

# Exhibit A: Construction Management Plan and Timeline

## Exhibit A: Construction Management Plan and Timeline

(Rev 2017.10.31)

HMW, with input from Clark Construction and Balfour Beatty which provided pre-development construction estimating and logistical planning services to HMW, has developed a detailed anticipated Construction Management Plan. A summary of that plan and the Construction timetable is attached.

### Traffic/Pedestrian Management

Stg 1a: Q2 2018	Partial Closure of Surface Parking Lot for Maritime Access
	Commence Verizon Vault and Conduit work in Maine Ave medium – localized lane closures
	Marine Demolition of Pier 3 and Buildings – waterside promenade restricted
Stg 1b: Q3 2018 – Q4 2018	Close Water Street in front of the Channel Inn
	Demolish the Channel Inn – closures in 7 <sup>th</sup> Street Park and Waterside promenade as required
	Complete Water Building 3 – Pedestrian Access thru Waterfront Park
	Commence Bulkhead re-construction West half of Phase 2 – waterside promenade closed
	Install Streetlight Conduit, limited Maine Ave closures as needed
	Close Parking Lane on West bound Maine Ave and sidewalk from Water St to 7 <sup>th</sup> St
Stg2: Q1 2019 – Q4 2021	Partial Lane Closures of Maine Ave between 7 <sup>th</sup> St and Water St for Utility Work – Gas, Water, Telephone and Power
	Fence site and commence Landside Construction of Parking Garage 3 – full closure of waterside promenade and Water Street
	Full Closure of Surface Parking Lot
	Pedestrian and bike traffic routed to north side of Maine Avenue at 7 <sup>th</sup> St and 6 <sup>th</sup> St
Stg 3: Q3 2021 – Q4 2021	Reconstruct Sidewalks and resurface roadway on south side of Maine Ave. between 7 <sup>th</sup> St. and Water Street – lane closures as required.
	Pedestrian and bike traffic remain on north side of Maine Avenue at 7 <sup>th</sup> St and 6 <sup>th</sup> St

- Note: All projected start dates are based upon project commencement in 2<sup>nd</sup> quarter 2018. Later commencement of construction will necessarily modify construction milestone start/finish dates and some components may be phased due to market conditions. Durations are approximate.

**CONSTRUCTION STAGE: 1** (Approximately 9 months, 2nd - 4th Quarter, 2018)

Automobile Traffic

During Q2 2018, construction activities will be focused on the Marine work with limited impact to current traffic and parking patterns. A minor relocation of Verizon from the existing vault in the Phase 2 boundary to the median in Maine Ave, as well as construction of the streetlight duct bank, will necessitate short term local lane closures in West bound Maine Ave. Both the area and the durations are limited.

Parking

Work in Maine Avenue will occur primarily in the median with one lane at a time in area of the construction closed. HMW will seek permanent closure of the parking lane in Maine Ave during this time for the streetlight and traffic light ductbank installation, which will typically allow for two lanes of traffic flow during this work.

During this stage, limited on-street parking will be maintained on east and westbound Maine Avenue and motorcoach pick up and drop offs will utilize portions of both the east and westbound curb lane in peak and off-peak conditions.

A portion of the Marina Parking lot will be closed for the Pier 3 demolition to allow for equipment and debris removal storage.

Pedestrians and Bicyclists

There will be no impact to Pedestrian and bicycle traffic during this initial stage of work except at the Promenade walkway. The area fronting Pier 3 will be closed for demolition of the Pier. This closure will last for the duration of Phase 2.

## **CONSTRUCTION STAGE 2** (Approx. 32 months, 1st Qtr. 2019 — 3rd Qtr. 2021)

### Automobile Traffic

From Q4 2018 through Q2 2021, utility tie-ins/work in Maine Avenue will be fully underway. Fence lines will be established around the entire Phase 2 area. The landside construction will begin in earnest with final site demolition and sheetpile work to tie into the WMATA green line commencing early Q4 2018. The curb side lanes and sidewalks adjacent to the site along Maine Ave from 7<sup>th</sup> St to Water St will be closed during this construction. The intersection at 7<sup>th</sup> St will remain open to traffic and a new intersection will be created at Marina Way. Initially this intersection will be strictly for construction traffic to both enter and depart the site and no pedestrian crossings will be installed for public access. Upon completion of the project this intersection will be built into its final configuration as a permanent intersection for traffic and provide a signalized crossing for pedestrians.

### Parking

During this stage, limited on-street parking will be maintained on westbound Maine Avenue and motor coach pick up and drop offs will utilize the westbound curb lane in peak and off peak conditions.

### Pedestrian and Bicyclists

Pedestrian and bicycle traffic from the southside of Maine Avenue and the waterfront promenade would be detoured to north side of Maine Ave. at the location of the 7<sup>th</sup> St traffic intersection. Pedestrian and bicycle traffic will cross back to the south side at the 6<sup>th</sup> Street and M Street intersection.

### **CONSTRUCTION STAGE 3 (Approximately 6 months, 3<sup>rd</sup> Quarter 2021 — 4th Quarter 2021)**

#### Automobile Traffic

Utility tie-in operations in Maine Avenue will be complete along with the sidewalk reconstruction and plantings. All traffic lanes will be open except for localized closings for material deliveries. The new traffic intersection at Marina Way will be put into operation. The curb lane will remain closed.

#### Parking

During this stage, the garage below Parcels 9 and 10 will complete and be available for nested and public parking. The Garage beneath Parcels 6, 7 and 8 will remain inaccessible until the 4<sup>th</sup> quarter of 2021. During this stage, motor coach pick up and drop offs will transition to their permanent configuration as curb space and sidewalk areas become available.

#### Pedestrian and Bicyclists

Pedestrian and bicycle traffic will be able to access the sidewalk and bike path along P9 and 10 to the new traffic intersection. They will be rerouted to the North side of Maine Ave. at this intersection until the 4<sup>th</sup> quarter when the south side access becomes available

## Site Access

During Q2, 2018, the existing entrances will be utilized along Water Street to provide access to the site. No changes will be made to traffic routing.

In Q1 2019, after Maine Avenue utility work is complete and the existing Water Street, fronting the Channel Inn, has been closed, site access will be established at each individual building parcel. An entrance will also be provided at the new Marina Way/Maine Avenue connector to provide primary truck routing access to the construction site. Most dump truck traffic will utilize this connector for access onto Maine Ave. The main site access point for construction vehicle traffic will be at Maine Avenue and Marina Way.

### Truck Traffic

Hauling of debris, soil, and materials to/from the project site will be limited to major roadways. **During excavation, truck routes during excavation will not be permitted on 7th Street. General construction vehicles** will approach the site via I-395 and will exit at either 7th Street, 9th Street, or 14th Street and subsequently Maine Avenue or by way of M Street from South Capitol Street. Upon leaving the site, **construction vehicles** will proceed on Maine Avenue to M Street and eventually South Capitol Street, 7<sup>th</sup> St and onto I395 N, or 12<sup>th</sup> Street to I-395 S. **No general idling or staging of other construction vehicles will be permitted on 7th St SW or I St SW.**

## Construction Timeline

Q2 2018 – Q1 2019	Construction of new Bulkhead on Channel from Waterfront Park to existing MS3 outfall, installation of Water Building 3 and the construction of X/Y docks. Relocation of vessels to new docks will occur upon completion of the docks.
Q3 2018- Q4 2018	Verizon vault and streetlight duct bank installation in Maine Ave.
1 <sup>st</sup> Quarter 2019	Fence Site and install erosion control measures
Q1 2019 – Q3 2019	Demolition of remaining site structures/parking lots along Water Street. Completion of the Bulkhead on the Channel Construction of Piers 1 and 2
Q2 2019 – Q4 2019	Construction of Secant and tangent piles along WMATA green line. Installation of sheet pile landside to tie in.
Q2 2019 – Q1 2020	Garage Excavation (7 <sup>th</sup> Street to Parcel 10)
Q3 2019 – Q1 2020	Foundation Construction (7 <sup>th</sup> Street to Parcel 10)
Q4 2019 – Q3 2020	Garage Construction (7 <sup>th</sup> Street to Parcel 10)
Q1 2020 – Q2 2021	Vertical Construction Parcel 10
Q1 2020 – Q3 2021	Vertical Construction Parcel 9
Q3 2020 – Q4 2021	Vertical Construction Parcel 8

Q32020 – Q4 2021	Vertical Construction Parcel 6 & 7
Q12021 – Q4 2021	Landscaping/Sidewalks/Roadways (7 <sup>th</sup> Street to WaterSt)
Q42020 – Q4 2021	Water Buildings on Pier 1 and 2

Note: All projected start dates are based upon project commencement in 1st quarter 2018. Later commencement of construction will necessarily modify construction milestone start/finish dates. Durations are approximate and may be impacted by conditions found in the field, or other unforeseen delays.

Starting in Q1 2018, construction activities will be focused on preparing for the landside construction with waterside work being the initial priority. Demolition of the existing Pier 3 will begin in Q2 2018 and landside structures along with the Channel Inn will be removed by mid- 2019 once the last of the occupants are relocated. Simultaneously, underground utility work consisting of a new streetlight ductbank and the Verizon vault relocation will be installed in Maine Ave to allow for the last relocation of services from Water Street to Maine Avenue. Construction of the new bulkhead superstructure will begin as demolition of Pier 3 completes. Bulkhead structure construction will continue westward from Pier 3 to the new Recreation Pier and is anticipated to complete by Q3 2019. Marine dock construction will continue from Q3 2018 through Q3 2020 and pier construction will occur from Q3 2019 through Q2 2020 with the pier buildings to follow.

Q2 2019 will bring the beginning of mass excavation across the Phase 2 site commencing from the East. Excavation across the site will follow the direction of demolition and bulkhead structural construction activities and will continue westward from Pier 3 up to Q3 2019. As the site begins to reach subgrade in Q3 2019, construction of the foundation will begin and will carry on through Q1 2020. Below grade garage construction is scheduled to begin in Q4 2019 and will reach street grade in Q1 2020. Construction of the above grade structures will begin between Q1 and Q3 2020 with the structures topping out from Q2 2020 through Q1 2021. Substantial completion of the various buildings will occur between Q2 2021 and Q4 2021/Q1 2022.

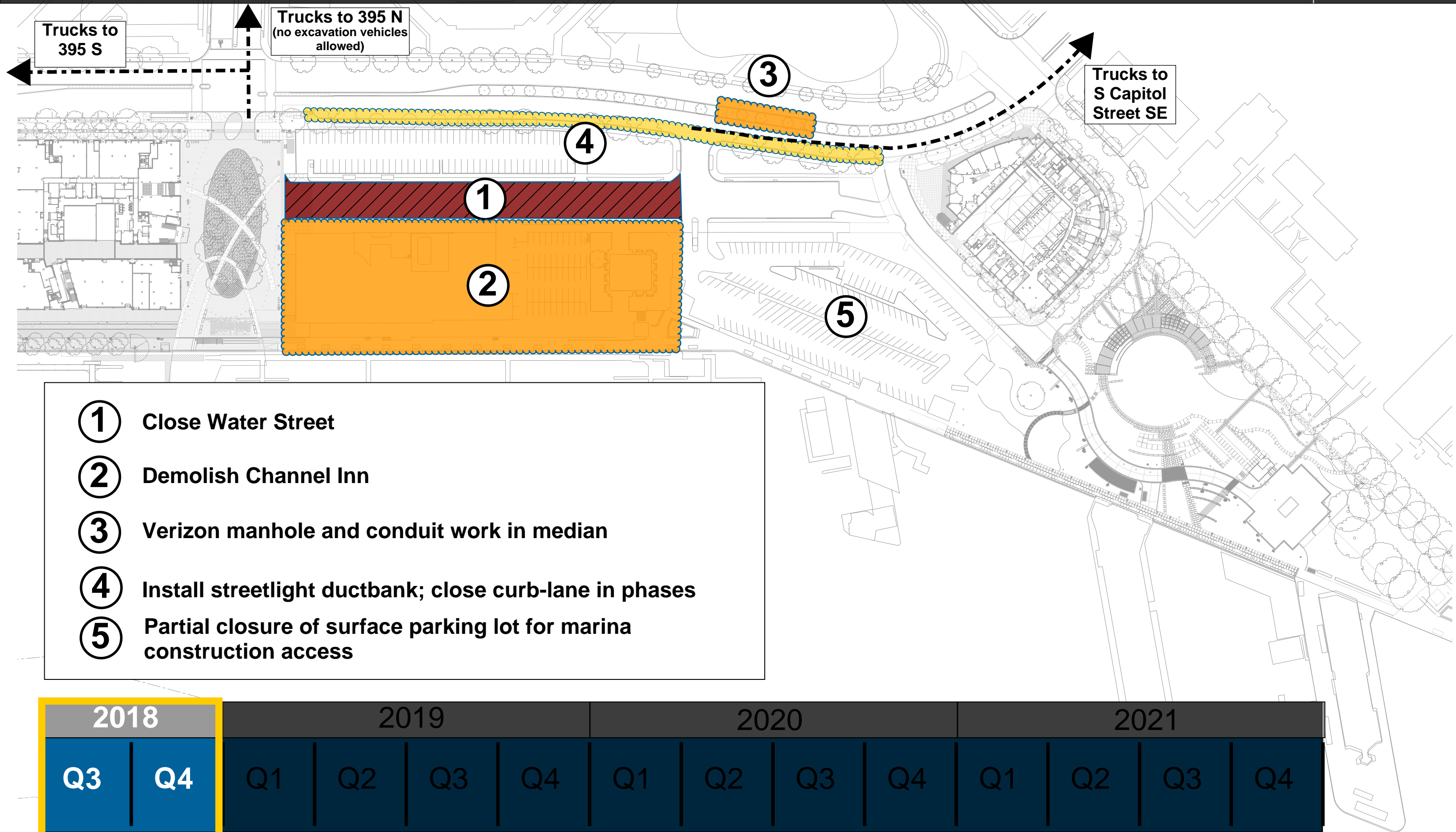
Construction of new sidewalks, roadways, and landscaping elements will begin in Q1 2021 as the buildings structures are completed. Similar to other construction activities, these items will be sequenced from Waterfront Park towards the 7<sup>th</sup> Street Park and will complete in Q4 2021/Q1 2022.

# Phase 2 Construction

Q3 2018 through Q4 2018

Exhibit A

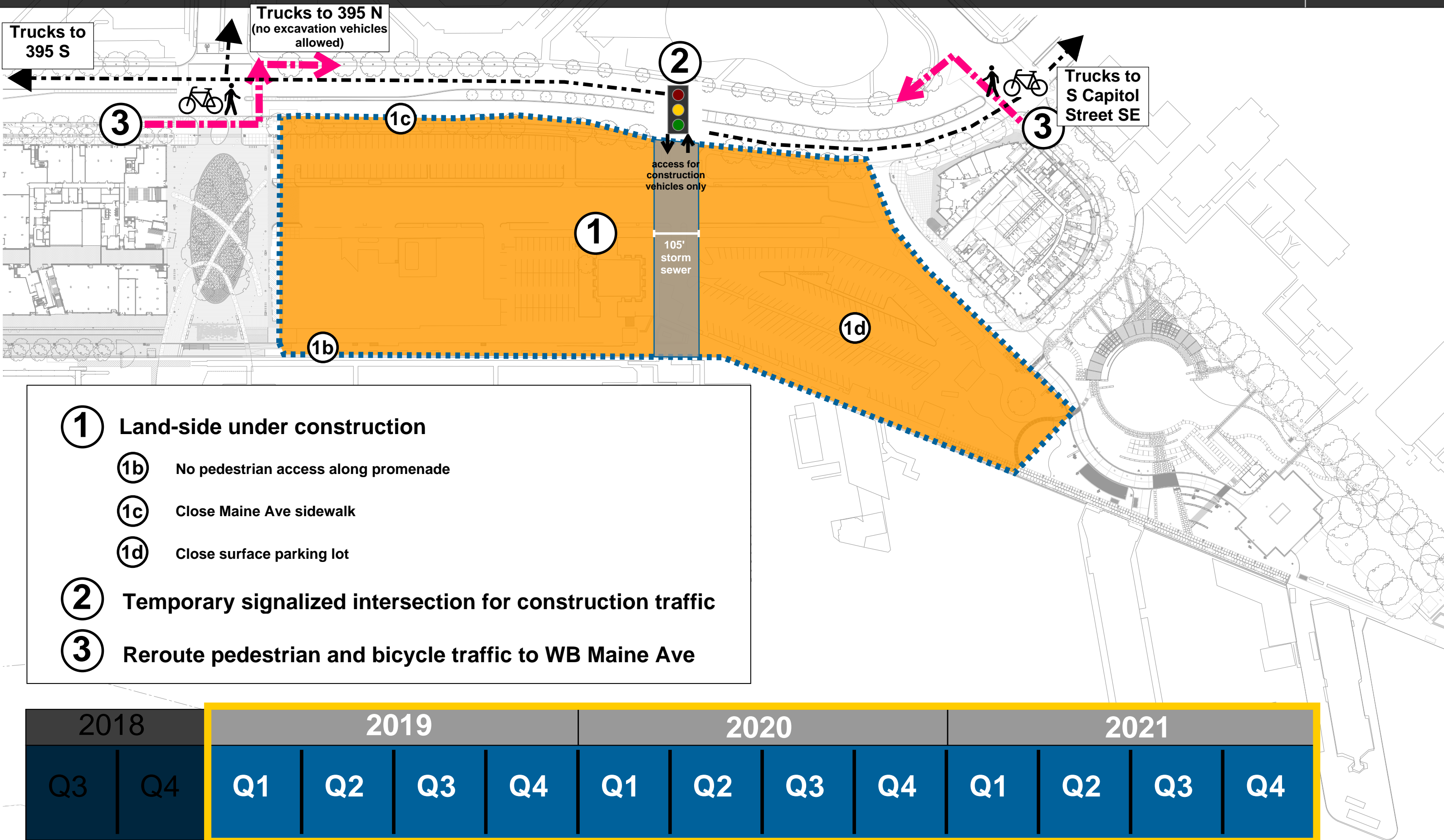
1 of 3





# Phase 2 Construction

Q1 2019 through Q4 2021



**1** Land-side under construction

**1b** No pedestrian access along promenade

**1c** Close Maine Ave sidewalk

**1d** Close surface parking lot

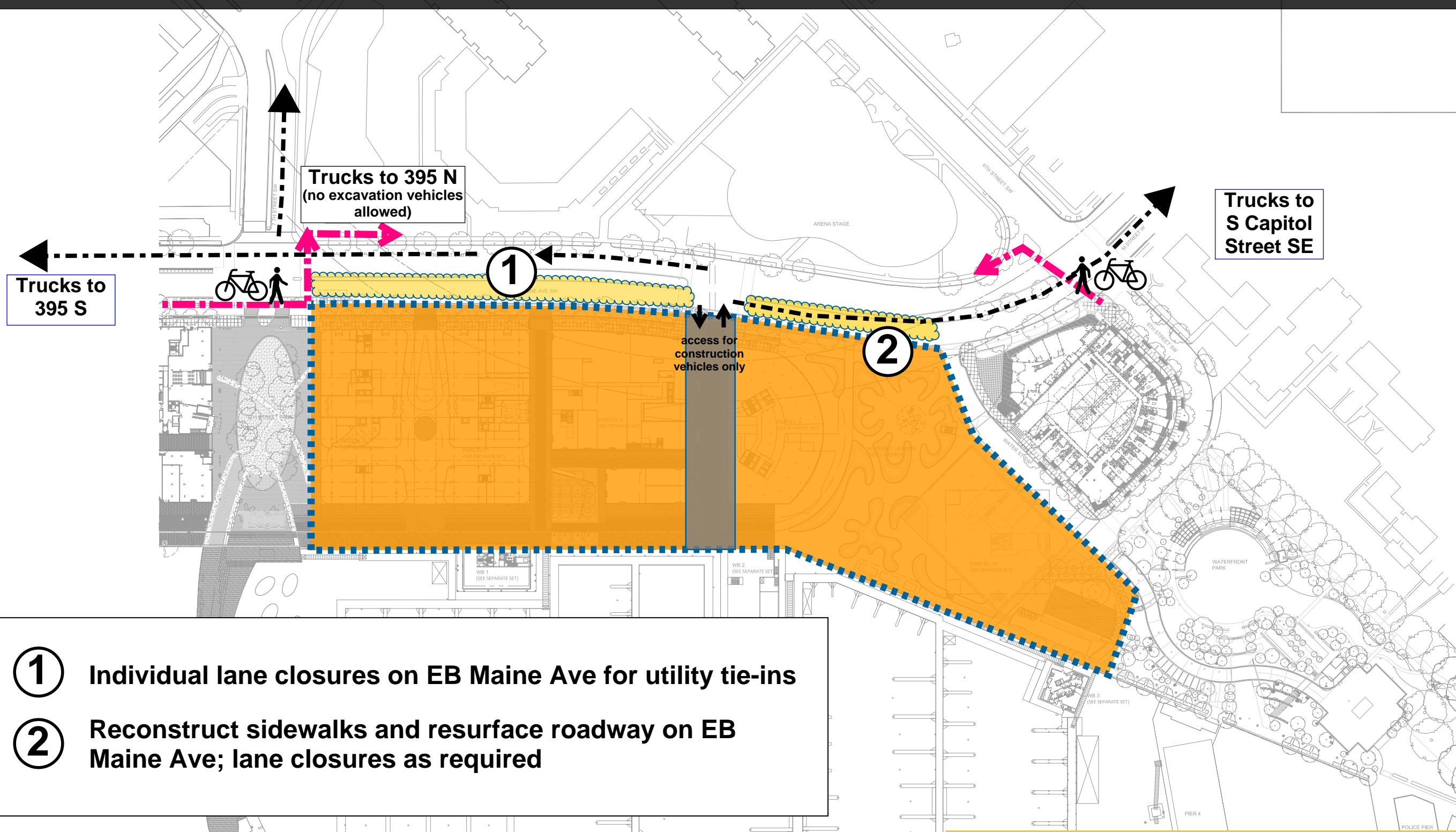
**2** Temporary signalized intersection for construction traffic

**3** Reroute pedestrian and bicycle traffic to WB Maine Ave

2018		2019				2020				2021			
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

# Phase 2 Construction

Q4 2020 through Q4 2021

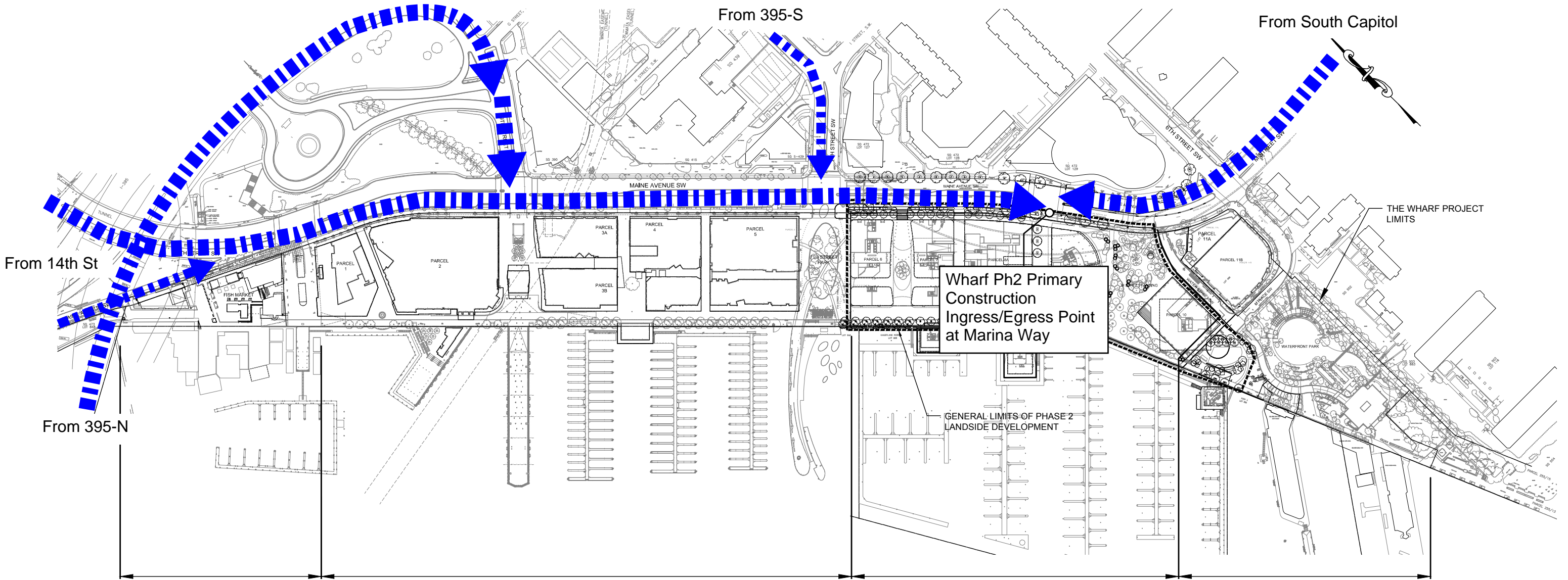


- ① Individual lane closures on EB Maine Ave for utility tie-ins
- ② Reconstruct sidewalks and resurface roadway on EB Maine Ave; lane closures as required

2018		2019				2020			2021				
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



# Primary Truck Routes - Inbound



# Primary Truck Routes - Outbound

