



Construction Management Guidelines

Ward One Short Term Family Housing – 2500 14th Street NW DC 20009

This document represents the Government's collaborative community approach of memorializing the strategy for minimizing community impacts during the construction of the Ward One Short-term Family Housing (STFH) project. It includes input from the Advisory Team related to site logistics as well as the communication of project updates and potential impacts to the nearby community. This document, dated April 24, 2019, serves as the preliminary construction management guidelines for the Ward One STFH project. These guidelines will be inclusive of input from the Ward One STFH Advisory Team.

Communication

- Monthly Updates – A monthly report will be provided to the Advisory Team via email from DGS including construction updates and progress, and what to expect for the next month of construction. The look-ahead schedule for the next month will highlight any known impacts to traffic or noise. The Advisory Team will share these updates with the wider community.
- Special Construction Notifications – Email notification will be provided to the Advisory Team for impacts to traffic, noise and urgent issues or events. Printed copies will be provided as requested by the Advisory Team. DGS will also share these updates with neighbors and residents via Columbia Heights, South Columbia Heights, U St., and ANC 1B06 listservs, as well as the Ward 1 Councilmember's Office.

GCS|SIGAL Site Staff:

- PMs: Dan McCarthy – dmccarthy@gcs-sigal.com
- Assistant PMs: Elizabeth Cossel – ecossel@gcs-sigal.com
- Superintendents: Ray Clarke – rclarke@gcs-sigal.com and Nick Gianinni – ngianinni@gcs-sigal.com

Jobsite Hours:

- Projected daily working hours: 7:00 am – 3:30 pm.
- Standard permitted working hours for the District: 7:00 am – 7:00 pm.
- After Hours Work/Holidays: Any work performed after 7:00 pm and/or on DC holidays. GCS|SIGAL will notify DGS 3 days prior for approval of this work. DGS will then notify the Advisory Team and ANC with the understanding that special circumstances may arise.
- GCS|SIGAL will notify DGS in advance of Saturday work.
- Work will begin at 9:00am for Weekend and Holidays.

Jobsite Signage & Postings:

- GCS|SIGAL will have standard jobsite documentation posted including project signage, permits, safety information, jobsite office location, nearest hospital route, and wage scale information.
- The Site Superintendent contact information will also be posted on the jobsite.
- GCS|SIGAL will install a construction fence to maintain jobsite safety. Fence will be wrapped to prevent dust and adjusted, if needed.

Anticipated Workforce Daily Quantities:



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- Low Volume – 10 tradespeople/ High Volume – 75 tradespeople

Parking:

- Only GCS|SIGAL personnel will be provided designated parking spaces immediately in front of the project site.
- As part of each subcontractor's agreement, GCS|SIGAL will stipulate that the contractor and subcontractors will not utilize residential parking. They may instead:
 1. Utilize public garage parking for all daily workers.
 2. Utilize van carpooling. Drop off workers to the site and then park in the public garage
 3. Utilize public transportation
 4. Utilize metered parking along major throughway streets (i.e. 14th St NW)
- No double parking will be allowed, and violators will be fined and towed.
- Department of General Services will work with Sherwin Williams to obtain temporary parking solution for Rita Bright.

Traffic Control:

- The stabilized construction entrance (SCE) will be located on Clifton Street where the current curb cut is located.
- Any activities requiring traffic control signage and personnel in public space will be submitted as a separate traffic control plan.
- GCS|SIGAL will install covered walkways around the project site in order to protect pedestrians from the construction activities. Covered walkways will have appropriate signage and will have lighting for safety at night.

Rodent Control

- Starting on 4/15/19, GCS|SIGAL will have rodent traps placed throughout the project site. Traps will be monitored twice a week during the first few weeks of the project and will then transition to once a week for the remainder of the project and adjust as needed.
- GCS SIGAL will also monitor immediate neighboring buildings for rodent control.

Neighboring Building Site Assessments

- Starting in the month of April, GCS|SIGAL will conduct interior and exterior site assessments for the project to obtain a baseline preconstruction survey.

Onsite Activities Summary:

- Site Logistics:
 - GCS|SIGAL will notify the Advisory Team on changes to the Site Plan for construction
- Preconstruction Activities:
 - GCS|SIGAL will start onsite in May 2019 to commence securing the site including installation of security fencing, site/security lighting, pest control, signage, and setting the jobsite office trailer.
- Construction Activities:
 - Utility Work – Summer 2019
 - Structural Concrete Foundations – Summer 2019



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- First to Fifth Floor Framing – Fall to Winter 2019
- Site Work, Landscaping, Play Ground – Winter 2019/Spring 2020