

# **CONSTRUCTION MANAGEMENT PLAN**

**September 2016**

Jemal's Gateway DC LLC (the Applicant) proposes the following Construction Management Plan to minimize any impacts from construction of the proposed development approved pursuant to Zoning Commission Case No. 15-29 on the adjacent communities. The following is a discussion of construction-related issues and shall be binding on the Applicant, its subcontractors and any successors and/or assigns of the Applicant.

- **Traffic and Construction Control Plan:** All ingress and egress for development will be from streets approved by the D.C. Department of Transportation pursuant to an approved traffic control plan. The queuing of trucks for the project will occur adjacent to the subject site to the extent possible. When queuing on the streets is required, it will be for the minimum amount of time possible. Trucks in the queue will turn their engines off, until ready to move. Flagmen will be employed by the responsible subcontractors, with oversight by the General Contractor, to ensure the safety of cars and pedestrians as trucks enter and leave the site.
- **Construction Truck Route:** Construction truck traffic will travel Georgia Avenue and Eastern Avenue to designated streets as approved by the D.C. Department of Transportation pursuant to an approved traffic control plan to access the construction entrance and to leave the construction site. The north/south alley behind the homes on the Eastern side of 12<sup>th</sup> Street will be kept open except if and when temporary closures are required by construction activity for a limited time. Adjacent property owners will be provided with a minimum of twenty-four hour notice and requisite jurisdictional consent will be obtained for the temporary closures. Construction vehicles will utilize the northern portion of alley for site access from Eastern but will not continue through to Kalmia Road for egress on ingress.

- **Construction Parking:** There will be limited parking on-site which will be limited to construction vehicles and for swing parking spaces during times that scaffolding is occupying office parking spaces at the adjacent property. Construction personnel will be encouraged to utilize mass transit. Prior to mobilization, a list of local parking lots and garages will be distributed to the subcontractor for use during construction. Parking by construction personnel in residential areas adjacent to the site will be prohibited.
- **Community Updates:** The Applicant will meet with the community through regularly scheduled ANC4A meetings on a quarterly basis, or as requested to do so by the ANC, in order to listen to ANC and community concerns, report on construction progress, and answer questions. Signage to identify project, list safety information, and permits will be displayed on site.
- **Communication:** The Applicant shall designate a representative to be the key contact for interaction with members of the community regarding construction. The representative will have a local office, email and voice mail and be accessible during all business hours.
- **Site Management:** Once construction commences, a construction fence will be erected to confine and screen construction activities from the public. The construction trailers and portable toilets will be located behind the construction fence. This will shield the trailers and portable toilets from the neighborhood and residential areas. There will be temporary lighting for the site during construction. There will be sufficient lighting for safety and security. To the extent possible the contractor will keep the lighting directed into the site as not to impact the surrounding community.
- **Cleanliness:** The Applicant will require the continuous removal of rubbish and construction debris during the normal construction and during any other periods

of work. During construction activities there will be a dumpster on-site for the removal of trash and construction debris. The removal and replacement of the dumpster will take place during normal working hours Monday through Saturday. The areas adjacent to the site and the public alley will be policed by the contractor and kept clean of any trash or debris resulting from construction activities.

- **Work Hours:** The normal construction work-week will be Monday through Friday, 7:00 a.m. to 7:00 p.m. There will be no work on Sunday unless the work pertains to interior fit out or has been previously discussed with the ANC and permitted by the District. The applicant will make good faith efforts to limit work that is likely to disturb residents of the adjacent neighborhood to weekdays, except where limitations on work during the week require work on Saturdays. The Applicant will not permit activity on the Applicant's property that requires the movement of heavy vehicle traffic that generates sound levels in excess of sixty decibels (60 db) prior to the hours specified above. Piles for the project's sheeting and shoring will be drilled in lieu of driven to significantly reduce the noise generated from excavation activities. Construction workers will be allowed to enter the site prior to the construction hours, but will not be allowed to start work that will exceed the District of Columbia's requirements.
- **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:** Should access be granted by the adjacent properties along the northern side of Kalmia Road between Georgia Avenue and 12<sup>th</sup> Street, and the Eastern side of 12<sup>th</sup> Street between Kalmia Road and Eastern Avenue, the Applicant will select and hire an independent testing and inspection firm to conduct a thorough pre-construction survey in order to document pre-construction condition of existing structures and to monitor conditions as issues are raised by adjacent property owners and managers. A

copy of this report will be provided to the owner of the adjacent properties. In the event Applicant ascertains that damage is the direct result of its construction activity, Applicant will make repairs rendering the condition of the property consistent with its prior condition. Street, sidewalk and alley repaving, repairs will be performed under DDOT permits and approved plans. The homeowners on the north side of Kalmia and the east side of 12th Street will have the benefit of being identified as additional insureds on the Applicant's general liability policy affording more than \$20M in coverage. The insurance certificate will be provided/posted prior to construction commencement.

- **Monitoring Activities:** The Applicant will monitor construction dewatering during excavation of the below-grade levels and the installation of building foundations and below-grade walls. Storm water and sediment controls will be provided in accordance with the requirements of the District.
- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant will discuss additional measures that it can take with the ANC and its contracting consultant prior to entering into a construction agreement. Additional measures might include having the environmental consultants provide on-site screen of excavated soils during excavation activities, and monitoring air conditions in the work area and vicinity during excavation activities.
- **Crane Swing:** The applicant intends to erect tower cranes on the site for construction of the project. The location of the cranes will be determined after the project design is finalized.
- **Vector Control:** The Applicant will ensure that the contractor implements and monitors a Vector Control (rat abatement) Program throughout the construction process.

- **Post-Completion Cleaning:** The Applicant will work with the ANC and surrounding buildings to ensure that the windows facing the construction site are cleaned at least once during the construction (to be determined in conjunction with the properties and construction firm based on the work scheduled to be performed).