

Lowell School
Construction Management Plan

The Applicant proposes to perform the work described in Zoning Commission Case No. 849-B 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.