

LEGGETT BUILDING CONSTRUCTION CONSIDERATIONS

Given the residential nature of the neighborhood where the new structure will be located, it is essential that the Leggett Building construction (which includes also the decommissioning and demolition of Falcon Hall and Science South) be done in a manner that's sensitive to the daily life of nearby residents.

There are a number of seniors, retired and semi-retired people, residents who work from home or who otherwise will be home during the day, as well as families with young children, all of whom live in the immediate area. For these residents in particular, and for all who live close to the construction area, it's vital that the work is conducted safely, that noise and other disruptive activity is minimized, and that when such activity is outside the norm for construction sites appropriate advance notice be provided to residents to the extent possible.

Overall, maintaining a robust ongoing system of communication with residents and local officials concerning the status of the project is fundamental to ensure that negative impacts of the project on the community are kept to a minimum and when necessary mitigated.

The resolution adopted by the Takoma Park City Council on December 5, 2018 (Resolution 2018-63, Resolution Regarding Montgomery College Math and Science Building) includes several important clauses relating to the construction process, as follows:

“Section 4. The Council expects the College to consult with the community on construction activities that affect residents and users of Belle Ziegler Park, and to develop a process for resolving complaints or concerns about such activities.

“Section 5. The Council expects the College to consult and work with the community on stormwater and tree protection and replanting, especially as those factors affect water runoff and related impacts on nearby residences.

“Section 6. The Council expects the College to continue to work with City staff on topics of stormwater management, tree protection and replanting, and other issues of design, construction and community impact as they arise.”

Furthermore, the Montgomery County Planning Board Mandatory Referral letter of February 20, 2019 includes as one of its recommendations that the College should “[a]ddress the provisions of approval in the [City of Takoma Park, Maryland, Resolution 2018-63, Resolution Regarding Montgomery College Math and Science Building],” which of course includes Section 4, cited above.

Accordingly, Montgomery College and its construction contractor Barton Malow commit to the following protocols and guidelines. When -- for reasons inherent to construction work or in emergency situations -- one or more of these protocols or guidelines temporarily isn't followed, the College and Barton Malow agree to inform residents and local officials in advance or as soon as practicable, and to take necessary corrective steps expeditiously. To the extent there are repetitive occurrences of protocols or guidelines not being followed, the College and Barton Malow agree to consult with City officials, and when necessary host an interim community meeting, to develop plans aimed at preventing future such occurrences.

- Equipment and personnel set-up can start at 7:00 AM in accordance with city noise ordinances. Efforts will be made to attenuate heavy noise in the early morning. This includes no overnight use of diesel generators.
- In the event of high noise activities, the project team will notify the community in advance when possible, and in advance or as soon as possible provide information to the community on the anticipated type and amount of noise and the duration of such activities.
- Efforts will be made to organize the site to limit the amount of noise from vehicles backing up in the early morning. The site will be open only to administrative/supervisor personnel prior to 7:00 AM. The site will be open to construction workers and vehicles at 7:00 AM in accordance with city noise ordinances.
- Vehicle idling will follow state requirements and be kept to a minimum. Trucks and other heavy vehicles will not be staged on New York and Takoma Avenues.
- In the event weekend work is necessary, city noise ordinances will be followed. The project team will notify community members of any weekend activities with as much advance notice as possible. Sundays will not be work days.
- Upon completion of work each day, equipment and vehicles will be stored/staged on campus, if possible in locations that aren't readily visible from the street behind the fabric covered fence or taken off site.
- Dust and other particulate matter, dirt, construction materials, waste and refuse, and excess water will be monitored and controlled in accordance with state, county, and federal law; any materials or waste that migrates to the neighborhood will be removed or mitigated the same day or as soon as practicable.
- Temporary detours affecting public Rights of Way may only be established with City permission and with advance notice provided to affected residents, except in an emergency.
- Plans for coordinating with other construction and utility work to be provided to the City, and will include appropriate contact information and emergency procedures.
- Designation of information personnel for liaison with residents, including 24 hour contact information.
- Regular quarterly public meetings for minor/routine matters to be raised by residents. Additional meetings may be added as needed.
- During demolition process, residents to be notified when mitigation or handling of asbestos, lead or other hazardous or dangerous materials is taking place.
- Posting of periodically updated notices in several locations in the neighborhood (including on the bulletin board at Belle Ziegler Park) with basic details on the project and contact information, in consultation with city officials.

