

## **CONSTRUCTION MANAGEMENT PLAN**

### **Hanover Reed Street Project**

*as of February 14, 2022*

Hanover R.S. Limited Partnership (the “Applicant”) proposes the following elements of a Construction Management Plan in order to minimize any impacts from construction of the buildings to be developed at the project along Reed Street, NE (referred to herein as “Hanover Reed Street”). The Applicant shall be bound by the terms of the Construction Management Plan, which will be incorporated as a condition of the PUD approval for Hanover Reed Street, for each phase of the project.

- **Neighbor Properties:** The Applicant acknowledges that Hanover Reed Street construction of Phase II-A will take place an alley’s width away from occupied residential homes in Square 3841 fronting on 10<sup>th</sup> Street and Evarts Street that were built in the early 1920’s (“Neighbor Properties”). In the development and construction of Hanover Reed Street, the Applicant shall require its general contractor and all others performing work on its behalf to take commercially reasonable steps to preserve and protect Neighbor Properties from damage arising from the development and construction of Hanover Reed Street and related activities. The development and construction of Hanover Reed Street shall be performed by the Applicant or Applicant’s contractors and representatives in (a) a commercially reasonable, safe, and workmanlike manner; and (b) in accordance with generally accepted construction practices in the District of Columbia. The Applicant shall promptly and diligently remedy any physical damage to Neighbor Properties. The Applicant shall also clean or mitigate any waste, excessive noise, smells, fumes, dirt, or debris that emanates from the Hanover Reed Street construction at Applicant’s expense.
- **Traffic and Construction Control Plan:** During construction of Hanover Reed Street, construction will require the closure of Reed Street (Alley) for the reconstruction and realignment of Reed Street (Alley). During reconstruction of the north-south and east-west alleys in Square 3841, temporary closures will be required. Prior to construction of each phase, and prior to submission to the District Department of Transportation (“DDOT”), the Applicant will use commercially

reasonable efforts to meet with the Community Advisory Committee (defined below) to review the Applicant's proposed traffic control plan and truck routing plan. The Applicant will incorporate commercially reasonable comments provided by the Committee and submit the plans to DDOT for review and approval in accordance with its standards and guidelines. A copy of the DDOT approved traffic control plan will be provided to Advisory Neighborhood Commission ("ANC") 5B and the Committee. Prior to pulling a building permit, the Applicant will work with the ANC and the owners/operators of other major construction projects in the neighborhood, if any, to coordinate construction activity, and therefore anticipate significant traffic impacts. At least a 10-day written notice will be given to Neighbor Properties ahead of any closures of the of the Neighbor Properties service alleys (Evarts Street Alley and 10<sup>th</sup> Street Alley). The Applicant will coordinate the continuation of trash service pick-up for Neighbor Properties during the service alley closures.

- **Construction Parking:** Any available on-site parking will only be for full-time employees of the general contractor. All other construction workers will be required to park off-site at public parking lots or will use mass transit. A list of public parking lots will be provided to the subcontractors working on the project. The general contractor will coordinate off-site parking with its subcontractors to eliminate parking by construction personnel on adjacent residential streets. The Applicant will include a statement in its contract with the general contractor that parking by construction personnel and subcontractors in adjacent residential streets and service alleys is prohibited.
- **Community Advisory Committee:** The Applicant will establish a Community Advisory Committee (the "Committee"), comprised of the Applicant, members of ANC 5B, the Brookland Neighborhood Civic Association, and the residents of the surrounding residential community. The Committee will oversee and coordinate community concerns and issues during the construction of the Hanover Reed Street. The intent of the Committee is to provide a forum for discussion and resolution of issues and concerns relating to the construction of Hanover Reed Street not already addressed in this Construction Management Plan. The Applicant will work with

adjacent property owners to establish membership on the Committee. The Committee shall meet on a bi-monthly schedule, or on an as-needed basis, as determined by the Committee and will meet virtually or in-person as determined by the Committee. Any member of the Committee may address immediate concerns regarding this project with other committee members at any time. Notice for the meetings will be posted as determined by the Committee.

- **Communication:** The general contractor will designate a community liaison prior to commencement of construction. The liaison and the designated Applicant representative will be the key contacts for interaction with members of the community regarding construction. Initial contact information is provided at the end of this document. In addition, the Applicant will provide an emergency contact number that can be accessed 24-hours a day for construction concerns.
- **Site Management:** After purchasing the property, but prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the existing buildings. At the time construction commences, the Applicant will require the erection and maintenance of a construction fence and other erosion control measures around the phase to be constructed pursuant to an erosion and sediment plan as approved by the DC Department and Consumer & Regulatory Affairs. The fence will have a full-height, neutral-colored vision barrier. The construction site will be lighted during hours of darkness while under construction. These lights at night will be kept to a minimum while still being sufficient to provide necessary security and to comply with the federal and local safety standards. It is the intent that the lighting will not adversely impact neighboring properties.
- **Cleanliness:** The Applicant will require the commercially reasonable removal of construction rubbish and construction debris during the construction workday. Portable toilets will be placed away from Franklin Street during construction of Phase I and Phase II and away from the north-south and east-west alleys in Square 3846 during construction of Phase II-A. All construction access and egress streets will be swept and/or watered daily to minimize dust and mud. A rip rap tracking pad will be built and maintained at the construction entrance for use by all

construction vehicles leaving the construction site. The Applicant's environmental consultant will monitor the construction site for dust control during excavation activities per the approved erosion and sediment control plan. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. The Applicant will continue active pest management during construction. Construction workers food leftovers will be collected and removed from the perimeter of the site daily to avoid attracting vermin. A dedicated area for construction personnel to have lunch/food breaks will be provided.

- **Work Hours:** The normal construction work week will be Monday through Saturday, 7:00 a.m. to 7:00 p.m., in accordance with Section 105.1.2 of the D.C. Construction Code Supplement. No construction will occur on Sundays or on any legal holidays observed in the District of Columbia, unless otherwise approved by the District as an after-hours permit. An after-hours permit requires written comments or recommendations from ANC 5B or the Single Member District representative for ANC 5B for ANC 5B04 per Section 1054.1.1 of Title 12-A (Construction Code Supplement).
- **Contractors:** The Applicant will enforce contractor compliance with all rules and regulations described herein. Such conditions will be included in any general and sub-contractor contracts.
- **Pre-Construction Survey of Adjacent Structures:** The Applicant will select and hire an independent testing and inspection firm to conduct a thorough video pre-construction survey of residential properties abutting to Phase II-A (i.e., those 17 properties facing the west side of 10th Street, NE [Lots 48-64 in Square 3841] and those 9 properties facing the north side of Evarts Street, NE [Lots 65-70 and Lots 76-78 in Square 3841], all subject to the owners opting in or consenting to such pre-construction survey) in order to document pre-construction condition of homes. A copy of this video report will be provided to the owner of the home prior to commencement of any construction activities.
- **Monitoring Activities:** The Applicant will monitor vibrations during installation of the excavation support system on Phase II-A to confirm that potentially

damaging vibrations do not extend into the nearby homes. In addition to vibration monitoring, earth movement inclinometers will be installed along the support of excavation system along 10<sup>th</sup> Street Alley and Evarts Street Alley. Inclinometers reading will be collected by the Applicant's structural engineer at least once a week during the excavation and structure installation to grade. Copies of the monitoring reports will be provided to the Committee and the ANC in the event that the recommended range of vibrations or earth movement specified by the Applicant's structural engineer are exceeded.

- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant's environmental consultant will provide on-site screening of excavated soils during excavation activities. In the event that contaminated soils are discovered during excavation activities and environmental remediation is required, the Applicant will notify ANC 5B and BNCA within five (5) days of confirmation of such contamination. The Applicant will thereafter excavate, handle, transport, and dispose of any such contaminated soil in compliance with all required environmental rules and regulations.
- **Crane Swing:** The Applicant's contractor may erect cranes on each construction site for Hanover Reed Street. Any such crane(s) will be located within the project site during each phase of construction. The number and location of any such cranes are planned to minimize the length of the crane extension and over swing on the block. At this time, the Applicant does not believe that any cranes will be required to swing over the Neighbor Properties. Regardless, at no time will any such crane swing any building/construction materials over Neighbor Properties. Further, if a crane swing is required over Neighbor Properties, the Applicant or the Applicant's general contractor will provide and maintain the following insurance coverage throughout the term of the crane use:
  - **Commercial General Liability** which includes coverage for bodily injury and death, property damage, and completed operations coverage, with a minimum limit of \$2,000,000 per occurrence (which limit may be satisfied by a combination of primary and excess liability policies) insuring Applicant and its general contractor in connection with crane operations and

construction activities. The owners of property within the crane swing will be named as additional insureds (“Additional Insured Parties”) under the Commercial General Liability Policy(ies). Such insurance shall provide primary coverage without contribution from any other insurance or self-insurance carried by or for the benefit of the Additional Insured Parties, and shall not be excess of any other valid and collectible insurance. The Applicant will provide all labor and support required to file and pursue all bona fide insurance claims to their completion resulting from the Applicant’s construction activities. Proof of coverage shall be provided to Neighbor Properties before operation of a crane that will swing over Neighbor Properties.

- **Security:** The Applicant will maintain security to patrol the development during construction of Hanover Reed Street. The combination of private security guards and a fully monitored (24 hours per day, 7 days per week) camera system, will be in place during construction; the Applicant commits that the project will provide security guards after hours and on weekends and holidays until occupancy is achieved. Upon commencement of construction, the Applicant will require the general contractor to provide sufficient security to patrol the area within its control, as necessary. The Applicant's general contractor will notify the D.C. Metropolitan Police Department prior to the start of construction and provide a point of contact to ensure proper communication and security coverage.
- **Public Transportation Options:** Numerous public transportation options are available to the community and visitors to aid in circulation to, from, and around the neighborhood. It is not anticipated that any services will be interrupted during the construction of Hanover Reed Street.
- **Initial Contact Information:** The following is the initial contact information for development of the Site:  
Jim MacMichael [jmacmichael@hanoverco.com]

If any changes occur to the plan outlined above, the Applicant will work with the Committee, as appropriate, to implement such changes.