

DRAFT Construction Management Plan

The following sets forth the methods and procedures to be followed by the developer; the general contractor; and its subcontractors in connection with the construction of the Hilton Garden Inn/300 East Main Parking Deck Expansion project located south of the Arts Center and existing 300 East Main parking deck in Carrboro, NC.

The purpose of this construction management plan is to facilitate timely completion of the project and to reasonably minimize any potential impacts experienced by the surrounding community in connection with the construction of the project.

CONSTRUCTION ACTIVITIES:

1.1 Construction Hours

In order to ensure timely completion of the project while minimizing impacts on the surrounding community, exterior construction hours shall be limited to Monday through Saturday 7:00 a.m. to sunset (or 7:00 p.m., whichever is later) and 12:00 p.m. to sunset (or 7:00 p.m., whichever is later) on Sundays, unless otherwise allowed or required by the local permitting authority. Management, supervisory, administrative, and inspection activities shall take place within the designated construction hours to the extent feasible; however, such activities may take place outside the designated construction hours.

1.2 Community Liaison

A public information meeting will be held for neighbors within the 1000' radius. At this meeting interested parties will be given information about the construction activities associated with the project and may be given additional information as outlined below. The project manager for the project, or his or her designee, will serve as the Community Liaison Officer and will be the primary point of contact to community leaders and interested parties. Any party interested in receiving construction activity updates will be given information regarding how to receive updates related to construction activities, which updates will be available on a weekly basis via telephone or internet access.

"Town Hall" meetings will be held at reasonable times to keep local businesses and residents updated on construction activities and pending operations that may impact the public right-of-way. Businesses and residents alike reasonably will be notified in advance of any major work in the public right of way by the Community Liaison Officer or his or her designee.

1.3 Fencing & Barricades

A temporary construction fence will be installed around the perimeter of the construction site to help minimize any debris blowing off the site, as well as reducing visibility from adjoining properties. The fencing will be maintained throughout the construction project.

Access gates will be installed at access points as needed. Where applicable, Tree Protection Signage reasonably will be posted along the limits of the fence to minimize any construction activities outside of the fence. Barricades with pedestrian bypass signs will be put up directing pedestrian traffic on proposed routes around the site. The project manager will ensure through daily walks around the site that no unauthorized materials are posted on any temporary barricades or any temporary

pedestrian walkways. Graffiti on barricades will be removed or covered over at the earliest possible time after the contractor is aware of its existence.

1.4 Construction Site Security & Safety

As mentioned the entire project site will be wrapped with a 6' chain link fence, and with locks at all entrances (keys will be provided to local authorities for emergency egress). The general contractor maintains a zero tolerance policy for inappropriate behavior by employees and subcontractor staff members, and each person on-site will be held accountable for personal behavior, inappropriate behavior will not be tolerated and anyone violating company policy will be removed from the site immediately and not allowed to return.

1.5 Signage

Reasonable signage will be installed around the perimeter of the site advising of a "construction zone" and the property is off-limits to unauthorized individuals. A construction sign will be placed at the construction entrance as well as the emergency entrance alerting delivery trucks and any visitors to the site. The construction zone will require hard hats and reasonable signage will be placed throughout the site to indicate such.

1.6 Garbage & Debris

The site will be policed daily for garbage and debris. A full-time person will be responsible for collecting trash and maintaining a clean site. A minimum of one (1) 30-cubic yard trash dumpster will be maintained and smaller trash receptacles will be placed around the site as needed. The site must be free of trash and refuse at all times. Only appropriately bonded and licensed haulers of construction debris will be hired for construction debris removal.

1.7 Emergency Access

Emergency access to the project site and adjacent areas shall be kept clear and unobstructed during all phases of construction work.

TRAFFIC & CIRCULATION:

2.1 Traffic Control Procedures

There will be minimal interference with businesses and residents adjacent to the property. All traffic lanes will be maintained, except when contractor works alongside Boyd Street and the Libba Cotton Bikeway. At that time, flagmen will be assigned (as needed) to maintain traffic flows and minimize lane closure. Additional traffic control procedures that may be necessary include, but are not limited to traffic cones, temporary signs, and changeable message signs. All traffic control procedures shall meet local ordinances. All neighbors and adjoining businesses will be notified in advance of any possible lane closures when work occurs in the public right-of-way or bikeway. The Community Liaison Officer will update the schedule and the notice given to inquiring persons to the extent feasible (understanding that certain construction activities, such as concrete pours, may have to be rescheduled from day to day at times depending on weather conditions) weekly or biweekly basis including all upcoming traffic control procedures.

2.2 Construction Traffic Schedule

To the extent reasonably feasible, the arrival and departure of construction trucks shall occur outside of and be minimized during peak morning and afternoon commute hours. Deliveries will be received and staged within the limits of construction, or on other adjacent or nearby private property on which the contractor has received appropriate permission, and not on public streets.

2.3 Pedestrian Safety and Access

Public streets and sidewalks will not be impeded outside of the portion of the bikeway that will temporarily shut down for the installation of the water main tap, construction of stormwater improvements, etc. The width of the bikeway may also be narrowed from time to time during construction as may be reasonably necessary to construct improvements immediately adjacent to the bikeway, but all reasonable efforts will be made to minimize the time during which such narrowing may be necessary. During any time the bikeway may be impacted, a pedestrian and bicycle safety or bypass plan will be implemented, that safely allows all pedestrians and bicyclists to pass through the narrower section or that detours all pedestrians and bicyclist around the construction site. Signs and barricades used for the pedestrian and bicycle bypass plan will be maintained as required, during construction activities. Sidewalks shall not be closed without proximate usable alternative walkways being available. Businesses and residents alike will be notified in advance of any work in the public right-of-way or bikeway by the Community Liaison Officer.

2.4 Damage to Existing Public Streets & Sidewalks

Prior to construction, the general contractor will prepare a complete video recording of the existing conditions of the adjoining property, public streets, sidewalks and buildings. Any damage to the public streets, bikeway and sidewalks will be the responsibility of the general contractor and will be repaired to meet the appropriate standards.

2.5 Haul Routes

To the extent reasonably feasible, hauling trucks shall be directed to enter the street from Boyd Street, and, to the extent reasonably feasible, shall minimize the use of the 300 East Main driveway. The haul routes and staging areas for the project will be established, to the extent reasonably feasible, to minimize the impact of construction traffic on the neighborhood. Where necessary, flagmen shall be used to coordinate hauling activities, in particular, ingress and egress on public streets.

2.6 Construction Related Parking

Construction employees commuting to the project site shall not be allowed to park on public streets, adequate on-site or nearby parking will be provided on private property. When necessary, off-site parking will be obtained during certain construction activities. No parking will be allowed on driveways other than the project lot.

2.7 Cleaning of Roads

Tire washout stations are required at all site egress locations. When trucks leave the site, tires must be cleaned and clear of dust, mud, or surface debris due to construction, the General Contractor will maintain the street access adjoining the site.

ENVIRONMENTAL ISSUES & NOISE CONTROLS

3.1 Dust Control Plan

Dust control for the project and any staging and parking areas shall be required. Procedures may include, but not be limited to the application of water, to mitigate excessive dust. Grading activities during high wind days will require the use of water trucks to minimize the effects of blowing dust.

If dust leaving the site becomes a significant problem then a wind fence/privacy screen will need to be added to the perimeter fence to help mitigate a portion of dust leaving the site. When applicable using standard construction practices in the region, any truck loads leaving the site will be covered.

3.2 Use of Generators

Electricity from power poles rather than temporary diesel or gasoline powered generators shall be used to the extent feasible.

3.3 Idling

To the extent reasonably feasible, all construction vehicles shall be prohibited from idling in excess of ten minutes, both on-site and off-site. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.

3.4 Noise Control

The General Contractor and its subcontractors will inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features.

Construction equipment shall use available standard factory noise control devices, such as equipment mufflers, enclosures, and barriers.

REASONABLE MODIFICATION OF PLAN:

It is understood that, once construction drawings have been completed and a contractor retained to construct the project, reasonable modification of this plan may be necessary to reflect the impact of certain specifics of the construction project that are not known or fully understood at this time.