- D** This access route will primarily be used for contractors to park their vehicles. Access will be coordinated with the University. Only construction traffic will be allowed.
- E** Approximately 6 parking spaces needed for construction entrance/access.

PROPOSED TWO WAY CONSTRUCTION TRAFFIC



- | | | | | | |
|-------|-----------------------|----------------------------|------------------------------|----------------------|----------------------------------|
| Fence | Tree Protection | 01 Crawler Crane | 03 Office Space | Construction Access | Construction in Progress Signage |
| Gate | Lane Delineator Posts | 02 Material Staging | 04 Contractor Parking | Truck Delivery Route | WT Construction Entrance Signage |
| | | | | | Flagman |



SPS MIDDLE SCHOOL
SITE ACCESS & PARKING

EXHIBIT B

 Truck Delivery Route

 Site Fence

