

EXHIBIT “J”

Construction activities in connection with the development of University Housing ("Project") on the campus of Wesley Theological Seminary ("WTS"), subject to the approval of the DC Zoning Commission, will be conducted by a fully licensed and insured General Contractor ("Contractor") in accordance with the terms of this Construction Management Plan (the "Plan"), as detailed below.

1. Work Hours

- a. The normal construction work week will be Monday through Friday from 7:00 AM until 6:00 PM. Work may also be conducted on Saturdays from 7:00 AM until 5:00 PM, as needed to maintain the project schedule. No construction activity will occur on Sundays or holidays unless approved by ANC 3D and ANC 3E and an After Hours Permit is issued by the District of Columbia Department of Buildings, Permit Operations Division.
- b. The Contractor will make good faith efforts to limit noisiest and most disruptive work to between 8:00 AM and 5:00 PM on weekdays.

2. Traffic Management and Parking

- a. All access and egress to the construction site will occur from Massachusetts Avenue entrance. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g., construction crane and tractor trailers) to access the construction site, the only access will be from the existing exit to University Avenue with right turn only for exiting vehicles.
- b. No new access to the construction site will be created from University Avenue, except for the limited purpose and duration for the demolition of the Old President's House and planned restoration and landscaping of that area and installation of the Community Playground.
- c. Queuing of construction related vehicles will not occur at any time on adjacent neighborhood streets.
- d. All deliveries of project related materials, construction, or otherwise, will occur only during the Work Hours specified in Section 1.
- e. The Contractor will secure offsite parking for construction personnel and provide shuttle services as necessary. Construction personnel parking on University Avenue and neighborhood streets will be strictly prohibited by contract. The Contractor will encourage the use of public transportation and carpooling by construction personnel during the course of the Project.

3. Site Management

- a. The Contractor will erect and maintain temporary 6' tall, construction fencing with dark colored mesh screening (no logos or verbiage permitted) and barricades in order to secure the construction site and will maintain temporary storm water management systems throughout the period of construction until such time as the permanent facilities are constructed, approved, and operational to prevent adverse water impacts on the adjacent neighborhood.
- b. All trenches must either be filled or steel plated at the end of each workday; no trenches are permitted to remain open overnight.
- c. All construction materials and equipment will be stored on campus at the construction site.

- d. A minimum amount of lighting, directed away from residential properties, will be provided at the construction site. These lights will be sufficient to provide necessary security and to comply with District of Columbia and OSHA safety standards.
- e. The Contractor will be required to maintain a clean work site and surrounding public street including removal of trash, mud, and debris from construction activities at the end of each workday.
- f. The Contractor agrees that the wheels of all dump trucks, concrete trucks, and other construction trucks will be washed down prior to leaving the construction site in accordance with DOEE and DDOT standards and guidelines.
- g. The Contractor will implement a rodent and pest control plan through the entire construction duration.
- h. Vehicular and pedestrian directional and safety signage will be provided. Site access points will be clearly marked, and a permit board including jobsite safety protocols and contact information will also be provided onsite.
- i. Construction trailers will be located within the construction site.
- j. All sani-johns will be located within the construction site with temporary 6' tall construction fencing with dark color mesh fabric (no logos or verbiage permitted) or some other means. This screening is in addition to the perimeter construction fence. Sani-johns must be placed a minimum twenty-five (25') feet away from the public ways or sidewalks. Sani-johns will be kept clean and serviced on a minimum weekly basis.

4. Contractors and Subcontractors

- a. The Contractor will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Plan.
- b. Smoking is prohibited inside any building, outside any building, on the construction site, and on WTS's campus. For the purposes of the Section "smoking" shall include cigarettes, clove cigarettes, cigars, pipes, chewing tobacco, snuff, tobacco pouches, or electronic e-cigarettes, vape, jewel, e-juice, and similar items.
- c. The playing of loud music is prohibited inside any building, outside any building, on the construction site, and on WTS's campus. For the purposes of the Section "playing of loud music" shall include transistor radios, CD players, tape players, portable music players, MP3 players, iPods, iPads, cell phones, televisions, and similar items.
- d. The Contractor will specify a central location on construction site away from University Avenue for construction personnel to take breaks and eat lunch with sufficient trash receptacles to prevent debris from migrating across the site and/or onto adjacent properties.
- e. Worker Conduct: All construction personnel and individuals under contract or control of the Contractor are to conduct themselves in a respectable manner consistent with the environment of the WTS's operations. No lewd or distasteful clothing, language, partial nudity or inappropriate actions will be tolerated. No fraternization with staff, students, residents, or neighbors will be allowed. WTS reserves the right to order dismissal of any personnel or individuals violating the above under a zero-tolerance policy.

f. Security Badge System and Identification:

- i. WTS will require the Contractor to maintain a master list of the names of all construction personnel either directly employed by the Contractor or in the employ of any subcontractor who will be present onsite. This list shall be updated on a regular basis.
- ii. WTS will require the Contractor to implement a security badge system for all construction personnel onsite. This system shall include either stickers on hard hats or clip on badges with an ID number corresponding to a master list that indicates the worker's name and company. Construction personnel who do not display security badge identification will be removed from the site until properly registered and/or wearing badges.
- iii. Prior to working onsite, all construction personnel will undergo a project orientation that includes a review of this Plan.

5. Communication

- a. WTS will establish a neighborhood Construction Management Committee ("CMC") to discuss ongoing issues during the construction phase of the project. The CMC will meet on a monthly basis thru the duration of the construction phase. Representatives will include ANC 3E, ANC 3D, CLC, the Contractor, and WTS.
- b. WTS will designate a representative to be the key point of contact during the period of construction ("Representative"). Any time construction activity associated with the project is occurring, the Representative or his/her designee shall be available onsite, by telephone, or by email to receive communications from the residents of the surrounding community. Prior to the start of construction, contact information for the Representative or his/her appointed designee will be provided to members of the community and posted onsite. In addition, the University will also provide a telephone number to contact in case of emergency during hours in which no construction activity is occurring. The Representative and emergency contact(s) shall document and promptly respond to all communications received from members of the community.

6. Construction

- a. The Contractor will not use piledrivers during the sheeting and shoring phase of construction and will pursue alternative drilling measures as much as feasibly possible. Upon verification that drilling is not feasible, the Contractor will provide notice to ANC 3E, ANC 3D, and the CLC about the timing and duration of any such pile driving and will take all reasonable measures to mitigate noise impact, and will respond promptly to community concerns conveyed regarding noise that exceeds the legal limits, and undertake prompt action to address the problem.