

| Project Update Forum 11.17.2020 | |
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| Question | Answer |
| Saw-Cutting of concrete always produces huge & constant billowing clouds of particulate matter into the air. It is unhealthy & toxic to be breathing this in! How will these clouds of particulate matter be suppressed which is critically important to our health? | All saw cutting performed on the project will be wet cutting. This significantly reduces airborne particulates. |
| What phases of construction will be noisiest? Approximately when will this be completed? I'm thinking about when faculty, staff and students return to campus. | Demolition will be the noisiest phase of the project. Demolition is currently scheduled for January through March of 2021. Subsequent activities that have the potential for elevated noise levels include steel erection and concrete finishing. Each phase of the construction process will be discussed at Project Update Forums. |
| If we receive invitations to these meetings, does that mean we are part of the project's email? | Yes, if you received notice of this meeting, you are on the project's email list. |
| Once noise discussion is complete: Please address where ground-water (including but not limited to brown water making its way into the pool) is being discharged, both now, during construction, and once construction is complete. Also, has there been an estimate of the volume of ground-water intrusion that has to be addressed and which will ultimately have to be discharged to Takoma's stormwater system (both during construction and once construction is complete)? What are the results of that analysis? | During construction, ground water seeping into the pool is being pumped and discharged into storm drains, with protective measures installed by the project, within the construction site as approved by the City, County and State regulators. Additionally, the contractor has installed a settlement tank to allow sediment to be removed from the water prior to discharge. This project design does not include active groundwater discharge post construction. Nonetheless, there will be foundation drains at the building perimeter below grade to manage water. Groundwater volumes associated with a building design and construction project are not calculable and therefore are not calculated. The stormwater fact sheet, stormwater management plan, geotechnical report, and erosion and sediment control plans can be found on the project website. |
| Will the community meeting be a repeat of this presentation, or do you expect to have a written suppression plan available to review? | We will provide a written Noise Suppression Plan for review and comment to the County. The County has a 10 day comment period after official notice is provided. We are happy to meet in small groups for questions about the proposed noise suppression measures. |
| Noticed construction stakes at the East end of the triangular TP City-Treed property at Fenton & Takoma Aves. What do you plan to do in this area? | The stakes define the project Limits of Disturbance, indicating that no work takes place beyond the stakes. |
| In terms of process have you already drafted your noise suppression plan that will go before the county and the city? Were any of the 17 suggestions part of the process, this seems inconsistent with the last meeting because the plan is done and the community was supposed to be a part of that? Have you come up with a plan that has been submitted to the county, this process has begun. | Barton Malow and The College have consulted with the appropriate reviewer for the County to understand the process related to Noise Suppression Plan filing, what measures are typically found in Noise Suppression Plans, and what measures should be considered for the project. The County official has reviewed the draft plan and provided advisory feedback. The County process includes distribution to neighboring properties and a 10 day comment period, which is the opportunity to comment on the proposed plan and propose changes to it. The College and Barton Malow reviewed and considered the suggestions referred to in this comment and responses are addressed in this document. |
| Are suppression blankets/barriers something that is possible for this job? Is it possible/has it been considered that mixing can be done off site? Are you willing to look at these add on? Is there any way to manage the noise in a way that we will have knowledge of the time beforehand so that we can schedule our own time? | Noise suppression blankets will be used to wrap individual pieces of equipment when appropriate. Mitigating and managing the noise at its source is a best practice in noise management and a recommended strategy by the County's Department of Environmental Protection. The proposed noise suppression plan includes this strategy to wrap pieces of equipment. Noise suppression panels typically are less efficient and effective at shielding the surrounding area from noise. Noise suppression panels were not included in the project costs and would require significant research on the placement and benefits. Work will comply with all applicable building and noise codes and ordinances. |
| I don't think most people in this meeting know that a noise suppression plan actually allows more noise to be produced than would otherwise be allowed, that is, 85 db. are allowed, rather than 75 db. We have specific requests about when 85db should be allowed. Are these being considered? | Barton Malow will adhere to the construction hours provided by local noise ordinances and make every reasonable effort to manage construction noise at all times. The team does not envision producing 85 decibels of noise at receiving property lines on a frequent basis. When possible, advance notification will be provided to the neighborhood and College community. By participating in the thoughtful and proactive process of establishing a plan for noise management, the College and contractor are recognizing the residential location of the project. |
| Handling of storm water will be discussed in a later meeting. In the noise protocol document it says there will be a general effort made by the construction companies that while 7 am is the starting point no major noise will be created until 8 am, I hope people stick to this/will this be stuck too? Due to Covid-19 there should be more accommodations made, residents have told me that they would like to know in advance about scheduling and covid quiet time seem like acceptable accommodations. | The College and Barton Malow are committed to operating within the agreed work hours provided by the local noise ordinances. All subcontractors and deliveries will be informed of the site guidelines and restrictions, including in the area of noise. Subcontractors will not be allowed on site before 7 AM. Morning site opening will include team flex and stretch, review of the day's work, startup processes, that will minimize loud work when possible before 8 AM. Per the discussion in the November 17 Project Update Forum, different households have different needs and schedules. The construction project schedule and budget have been established and funded for continuous and efficient operation within the local noise ordinances. We will make every effort to provide advance notice of planned activities that may affect the community. |
| Assuming no "quiet time" breaks, how long do you expect the demolition phase to last? | Demolition is currently scheduled to begin in January and continue through March. |
| Will there be an inspector or supervisor who has the authority to deal with and answer noise related issues? The experience that I wanted to bring up from a previous job was about starting work before 7 am. In this experience there would be trucks coming through around 6 am and that was loud and noisy. I hope that the construction will actually not start before 7am. | The general superintendent, assistant superintendent, safety director will be responsible for overseeing the conduct of the work on site, including noise generation. The contractor's Project Manager and staff and the College's Project Manager will be informed of any issues that arise. The Hotline and the Community email box are both continuously monitored. The team is committed to the agreement made with the community not to start any work on site before 7:00 AM. As stated in the 11/17/20 meeting, the gates will not open to subcontractors' personnel until 7:00 AM. |

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| <p>I think the community would like to see continued sound monitoring posted on a website or an accessible page, is that something that can be delivered on? In regard to ground water, I am interested in the volume of water that will be fed into the Takoma Park system, this could pose a problem. We were promised there would be a meeting dedicated to storm water issues and I want to hear that there will be a meeting on that.</p> | <p>The use of noise monitoring devices to report real-time results poses a number of challenges for this project. Local noise ordinances set decibel limit requirements to be assessed at the receiving property line. In order to accurately comply with local ordinances, any noise monitoring devices would need to be placed on residents' property, which becomes an issue of monitoring noise on private property.</p> <p>There also can be inaccuracies with these monitoring devices as it is impossible to detect the source of the noise. Railroad and metro trains often exceed local noise ordinance limits. Loud vehicles, such as ambulances, leaf and snow blowers or even people and animals directly next to the monitors can cause the monitors to pick up high noises. The project team is not able to determine where the noise is coming from, and spikes could inaccurately reflect construction related noise.</p> <p>Any noise monitors outside of the project limits contributes added costs. The cost of software to post results in real time is over the scope of this project.</p> <p>Based on these reasons, monitors with results posted in real time will not be included in this project. All work will occur in accordance with local noise ordinances and Barton Malow will work in coordination with the City and the County to comply with regulations.</p> <p>Barton Malow, in recognition of the location of this project, will implement a noise management plan that includes the proposed noise suppression plan, as well as additional measures to minimize impacts of noise when possible and practical. We will work with the community to schedule a meeting to review the stormwater management plans. The stormwater plans and fact sheet can be found on the project website.</p> |
| <p>Where are we in the permitting process for storm water?</p> | <p>The Storm Water permit was approved by the City of Takoma Park and was issued in October 2020. The stormwater plans and fact sheet can be found on the project website. We are happy to schedule time to meet with interested community members to review the stormwater management plans.</p> |
| <p>Noise suppression blanket panels or other noise-suppression barriers must be installed and maintained (a) in a continuous line separating the site work and perimeter confronting residential homes; and (b) around loud pieces of stationary machinery (e.g., generators, concrete pumps, etc.).</p> | <p>Noise suppression blankets will used to wrap individual pieces of equipment when appropriate. Mitigating and managing the noise at its source is a best practice in noise management and a recommended strategy by the County's Department of Environmental Protection. The proposed noise suppression plan includes this strategy to wrap pieces of equipment.</p> <p>Noise suppression panels typically are less efficient and effective at shielding the surrounding area from noise. Noise suppression panels were not included in the project costs and would require significant research on the placement and benefits. Work will comply with all applicable building and noise codes and ordinances.</p> |
| <p>The demolition schedule must maintain the exterior building façade structure intact and in place as long as practicable to act as a sound barrier.</p> | <p>BMC will keep the College's longstanding commitment to use less noisy demolition techniques and not use wrecking balls or explosives to bring down the existing buildings.</p> <p>Interior soft demolition is underway. Demolition will be accomplished by the completion of interior soft demolition and then by pushing the building down with heavy equipment. Demolition will start at the east end of the site, with the demolition of Falcon Hall and proceed westward—away from Takoma Avenue. The demolition schedule has been set to limit noise when possible, while also conducting the safest and most efficient execution. Building facades will be maintained as much as practical in the execution of planned work.</p> |
| <p>Local power grid is to be used when available to reduce the use of generators and internal combustion powered tools.</p> | <p>Local power will be used when available to reduce the use of generators and internal combustion powered tools.</p> |
| <p>All onsite staff, including delivery, concrete mixing, and dump truck drivers, must be advised of noise mitigation procedures prior to work.</p> | <p>The project team will inform all onsite staff, including delivery, concrete mixing and dump truck drivers of noise mitigation procedures prior to work on the project.</p> |
| <p>Select equipment for low noise emission design.</p> | <p>As part of the proposed noise suppression plan, Barton Malow is selecting equipment to reduce noise when possible and practical within the cost constraints of the project. Equipment used will comply with applicable noise ordinances.</p> |
| <p>Wherever feasible use quieter electrical equipment instead of noisier diesel/gasoline fueled equipment and avoid prolonged idling of all vehicles and equipment.</p> | <p>As part of the proposed noise suppression plan, Barton Malow is selecting equipment to reduce noise when possible and practical within the cost constraints of the project. Equipment used will comply with applicable noise ordinances. All contractors will be notified that unnecessary idling of construction vehicles and/or equipment is prohibited. The on-site foreman and superintendents will ensure that operators are only running machines when they are in use or for proper startup procedures.</p> |
| <p>Site ingress and egress to be designed to maximize forward movement.</p> | <p>Given the concerns about back-up alarms, BMC has taken significant steps to organize the already small project site in such a way to facilitate forward movement and minimize the need for back-up alarms.</p> <p>Specifically, site ingress and egress is located on Fenton Street away from homes on New York and Takoma Avenues and designed to maximize forward movement.</p> <p>Site flow design graphics have been included in the Project Update Forum slides and are posted on the project website.</p> |

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| <p>Moving machinery and trucks to be outfitted with OSHA approved white noise back-up alarms (not preset factory alarms).</p> | <p>Given the concerns about back-up alarms, BMC has taken significant steps to organize the already small project site in such a way to facilitate forward movement and minimize the need for back-up alarms. OSHA approved white noise back-up alarms are required to emit noise at a higher decibel level than ambient noise generated by the project, so as to be heard over any existing noise. These mechanisms are expensive and challenging to outfit on every vehicle before it arrives on site. For safety, cost, and efficacy reasons, use of OSHA approved white noise back-up alarms are not included in this project. Equipment used on the project site will comply with all safety and applicable noise ordinances and the proposed noise suppression plan.</p> |
| <p>Flag persons should also be used where possible to maximize forward movement and minimize back-up alarms.</p> | <p>Flag persons will be used where possible and when necessary to comply with project execution plan, to coordinate operations safely and facilitate flow of vehicles on the project site.</p> <p>Given the concerns about back-up alarms, BMC has taken significant steps to organize the already small project site in such a way to facilitate forward movement and minimize the need for back-up alarms.</p> |
| <p>Steps must be taken to minimize metal banging noise when loading scrap steel and demolition debris into containers for export off site. Slamming of tailgates is prohibited.</p> | <p>The project team will remind workers on site to be respectful to our students and neighbors and minimize tailgate closure noise. The proposed noise suppression plan includes provisions to mitigate noise for truck tailgate slamming.</p> <p>All actions on the site will comply with applicable building and noise codes and ordinances.</p> |
| <p>Concrete delivery trucks and pumps shall be operated at the minimum power level necessary to complete the task in a safe manner.</p> | <p>Concrete truck deliveries will be staggered so as to limit the number of vehicles on site at any given time. Concrete delivery trucks will operate using best practices and requirements for successful operations, including the specific number of revolutions required for concrete. Work will comply with applicable building and noise codes and ordinances.</p> |
| <p>Hauling trucks and equipment shall be operated at the minimum power level necessary to complete the task in a safe manner.</p> | <p>The proposed noise suppression plan calls for the avoidance of idling and trucks will primarily be staggered so as to limit the number of vehicles on site at any given time. Work will comply with applicable building codes and ordinances.</p> |
| <p>Concrete truck mixing shall be performed offsite and trucks will be summoned by radio. Slamming concrete chutes is prohibited.</p> | <p>Concrete delivery trucks will primarily be staggered so as to limit the number of vehicles on site at any given time. Concrete delivery trucks will operate using best practices and requirements for successful operations. Work will comply with applicable building codes and ordinances.</p> <p>The proposed noise suppression plan calls for the minimizing of slamming of vehicle equipment.</p> <p>The project team will remind all onsite staff, including delivery, concrete mixing and dump truck drivers of noise mitigation procedures prior to work on the project.</p> |
| <p>Noise above 65 dba will not begin before 9 a.m.</p> | <p>As communicated throughout the duration of the project, and enumerated in the Leggett Building Considerations document, the project site gates will open at 7 am to align with local noise ordinances. Each day will begin with safety meetings, stretch and flex exercises, and a review of the daily tasks. Depending on the phase of the project, different activities will cause different levels of noise. However, Barton Malow has developed the proposed noise suppression plan (NSP) as well as a comprehensive and proactive noise management plan which includes the NSP and additional measures to mitigate impacts of noise when possible and practical. See the Noise Mitigation Fact Sheet for additional details.</p> <p>High noise activities will be communicated regularly in advance to the community.</p> |
| <p>Each week between Monday and Friday, the company will provide a three hour block of time a minimum of three days a week wherein construction-related noise will not exceed 65dba ("COVID-Relief Quiet Time"), and will post the COVID-Relief Quiet Time schedule no less than three days in advance.</p> | <p>This project was designed to be respectful of the residential neighborhood where it takes place, understanding a community with retirees and families, as well as a campus filled with faculty and students teaching and learning. The comprehensive noise management plan recognizes this type of residential and campus environment. Project schedules are set based on activities, coordinating subcontractors, and work activities to maximize efficiency and move the project forward in a timely manner, to limit the need for long-term impacts on the campus and the neighborhood. Scheduling such specific breaks to meet the needs of everyone's schedule would be difficult at best. Because of these challenges and limitations, we will not be able to provide specific "COVID-Relief Quiet Time."</p> <p>We will announce high-noise activity work dates through our regular communications updates.</p> <p>BMC will implement its comprehensive noise management plan.</p> <p>All work will occur in accordance with local noise ordinances. Barton Malow has developed the noise suppression plan, as well as taken additional measures to minimize impacts of noise when possible and practical.</p> |

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| <p>Noise levels will be monitored continuously at locations and with equipment approved by MCDPS and the City of Takoma Park, with monitoring results uploaded in real time on the Montgomery Community College (MCC) web site.</p> | <p>The use of noise monitoring devices to report real-time results poses a number of challenges for this project. Local noise ordinances set decibel limit requirements to be assessed at the receiving property line. In order to accurately comply with local ordinances, any noise monitoring devices would need to be placed on residents' property, which becomes an issue of monitoring noise on private property.</p> <p>There also can be inaccuracies with these monitoring devices as it is impossible to detect the source of the noise. Railroad and metro trains often exceed local noise ordinance limits. Loud vehicles, such as ambulances, leaf and snow blowers or even people and animals directly next to the monitors can cause the monitors to pick up high noises. The project team is not able to determine where the noise is coming from, and spikes could inaccurately reflect construction related noise.</p> <p>Any noise monitors outside of the project limits contributes added costs. The cost of software to post results in real time is over the scope of this project.</p> <p>Based on these reasons, monitors with results posted in real time will not be included in this project. All work will occur in accordance with local noise ordinances and Barton Malow will work in coordination with the City and the County to comply with regulations. Barton Malow, in recognition of the location of this project, will implement a noise management plan that includes the proposed noise suppression plan, as well as additional measures to minimize impacts of noise when possible and practical.</p> |
| <p>A log of complaints about noise shall be maintained on the MCC web site.</p> | <p>All questions and complaints submitted to the project team will be logged and posted on the project website on a regular basis.</p> |