

# Preliminary Construction Management Plan

8960 WASHINGTON BLVD  
CULVER CITY

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## 1.0 Introduction

### 1.1 Purpose

This Preliminary Construction Management Plan has been documented to anticipate how the Project Management team shall implement and conduct its site management responsibilities during the Construction phase of the “8960 Washington” Project (the Project).

The aim of this Plan is to describe the scope and anticipated scheduling of construction as a means of ensuring and facilitating an integrated and coordinated construction phase and informative framework for public education of the objectives of the Project.

### 1.2 Scope

This Plan provides a holistic approach that:

- anticipates how the project management team will comply with requirements relating to construction;
- defines the project objectives and targets of particular relevance to the construction phase;
- describes constraints specific to the construction phase and the project in general;
- details the proposed strategy for the construction phase, with particular regard to establishment resourcing, site organization and construction controls.

### 1.3 Program

The proposed program will require the construction of:

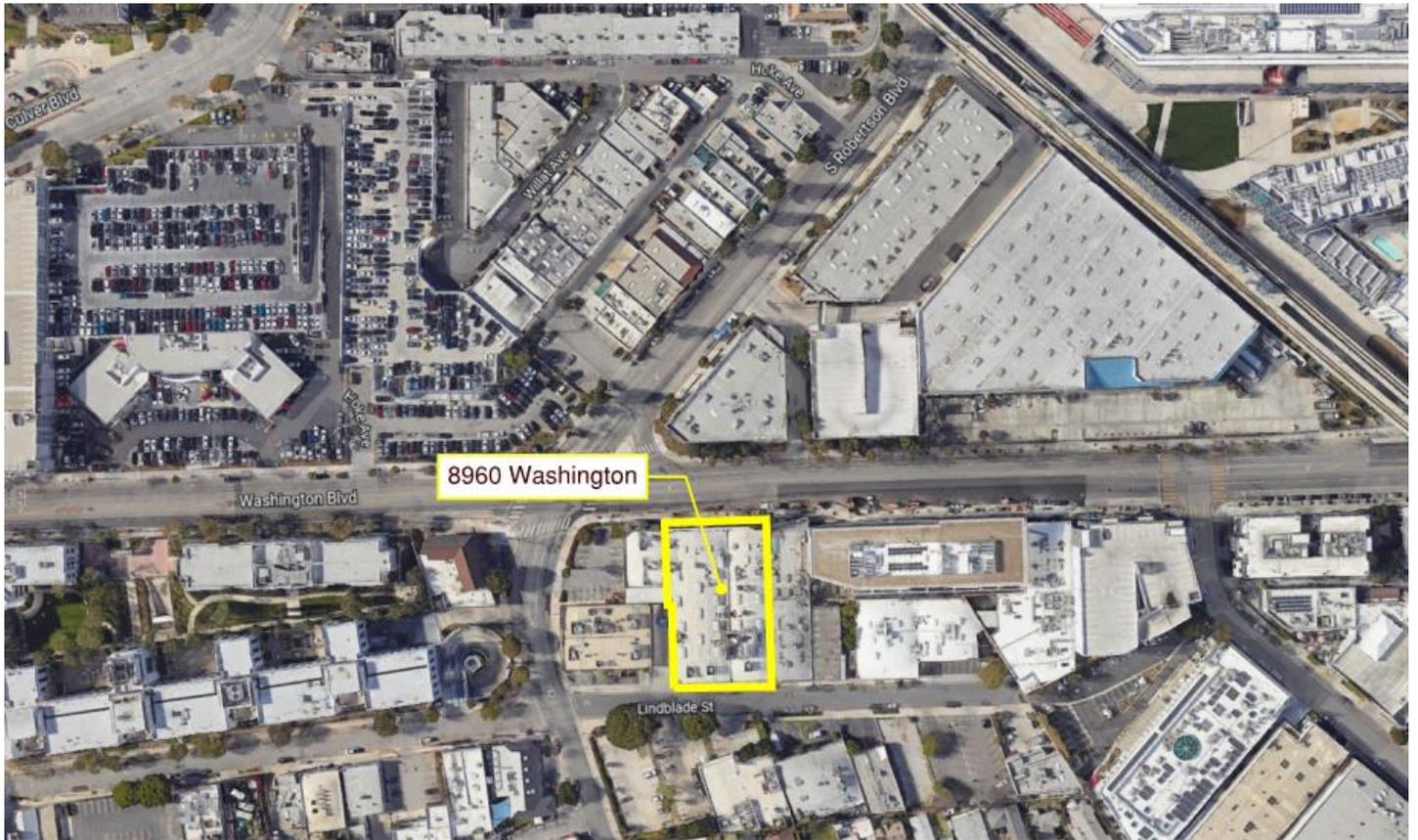
- 3 Levels of Subterranean parking in concrete
- 3 Levels of concrete above podium office building
- Associated site work and offsite work

### 1.4 Site Location

The proposed development site (see Figure 1) is located at 8960 Washington Blvd in Culver City and is bounded by Washington Blvd to the north, Lindblade Street to the south, and commercial buildings to the east and west. The site is known as “8960 Washington”.

# Introduction

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**Figure 1 – Site Location**

The site area is approximately 24,544 square feet and is located along Washington Boulevard.

- End of Section 1 -

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## 2.0 Construction Management

### 2.1 External Considerations

The major external constraints on the project are:

- Maintaining smooth vehicular, bicycle, and pedestrian traffic flow with minimal disruptions to the regular levels of service of the surrounding streets.
- Minimizing construction-related impact on neighbors.
- Coordination with utility companies for street work in order to minimize impacts from construction processes on the community.

Upon commencement, our project team's anticipated tasks will be:

- Locate a project office, site accommodation and facilities.
- Implement an offsite parking plan for construction workers.
- Confirm the locations of existing services and obtain all necessary permits and approvals.
- Arrange for the installation of temporary services – power and water to service the project during construction
- Locate designated trash areas to be hauled by an approved hauler

### 2.2 Anticipated Approvals

A series of permits will be required for project phases including demolition, excavation, subterranean and above ground construction.

We foresee that these approvals may include contingencies requiring additional design and submittals that must be approved before work can begin. Some anticipated items requiring further approval might include, but not be limited to:

- Shoring Plans
- Grading and Excavation Plans, including Erosion and Sediment Control Plans
- Foundation Only Permit;
- Main Core and Shell Permit;
- Demolition Permit

Before any lane closures and/or other temporary modifications to traffic are implemented, further approvals will be required from Culver City Public Works Traffic Management Division and/or other pertinent city departments. These items might include, but will not be limited to:

- Traffic Control Plan including, but not limited to vehicular, bicycle, and pedestrian traffic routing.
- Haul Route
- Off-site Civil work
- After Hours Application

### 2.3 Site Security

The perimeter of the site will be secured using appropriate fences, with access gates. Entry will be controlled and will be limited to approved personnel and equipment. The site will be secured after hours with monitored security cameras and/or overnight security personnel. All visitors to the site will be required to sign in at the site office.

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## 2.4 Public / Worker Safety

All site staff and subcontractors will be required to complete a site specific orientation before beginning work on site. The orientation will cover aspects relating to health, safety, and onsite practice standards. Specific items may include, but will not be limited to site access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise and dust policies and environmental management.

An onsite certified Safety Administrator will be appointed during the early stages of the project. The administrator will conduct regular inspections of the project site, and will be actively involved in ensuring compliance with Cal/OSHA and/or other safety standards, reviewing Safety Management Plans, and making recommendations with regard to health and safety issues.

### 2.4.1 Temporary Construction Fencing

The installation of temporary fencing is anticipated as a means of ensuring the safety and wellbeing of members of the community. (Refer to Exhibits A.1 for anticipated location of fencing). Fencing during construction will consist of chain link fencing with windscreen. Gates will be used on all access points onto the site.

### 2.4.2 Pedestrian Detours

To maximize pedestrian safety, sidewalks adjacent to the site will be closed during construction. Pedestrians will be rerouted to opposite side of Lindblade Street using existing crosswalks and the pedestrian path along Washington Boulevard will be rerouted into the street and protected with k-rail. Adequate signage will be provided for re-directing pedestrians. Final pedestrian circulation and signage plan will be submitted to the Traffic Management Division

## 2.5 Community Notification

The construction will have several distinct phases that will require different material handling strategies to optimize scheduling and minimize impact to surrounding streets, neighbors, and other potential stakeholders.

Where a substantial impact from material handling and/or construction activity is anticipated, and vehicular and/or pedestrian activity will be further restricted than usual, stakeholders and the Building Department will be notified before implementation.

To this end, the construction management team, in conjunction with the developer, will work with pertinent stakeholders to develop an email notification list as a means of notifying said parties of potential construction impacts at least 2 days prior to commencing actions.

## 2.6 General Onsite Administration

The Project Construction Manager will maintain an office at the project site if required. The Project Construction Manager and field staff will be responsible for implementing and maintaining procedures and policies.

### 2.6.1 Construction Hours

- General Construction

The project will comply with Culver City's allowable construction hours of:

- *Monday-Friday*: 8:00 AM through 8:00 PM
- *Saturdays*: 9:00 AM through 7:00 PM
- *Sundays and National holidays* (temporary in nature, if required): 10:00 AM through 7:00 PM  
(*Will require city approval*)

- Hauling, Concrete Trucks, and/or Material Delivery/Removal

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Dirt hauling, ready mix trucks, and construction material deliveries or removal will occur during normal working hours noted above.

- Lane Closures

An effort will be made to minimize the need for full lane closures. Should lane closures be required, neighbors and city officials will be notified via the email notification system set up at the commencement of construction.

## 2.7 Demolition Debris Recycling Plan

A waste company will be selected that sends all demolition and construction debris to a facility that handles mixed materials for recycling off-site. It is our goal to exceed a total percentage of 75% (or as required by future Green Building checklists) for all materials recycled. The specific facilities to which all the debris will be transferred will be provided when the demolition and trash hauling subcontractors are selected prior to work being performed.

- End of Section 2 -

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## 3.0 Construction Methodology

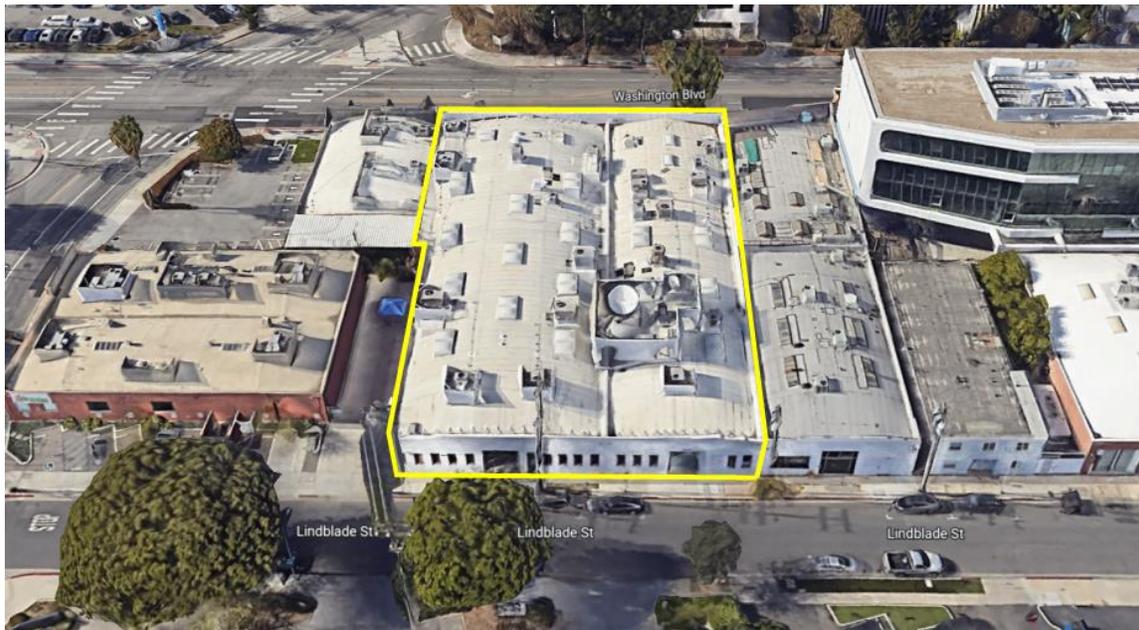
### 3.1 Demolition and Excavation (100 work days)

The site is currently a commercial property that includes a two single story commercial buildings, each with a central courtyard, and surface parking.

Existing services within the site will be located and either capped if redundant or modified if they are to be used as temporary services for construction.

Demolition is expected to take 15 work days with impact to traffic from debris hauling occurring over the course of 10 days with an estimated 4 truckloads being hauled each day

Trucks will enter the site from Washington Blvd and move to a designated loading area where they will be loaded with material before exiting on Washington Blvd. Where required, curb ramps will be placed at entry/exit points to mitigate damage to curbs. Flagmen will be stationed at entry and exit points to ensure safety.



**Figure 2 – Existing Structures**

During excavation, a shoring system will be required to support the site walls. Shoring will begin with placement of soldier piles along the site's perimeter. Lagging spanning between soldier piles will be placed in coordination with the excavation of the site. As the site is excavated, there will be a need to provide bracing to further support the shoring system. This will occur over two separate time frames during which time excavation of earth will cease.

The project will require the excavation of approximately 33 FT of earth below street level with an expected time frame 85 days. Dirt hauling is anticipated to occur over 35 nonconsecutive days. Dirt hauling will occur Monday through Friday 9:00 AM through 4:00 PM. Where required, curb ramps will be placed at entry/exit points to mitigate damage to curbs. Flagmen will be stationed at entry and exit points to ensure safety.

### 3.2 Subterranean Work / Below Grade Concrete (130 work days)

Based on the geotechnical report, the structure will require a mat foundation.

During the course of the excavation work, excavators will be used to conduct the required earthwork and

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provide benching for the pile driving rigs. Hand watering will be used to prevent and mitigate fugitive dust from leaving the project site.

Following the placement of the mat foundation, the upper basement levels will be cast. Different formwork systems will be considered and taken into account in the design of the structure to ensure the time frame can be met.

Concrete will be cast to the lower level slabs and columns using a pump and separate placing booms in order to minimize the impact on traffic on the adjacent streets.

## 3.3 Above Grade Concrete Construction *(130 work days)*

The above grade concrete construction of the project will encompass three levels of office. The time frame required to complete the concrete portions of the project is anticipated to take approximately 130 work days. Included within this time-frame is the assembly of shoring to support formwork; construction/assembly of the required formwork for floor slabs, columns, and walls; placement of steel reinforcement for those structural components; and the placement and finishing of concrete.

Construction material deliveries (ready-mix trucks) will occur during normal working hours described in section 2.6.1 above. Flagmen will be stationed at entry and exit points to ensure safety.

The concrete trades will be supported by, but not limited to, a tower crane for lifting of materials and equipment, separate placing booms to place concrete, and perimeter guardrail systems to provide fall protection.

## 3.4 Building Enclosure *(90 work days)*

The glass enclosure for the office and ground level commercial spaces will be erected as soon as practical to commence sealing floors so that finishes and fit out, if required, can commence. The scheduling of the enclosure installation is scheduled for 90 days.

## 3.5 Services and Finishes *(220 work days)*

For the concrete commercial and subterranean portions of the building, the installation of the services will commence as each of slabs are cast and the formwork is stripped. Therefore, the work will be overlapped with the structure and building enclosure noted in Sections 3.2, 3.3 and 3.4 above.

The installation of services will be organized in several passes, with the first pass termed as “rough in of services”. This typically includes all services that can be installed without needing the protection of the building façade.

Exterior finishes typically begin after the building envelope has been installed. In the concrete commercial part of the project this is usually after the enclosure has been installed.

## 3.6 Offsite Work *(50 work days running concurrent with completion of interior fit-out)*

Offsite work is expect to begin as soon as the building envelope is installed.

Offsite work will be finalized through the project's approvals and consist of a combination of replacement of existing curb, gutter and sidewalk along the street facing sides of the project perimeter; placement of landscaping, trees, public seating, and bicycle parking as prescribed by Culver City's Streetscape Master Plan; the paving and striping of Lindblade Street and the project's half of Washington Blvd.

An effort will be made to minimize the impact on vehicle traffic flow. We do foresee the need for temporary lane closures when repaving Lindblade Street and the project's half of Washington Blvd.

## 4.0 Environmental

### 4.1 General

The objective of this section is to identify the proposed methods that will be employed to minimize potential impacts of noise, vibration, and air quality in the vicinity of the development.

### 4.2 Noise and Vibration Management

Normal work hours will occur within Culver City's allowable construction hours of 8:00 AM to 8:00 PM, Monday-Friday. There will be some Saturday work that will occur within the allowable hours of 9:00 AM to 7PM. While not anticipated, Sunday work hours may be required in order to keep to the construction schedule. If Sunday work is needed, it will occur within the allowable hours of 10:00 AM to 7PM after approval by city officials.

All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans. Typical mitigating measures include:

- Requiring all construction equipment to be operated with an exhaust muffler and sound control devices that meet or exceed those provided on the original equipment.
- Requiring proper maintenance of construction equipment to minimize noise emissions.
- Staging of construction material deliveries behind fencing to minimize noise emitting from idling vehicles.
- Requiring stationary source equipment to be located the greatest distance from the public right-of-way.
- Requiring construction workers to be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after allowed construction hours.

After hours work may be beneficial for specific tasks in order to minimize impacts to pedestrians, vehicular traffic or in the interest of safety. Potential work to occur outside of normal working hours include the following:

- Mat Foundation Pour
- Offsite improvements

All after hour's work will be subject to the Communication Management Plan and would require either a land use permit or temporary use permit approved by City Council per CCMC 9.07.035. Consultation with pertinent Culver City departments will occur prior to any works being scheduled. Businesses and surrounding residents will be given notification via email of the proposed after hours work prior to the starting said work including details of the work to be performed with an anticipated time required to undertake each activity.

We do not foresee significant vibration generated by the construction that might impact adjoining properties.

### 4.3 Dust Management and Erosion Control

Dust and Erosion control measures will be implemented as required, and will comply with SCAQMD and Culver City regulations for controlling fugitive dust and Erosion. Measures that may be employed include:

- *Site Perimeter:* Erection of a 6 ft. high fence with attached windscreen at the site's perimeter under which sand bags and/or straw wattles will be placed
- *Demolition:* All trucks removing materials from site will be loaded within the site perimeter and will be required to cover loads as deemed necessary for dust control
- *Excavation:* Rumble strips at truck entry/exit ways, watering down working of stockpiles and surfaces as

required, covering of stocks while minimizing piling of material, and use of street sweepers to maintain adjacent roadways.

- Construction – Maintain a high level of housekeeping to minimize likelihood of windblown dust

## 4.4 Vector Control

The project will have a professional vector/pest control company review the existing site conditions and provide remediation plans for City Approval

Additionally, we will have additional control measures of vector/pest as listed below throughout the duration of the Project construction.

- Maintain a clean work area, which includes controlling and eliminating potential sources of food (dispose of food waste immediately).
- Daily site clean-up.
- Trash containers to be controlled with limited access to prevent spillage.
- Proper site sanitation.
- Control weeds and other undesirable vegetation if required.
- Removed potential water resources and ensure water to be flowing away from the new structure.

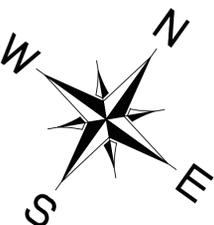
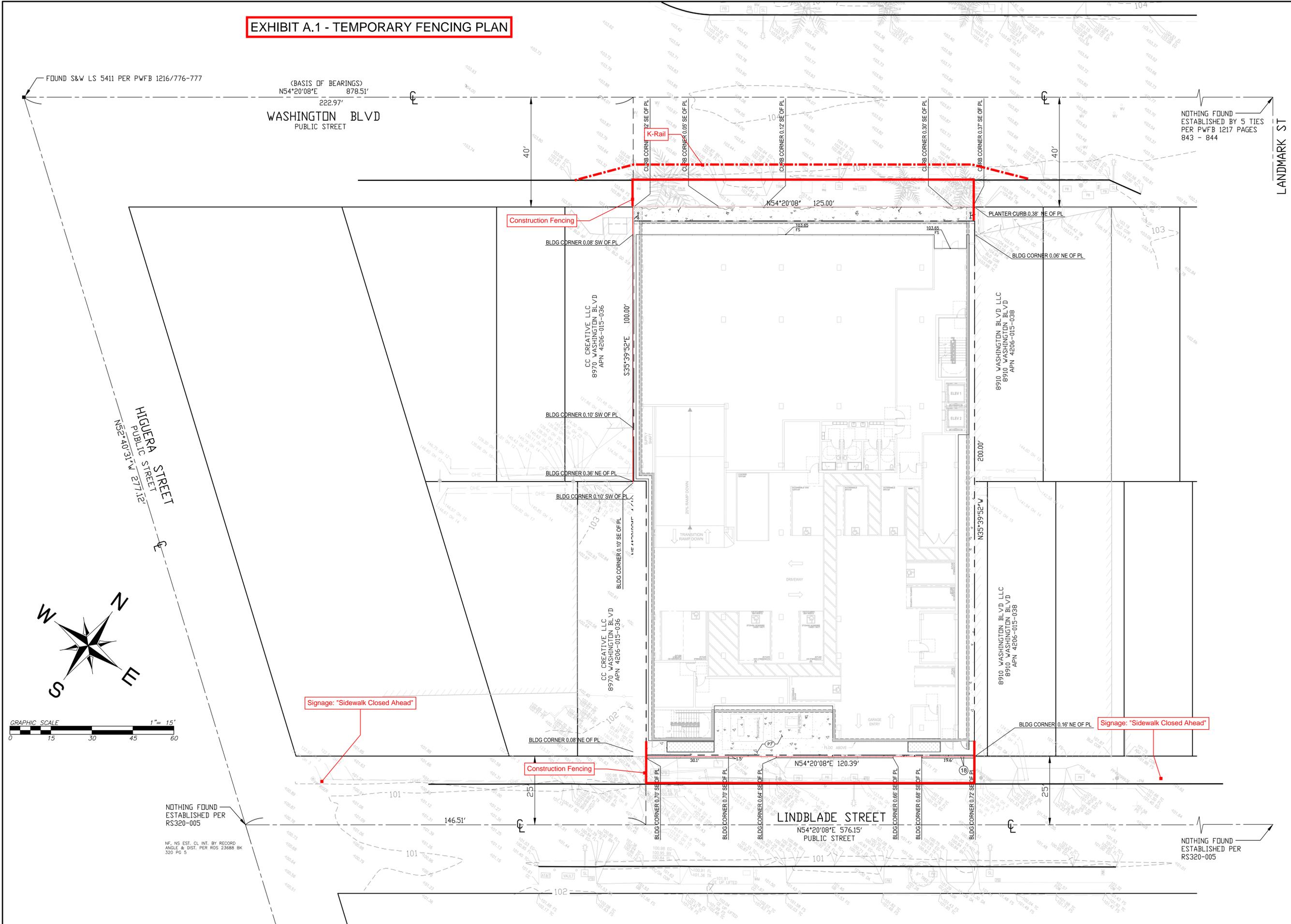
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# EXHIBIT A.

## 5.0 Exhibit A

- 5.1 Exhibit A.1 – Temporary Fencing Plan
- 5.2 Exhibit A.2 – Pedestrian Routing Plan
- 5.3 Exhibit A.3 – Excavation Truck Access
- 5.4 Exhibit A.4 – Concrete Trucks and Pumping
- 5.5 Exhibit A.5 – Haul Route

**EXHIBIT A.1 - TEMPORARY FENCING PLAN**



NOTHING FOUND ESTABLISHED PER RS320-005  
 NF, NS EST. CL INT. BY RECORD ANGLE & DIST. PER ROS 23688 BK 320 PG 5

NOTHING FOUND ESTABLISHED BY 5 TIES PER PWFB 1217 PAGES 843 - 844

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
ALTA-01	ALTA COVER
ALTA-02	TOPOGRAPHY

REVISIONS	
DATE	DESCRIPTION

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**ALTA SURVEY**  
**APN 4206-015-039&040**  
**8960 & 8966 WASHINGTON BLVD**  
**CULVER CITY, CA 90232**

DATE: NOVEMBER 18 2022  
 JOB NUMBER: 22251  
 PHA PROJECT NO.: \*\*\*\*\*

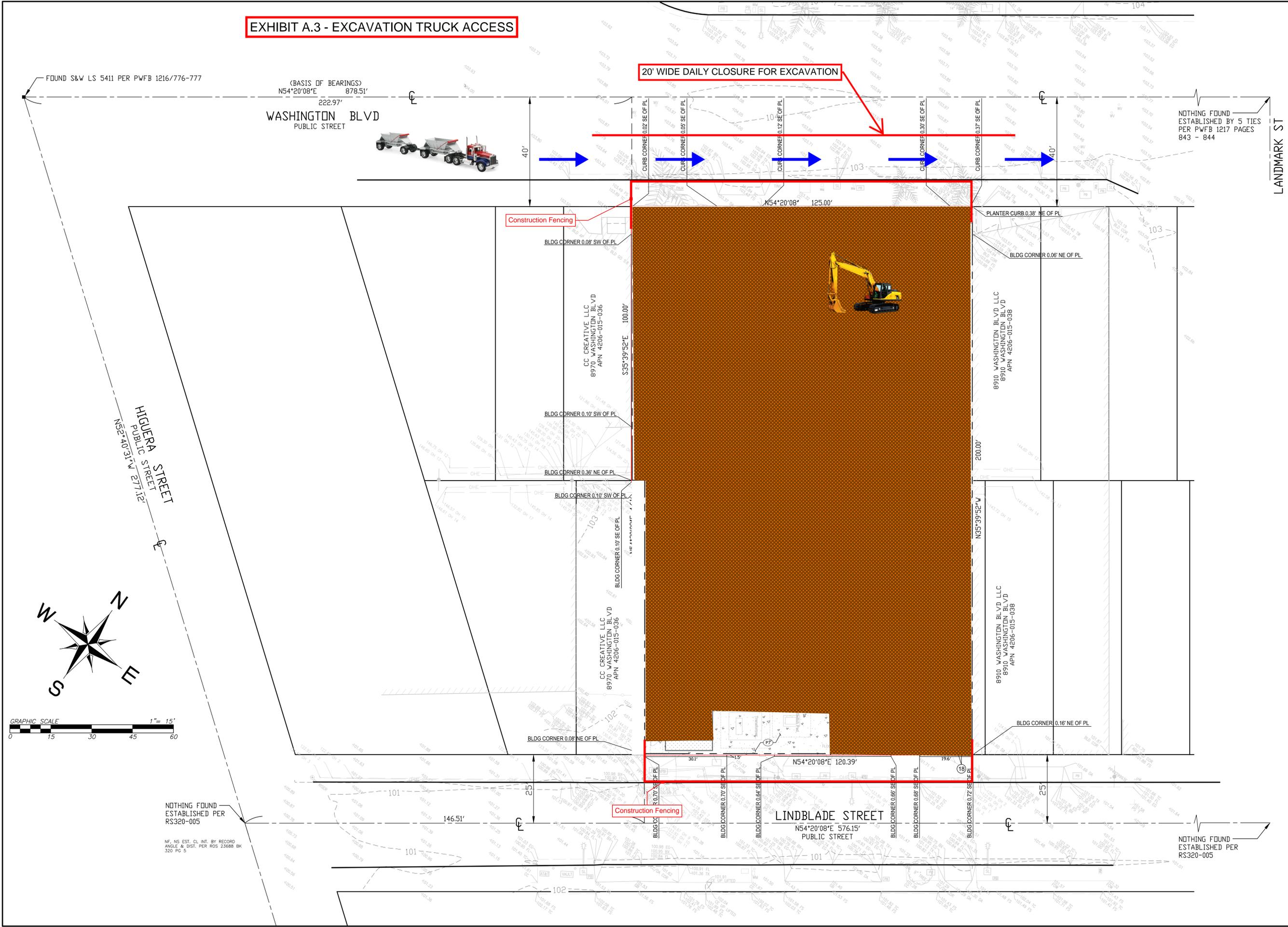
**ALTA-02**

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 Last Updated: Nov 16, 2022 - 12:10pm by mke



**EXHIBIT A.3 - EXCAVATION TRUCK ACCESS**

**20' WIDE DAILY CLOSURE FOR EXCAVATION**



INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
ALTA-01	ALTA COVER
ALTA-02	TOPOGRAPHY

REVISIONS	
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**ALTA SURVEY**  
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