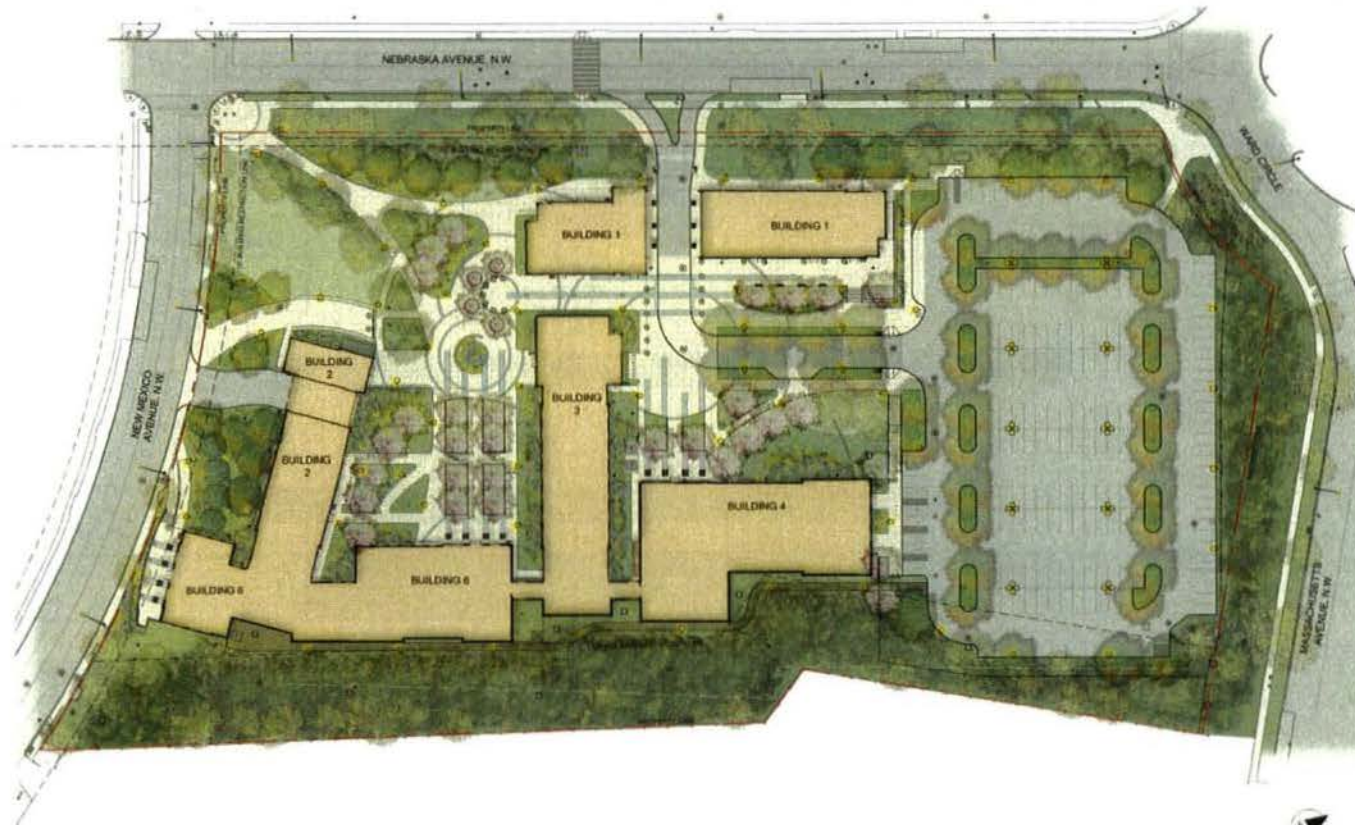




AMERICAN UNIVERSITY EAST CAMPUS
SITE PLAN RENDERING
05.13.2014

L01

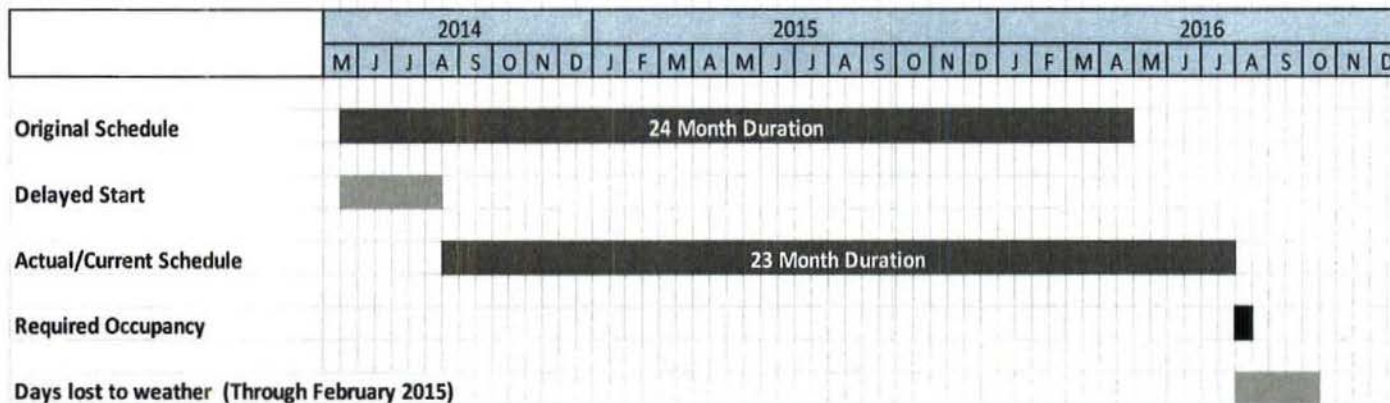
American University East Campus ANC Meeting – April 1, 2015



Need for Modified Work Hours

- Originally planned schedule May 2014 – April 2016 (24 months)
- Actual/Current schedule September 2014 – July 2016 (23 months)
 - Delay in start due to additional testing, design and permitting of dewatering system
- Fixed completion of July 2016 due to our need to house 590 students by August 2016
- 50 days or ten weeks lost due to weather

History Of Construction Schedule



- 29.5 out of 72 or 40% allowable hours/week lost due to hours of construction dictated by conditions of the zoning order.
 - 41 (c) Hours of Construction – The University shall limit construction hours to Monday - Friday 7:30 a.m. to 4:00 p.m. Interior work not creating an impact on adjacent properties may take place outside of these hours.
- Significant number of construction tasks potentially impacted by weather (See Exhibit A)
- Not allowed to work additional hours to make up lost time



Proposed Modification of Work Hours

- Monday – Friday
 - Advance start time to 7:00am
 - Extend work hours to 5:00pm
- Saturday
 - Add work day 8:00am – 4:00pm



Efforts to Mitigate Impact of Construction

Means and Methods

- Offered pre-construction survey to all **149** Westover Place owners
 - ❖ **64** inspection completed; **25** homes (of 31) located along property (See Exhibit B)
- Installed seismic and noise measuring equipment around perimeter of site to monitor construction activity and alert personnel of issues
 - ❖ Monitoring readings over a two week period between 2/12/15 and 2/28/15 logged the highest measured reading of 77.6dB and average between 7am and 6-pm of 57 dB as compared to maximum allowable dB resulting from construction per DCMC Title 20 of 80dB (See Exhibit C)
- Utilizing an onsite concrete batch plant
 - ❖ **1,800** total trucks or **200** trucks/month taken off the road over the duration of concrete operations February – November 2015
- Extensive use of off-site fabrication to preassemble major components of the building reducing construction duration and work force
- All construction vehicles required to be staged on site per approved plans
- Contractor conducts new subcontractor/worker orientation and daily review of work rules and expectations



Efforts to Mitigate Impact of Construction

Outreach and Enforcement

- Conducted 90 day pre-construction meeting on March 11, 2014 (39 attendees)
- Provided project contact information to all 149 Westover Place homes as well as to all institutional neighbors
- Held **nine** project update community meetings that included status update as well as 6-month look ahead of planned work since pre-construction meeting (See Exhibit D)
- Held **four** topic specific community meetings (Army Corps of Engineers, trucking, landscaping, dewatering) since pre-construction meeting (See Exhibit D)
- Provided construction updates at **two** meetings of ANC 3D and **six** consecutive meetings of AU's Community Liaison Committee (CLC)
- Received 4 noise complaints from two individuals since work began
- 3 Subcontractors/workers removed from site for failure to comply with work rules and expectations
- AU and contractor have published and maintain telephone lines for 24/7 access



Exhibit A - Remaining Project Schedule

American University - East Campus Project Remaining Schedule

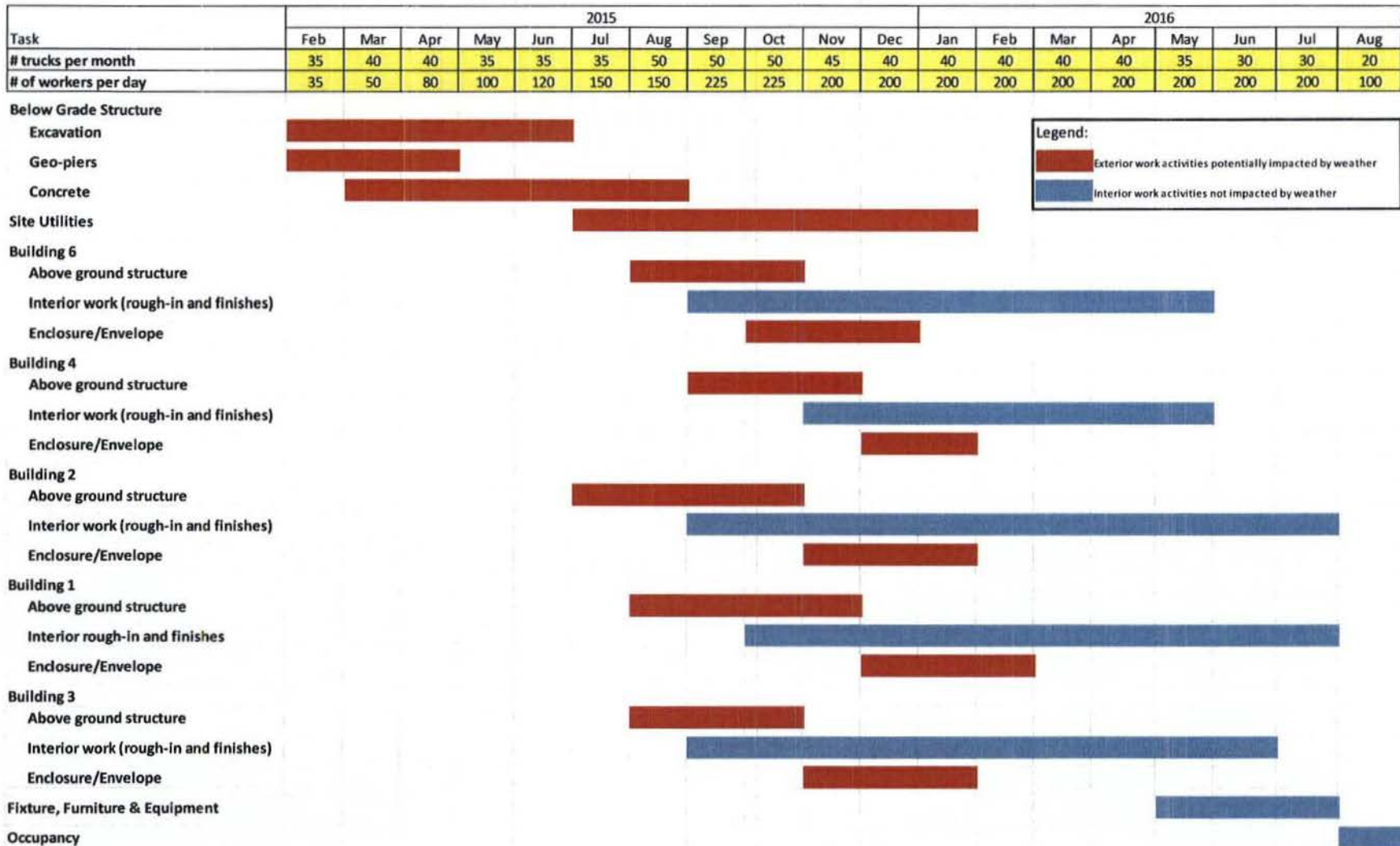




Exhibit B – Westover Preconstruction Surveys





Exhibit C - Noise Monitoring February 12 – February 28, 2015 (24 hours/day)





Exhibit D - List of Community Meetings

1. 90 day pre-construction meeting: March 11, 2014
2. Project update meeting: April 27, 2014
3. Project update (ANC 3D): May 7, 2014
4. Project update meeting: May 15, 2014
5. Neighbor trucking committee meeting: May 27, 2014
6. Army Corps of Engineers meeting: June 5, 2014
7. Project update meeting: June 6, 2014
8. Project update meeting: June 10, 2014
9. Neighbor landscape committee meeting: June 17, 2014
10. Project update meeting: June 26, 2014
11. Project update meeting: September 10, 2014
12. Project update meeting: September 17, 2014
13. Neighbor meeting about dewatering plan: November 12, 2014
14. Project update meeting November 17, 2014
15. Project update (ANC 3D): January 14, 2015
16. Project update meeting: February 5, 2015