

Lowell School
Construction Management Plan

The Applicant proposes to perform the work described in Zoning Commission Case No. 97-16A in accordance with the provisions of this Plan.

1. Construction Vehicle Routing:

- The construction vehicles for the Lowell site will not be permitted to use residential streets other than Kalmia and 17th Streets, NW (between Kalmia and entrance to campus). Construction vehicles heading to, and leaving, the site will utilize 16th Street to Kalmia Street, Kalmia Street to 17th Street to access the Lowell campus.

2. Communication:

- The Applicant shall designate a representative, who is authorized to address complaints and will be the key contact for members of the community regarding construction activities. This Representative shall have a local office, phone, fax and voice mail, and be accessible during business hours.
- Contact information shall be posted at the construction trailer or a designated location.
- Construction activities will be updated monthly and shall include a list of anticipated construction activities for the subsequent 30 days.

3. Work Hours:

- 7:00 AM to 7:00 PM, Monday through Friday; 8:00 AM to 7:00 PM on Saturday; however, trucks will not be permitted to access or exit the site between 7:45 AM and 8:45 AM and between 2:30 PM and 3:45 PM while school is in session.
- No construction activity on Sunday.

4. Parking:

- All contractors and sub-contractors and all workers or others involved in construction shall park within the confines of the project site, or at a remote commercial location and bused to the site by the Applicant.
- No parking shall be permitted in the neighborhood.

5. Construction Traffic/Deliveries:

- All construction haul routes shall be approved by the District of Columbia.
- All construction vehicles to comply with the approved construction routes as designated by the Applicant & DDOT.
- Construction-related vehicles shall be allowed to access the construction site no earlier than 7:00 AM, 8:00 AM on Saturdays.
- No queuing of trucks shall be allowed on neighborhood streets.
- Pedestrian movement surrounding the construction area shall not be impeded unless necessary to ensure safety.

6. Staging and Site Management:

- All construction materials and equipment, including construction storage, trailers, and dumpsters, shall be stored and secured on-site.
- All motorized equipment and vehicles shall be locked when not in use.
- All building materials (i.e., brick, lumber, etc.), shall be stacked neatly.
- All loose fill such as gravel or sand shall be covered in accordance with industry standards.
- Any temporary lighting shall be directed away from residences in the neighborhood.
- The Applicant shall erect and maintain construction fencing in order to screen and secure the site during construction.

7. Cleanliness:

- The Applicant shall require removal of rubbish, food and drink debris and construction debris during the normal construction workday and during any other periods of work.
- All construction workers shall eat and drink on-site and the Applicant will be responsible for clean up.
- The Applicant shall locate portable toilets away from the neighborhood and service them frequently.

- Deliveries of equipment or construction materials shall only occur during construction hours.
- Trucks carrying debris, excavation materials or fill will be covered both entering and exiting the construction site, and they shall be cleaned (if necessary) prior to exiting the site so as to minimize any dust or dirt on the roadways.
- Removal and replacement of dumpsters shall occur only during approved construction hours.
- The Applicant shall require that any streets that surround the construction area and/or serve as construction routes are kept clean of dirt, any trash and debris resulting from construction activities or workers.
- The Applicant shall develop and implement a rodent control program.
- Upon notification from a neighboring property owner, the Applicant shall promptly clear from their yard any debris, dust or materials caused as a result of the proposed construction.

8. Contractors and Subcontractors:

- The Applicant shall require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, this Construction Management Plan.
- Contractors and subcontractors shall use only licensed vehicles and drivers.

9. Demolition of the Fraser Building

- The provisions of this paragraph shall control in the event they conflict with the terms of the foregoing paragraphs.
- Lowell will follow all applicable federal and local rules and regulations regarding the demolition of the Fraser building ("Fraser").
- Lowell will employ a qualified environmental engineer in connection with the removal of asbestos and other hazardous materials from the Fraser building. The qualified environmental engineer shall have the following qualifications: an asbestos building certification from Maryland, Virginia or the District of Columbia, at least ten years of experience in supervising asbestos abatement remedial projects, and at least a college degree in environmental science or a related field.

- Lowell will take all safety precautions required by law and suggested by its environmental engineer during the removal of the Fraser building.
- Lowell shall provide all property owners within 200 feet of the Lowell campus ("Neighbors") with all environmental reports regarding Fraser.
- Lowell shall post on its website weekly updates on the progress of the removal of Fraser.
- At least 120 days prior to application for permit for demolition for Fraser, Lowell shall establish a task force consisting of one representative of Lowell, one ANC 4A member and a minimum of four members of the community to be determined by ANC 4A (collectively, "Task Force"). The Task Force shall meet on a regular basis to discuss the status of the building demolition and to address any community questions.
- Lowell will pay the cost up to \$10,000.00 for a qualified environmental engineer (as defined above) chosen and retained by the Task Force. The Lowell environmental engineer will commence the demolition process and take the lead. The Task Force environmental engineer may review Lowell's proposed procedure for the removal of asbestos in connection with the demolition of Fraser and for addressing any related hazardous material concerns. The Task Force environmental engineer may consult with the Lowell environmental engineer to ensure that all safety precautions required by law and otherwise appropriate for the removal of the asbestos and other hazardous materials from the building are being taken. The Task Force and Lowell environmental engineers will work together in good faith to ensure that the asbestos and other hazardous materials in the Fraser building are removed safely and in accordance with federal and local rules and regulations and accepted industry practices. The Task Force environmental engineer shall have access to the Fraser demolition site at all times during the removal of the asbestos and other hazardous materials and at other reasonable times provided reasonable notice is given by the Task Force environmental engineer. Lowell will follow all of the procedures and precautions agreed upon by the Task Force and Lowell environmental engineers. If the Task Force and Lowell environmental engineers cannot agree in good faith on an issue concerning the removal of the asbestos or other hazardous materials from Fraser, Task Force and Lowell environmental engineers will choose an independent qualified environmental expert who will resolve the issue and the parties will abide by such resolution.
- Lowell will provide ANC 4A and Neighbors 90-days notice before commencing with the demolition of Fraser.