

July 7, 2020

WATER STREET PLAN AND VERTICAL CONSTRUCTION SUMMARY

1. Please see Attached Plans and Schedule

- A. Overall Site Utilization Plan – shows parcel location, site access points, etc.
- B. Water Street Traffic Flow and Parcel 10 Site Plan – shows traffic flow on Water Street
- C. Work Update – shows location and schedule for utility work
- D. Construction Schedule

2. Vertical Contractors

- Balfour Beatty: Parcels 6 and 7 (office)
- Donohoe: Parcel 8 (hotel and apartments) and 9 (condominium)
- DPR: Parcel 10 (office), Water Buildings 1 and 2 (Marina services and retail)

3. Water Street Traffic Flow

- Water Street roadway portion adjacent to Phase 2 construction - dedicated to construction vehicles, in and out
- Water Street lanes adjacent to St. A's and 525 – dedicated to non-construction vehicular use, one way in from Maine Avenue and out via M Place and 6th Street; two way after 525 garage entrance
 - Right turn onto Water Street from Maine Avenue, left turn into 525 garage entrance
 - Garage can be accessed from either direction, exit only to left
 - M Place and 6th Street – two-way traffic
 - Dedicated parking in front of St. Augustine's Church and 525, for St. A's and 525 (current existing condition). On street markings to be added to better define designated parking spaces adjacent to 525.
 - Dedicated parking on M Place for Marina (current existing condition)

4. Construction Vehicle Flow

- Barrier between construction and non-construction lanes to be installed
- Flagmen as needed, construction signage per attached plan
- Additional signage to be added on Water Street telephone poles -- "No construction parking"; and at M Place and Water Street, and 6th and Maine Avenue -- "No construction vehicles."
- Large construction vehicles to unload on Maine Ave with smaller fork-lift vehicles to bring materials and equipment into Water Street to construction site entrance. Large

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Trailer to Parcel 10 may be required with access via Water Street and will be scheduled with notice as necessary.

- The construction management plan will be refined as the façade design and coordination for Parcel 10 are concluded. The design will drive the installation sequence and access, which may modify portions of this plan for access to install the building façade.

5. **Schedule Summary** – Subject to Change (see Construction Schedule flow chart, Attachment D). Please note, “concrete” indicates both underground and vertical structure concrete; “commissioning” means final systems cleaning, testing, inspection and sign-off.

- **August: Water Street traffic flow plan implementation start**
- 2020 Q 3:
 - Garage/Site 2A interiors start
 - Garage/Site 2B dry/wet utilities and hardscape start
 - Garage/Site 3 interiors starts
 - Parcel 6 and 7 façade/ envelope start
 - Parcel 8 concrete starts
 - Parcel 10 concrete starts
- 2020 Q 4:
 - Garage/Site 2A and B wet/dry utilities complete and hardscape starts
 - Garage/Site 2B wet/dry utilities complete
 - Garage/Site 3 dry/wet utilities start
 - Parcel 8 façade/envelope starts
 - Parcel 9 concrete starts.
- 2021 Q1:
 - Garage/Site 3 hardscape starts
 - Parcel 6 façade/envelope complete
 - Parcel 7 interiors start
 - Parcel 8 interiors start
 - Parcels 9 façade/envelope starts
 - Parcel 10 façade/envelope and interiors start
 - WB1 concrete starts
 - WB2 concrete and façade/envelope starts
- 2021 Q2:
 - Garage/Site 2B hardscape complete
 - Garage/Site 3 Wet/Dry utilities complete
 - Parcel 8 concrete complete
 - Parcel 9 interiors start
 - WB1 concrete complete and façade/envelope starts
 - WB2 interiors start
 - Wharf Marina dock deliveries
- 2021 Q3:
 - Parcel 9 concrete complete

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- WB1 concrete, façade/envelope and interiors complete
- WB2 interiors complete
- 2021 Q4:
 - Parcel 8 façade/envelope complete
 - Parcel 9 façade/envelope complete
 - Parcel 10 interiors complete
 - Wharf Marina complete
- 2022 Q1:
 - Garage/Site 2A, 2B and 3 interiors complete
- 2022 Q2:
 - Garage/Site 2A hardscape complete
 - Garage/Site 3 Hardscape complete
 - Parcel 8 interiors complete
 - Parcel 9 interiors complete
- 2022 Q3:
 - Punch lists complete.

6. Worker Services

- Workers primarily to enter and leave site from Maine Avenue and also may enter through Water Street Main Delivery Accessway, shown on Attachment A (orange diamonds)
- Worker break, eating and rest areas shown on Attachment A (blue circles surrounded by red line)
- Each General Contractor responsible for worker rest and break areas for its workers
- Contractors will stress that workers are to remain on site during breaks and are to be respectful of the surrounding community
- Coronavirus and COVID-19 – As a result of the pandemic, the arrival time of the workers is staggered from 6:30 AM to 8:30 AM. Upon entering the site, workers go through a temperature screening and a brief health questionnaire to confirm whether any symptoms or exposure risk exists. Workers who display symptoms or require additional screening due to survey responses are seen by the medical professional and may be sent away for testing or self-quarantine.

7. Community Communications

- Elinor Bacon to serve as communications link between community and HMW Development and Construction Management; Tony Albanese to coordinate among Parcel Construction Managers and their contractors
- Monthly Community Construction Committee meetings (virtual or in person)
- Bacon to send out additional communications alerts as needed
- All community questions and concerns to be directed to Bacon and/or Andy Litsky, copying both