

# **CONSTRUCTION MANAGEMENT PLAN**

**December, 2014**

Four Points LLC (the Applicant) will implement the following Construction Management Plan to minimize any impacts from construction of the proposed development approved pursuant to Zoning Commission Case No. 08-07A on the adjacent communities. The following is a discussion of construction-related issues and shall be binding on the Applicant, its subcontractors and any successors and/or assigns of the Applicant.

- **Traffic and Construction Control Plan:** All ingress and egress for development will be from streets approved by the D.C. Department of Transportation pursuant to an approved traffic control plan. At no time will trucks be permitted to queue or idle on residential streets. During construction, a flagman will be positioned to direct the flow of construction traffic and to maintain the public's safety.
- **Construction Truck Route:** Construction truck traffic will travel Martin Luther King, Jr. Avenue to designated streets as approved by the D.C. Department of Transportation pursuant to an approved traffic control plan to access the construction entrance and to leave the construction site.
- **Construction Parking:** There will be limited parking on-site, this will be limited to the general contractor and trade foreman. Construction personnel will be encouraged to utilize mass transit. Prior to mobilization a list of local parking lots and garages will be distributed to the subcontractor for use during construction. Parking by construction personnel in residential areas adjacent to the site will be prohibited.
- **Regular Community Updates:** The Applicant will meet with the community through regularly scheduled ANC meetings on a quarterly basis, or more often if requested to do so by the ANC, in order to listen to ANC and community concerns, report on construction progress, and answer questions.

- **Communication:** The Applicant shall designate a representative to be the key contact for interaction with members of the community regarding construction. The representative will have a local office, fax and voice mail and be accessible during all business hours. In addition, the Applicant will provide an emergency point of contact that can be reached 24 hours a day for construction concerns.
- **Site Management:** Once construction commences, a construction fence will be erected to screen construction activities from the public. The construction trailers and portable toilets will be located behind the construction fence. This will shield the trailers and portable toilets from the neighborhood and residential areas. There will be temporary lighting for the site during construction. There will be sufficient lighting for safety and security. To the extent possible the contractor will keep the lighting directed into the site as not to impact the surrounding community.
- **Cleanliness:** The Applicant will require the continuous removal of rubbish and construction debris during the normal construction and during any other periods of work. During construction activities there will be a dumpster on-site for the removal of trash and construction debris. The removal and replacement of the dumpster will take place during normal working hours Monday through Saturday. The areas immediately adjacent to the site and the public alley will be policed by the contractor and kept clean of any trash or debris resulting from construction activities.
- **Work Hours:** The normal construction work-week will be Monday through Friday, 7:00 a.m. to 7:00 p.m. On Saturdays, the Applicant agrees not to start work on Saturday before 8:00 AM and to complete work by 5:00 p.m.. There will be no work on Sunday unless previously discussed with the ANC and permitted by the District. The applicant will make good faith efforts to work with the adjacent neighborhoods in coordinating weekend work. The Applicant will not permit activity on the Applicant's property that requires the movement of heavy

vehicle traffic that generates sound levels in excess of sixty decibels (60 db) prior to the hours specified above. Construction workers will be allowed to enter the site prior to the construction hours, but will not be allowed to start work that will exceed the District of Columbia's requirements.

- **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.
- **Pre-Construction Survey of Adjacent Structures:** The Applicant will select and hire an independent testing and inspection firm to conduct a thorough pre-construction survey of adjacent properties to the construction site in order to document pre-construction condition of existing structures and to monitor conditions as issues are raised by adjacent property owners and managers. A copy of this report will be provided to the owner of the adjacent properties.
- **Monitoring Activities:** The Applicant will monitor construction dewatering during excavation of the below-grade levels and the installation of building foundations and below-grade walls. In addition, the Applicant will monitor vibrations during installation of the excavation support system to confirm that potentially damaging vibrations do not extend into the adjacent residential development. Seismographs will be placed in accordance with the support of excavation design has been finalized, and an additional set will be placed at the 200 foot limit.
- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant will discuss additional measures that it can take with the ANC and its contracting consultant prior to entering into a construction agreement. Additional measures might include having the environmental consultants provide on-site screen of excavated soils

during excavation activities, and monitoring air conditions in the work area and vicinity during excavation activities.

- **Crane Swing:** The Applicant intends to erect tower cranes on the site for construction of the project. The location of the cranes will be determined after the project design is finalized.
- **Vector Control:** The Applicant will ensure that the contractor implements and monitors a Vector Control (rat abatement) Program throughout the construction process.
- **Post-Completion Cleaning:** The Applicant will work with the ANC and surrounding buildings to ensure that the windows facing the construction site are cleaned at least once during the construction (to be determined in conjunction with the properties and construction firm based on the work scheduled to be performed).
- The Applicant, its agent(s) or its contractor(s), shall procure, or cause to be procured, and maintain, at its own cost, commercial general liability insurance.
- The Applicant will include provisions in its contract with a General Contractor that require them to cure any violation under this Agreement within 72 hours.