

# Construction Management Plan

Minerva Preschool  
5840 Uplander Way

Date: July 16th, 2023

CASE NO.

## PROJECT PROGRAM

The proposed program will encompass the construction of:

1. Interior tenant improvement
2. Site walls, steps, and ramps
3. Children's playground
4. Landscaping and drainage
5. Parking lot improvements

Architect and General Contractor:

SweisKloss Inc.

Tel.: 310-394-6460

<http://www.sweiskloss.com/>

Owner: Uplander Campus LLC.

## 1. INTRODCUTION

This Construction Management Plan has been prepared by Abeer Sweis, General Contractor, for a remodel of an existing 2 story office building and surrounding site. The property is located at **5840 Uplander Way, Culver City Ca.**

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

## 2. CONSTRUCTION HOURS Per Culver City Municipal Code § 9.07.035

Per Culver City Municipal Code § 9.07, construction activity will be between the hours of: 8:00 a.m. and 8:00 p.m. Mondays through Fridays  
9:00 a.m. and 7:00 p.m. Saturdays  
10:00 a.m. and 7:00 p.m. Sundays.

However, it is anticipated that on-site construction activities will be performed between 8:00 AM and 6:00 PM during the weekdays and 9:00 AM to 6:00 PM on Saturday and National Holidays. No work is expected to be performed on Sunday.

### **3. CONSTRUCTION PHASING AND STAGING**

The project timeline contains 4 Phases during a 9-month construction overall period. One or more phases will overlap as a result of construction progress.

#### **3.1 Phase 1: Mobilization and Site Preparation**

The Phase 1 will consist of site fence installation, signage, security cameras and toilet facilities.

The fence and toilet will be placed as shown on EXHIBIT A attached.

#### **3.2 Phase 2: Demolition and site clearing.**

The Phase 2 (occurring immediately upon the conclusion of Phase 1) will include demolition of the existing interior partitions and finishes.

During the Phase 2, the demolition debris will be hauled out from the site. The truck will access site thru the front of the property on Uplander Way. The contractor will sweep the site and adjoining street to maintain a clean site and street.

#### **3.3 Phase 3: Tenant Improvement Phase 3 will include building out the interior tenant improvement.**

The contractor will use the area in the existing parking lot at south side of the property as staging area until the Phase completed. The general staging area is shown on EXHIBIT A attached.

#### **3.4 Phase 4: Exterior and Site Construction**

Phase 4 will overlap with Phase 3 and will include building exterior improvements including exterior paint, signage and shade device installations. All roof top mechanical equipment will be installed in this Phase. Site walls, gates and the installation of the playground and preparation of the parking lot is included in this phase. The staging area will move to the eastern parking lot during site walls, landscaping and playground installation.

### **4. CONSTRUCTION SCHEDULE**

The detailed construction schedule will be submitted at a later date. The below explains the brief Phasing periods. These are estimates only.

Phase 1: October 2023

Phase 2: Oct/November 2023

Phase 3: November 2023 thru April 2024

Phase 4: March 2024 thru May 2024

## **5. TRAFFIC CONTROL AND LOGISTICS**

The attached EXHIBIT A is from the Architectural drawings. This exhibit reflects the site planning for the access and washout area, and the portable toilet that will be used during the majority of the construction. Deviations in the plan will be reported as necessary and in advance. The site will remain enclosed by the existing chain link fence to prevent public access into the construction site.

One (1) forty (40)-yard waste container will be utilized to manage construction refuse.

## **6. CONSTRUCTION VEHICLE AND DELIVERY ROUTES**

Traffic entering the site will only use the approved truck routes shown on EXHIBIT B to access Uplander Way from Bristol Parkway and into the site. Traffic exiting the site will exit onto Uplander Way and to Bristol Parkway.

- Construction related vehicles will be standard size trucks and vans.
- Construction team vehicles will park in the parking lot on the property.

Any exceptions to the foregoing will be addressed with and approved by City staff in advance. Any contractor or subcontractor whose personnel do not adhere to the foregoing terms will be required to utilize other drivers for their subsequent deliveries.

## **7. PEDESTRIAN SAFETY AND ACCESS**

The sidewalk will remain clear and open at all times except when installing the front wall and gate. The construction site itself, will remain closed to public access using chain-link fence min. 5 foot in height on all property sides. The contractor will maintain the fence tight and secure throughout the construction period.

Deviations in the plan will be reported as necessary and in advance.

## **8. SPECIAL INSPECTION**

A project manager and superintendent from SweisKloss will manage the project. Special inspections as needed, such as by the project's structural engineer, will occur throughout the Project. The following list of special inspections are anticipated:

- Foundation Footing
- Wood shear wall and floor diaphragm

All special inspection reports will be available to the building inspectors and no work will be covered without Culver City Building and Safety Inspections as per Code.

## **9. Job Site Security**

- The building has a camera system.
- The contractor will also install ring cameras throughout the site to monitor after hours.

**UPLANDER WAY**

**EXISTING 2-STORY BUILDING**  
EXISTING USE:  
OFFICE BUILDING (B)

**PLS REFER TO SURVEY**

- USE OF ADJACENT BLDGS
- (E) ABOVE GRADE FEATURES FOR ALL PROPERTIES WITHIN 50' OF SITE BOUNDARIES
- FIRE HYDRANTS, STREET LIGHTS, UTILITY LINES & POLES WITHIN 50' OF SITE BOUNDARIES
- ADJACENT CURBS, GUTTERS AND CATCH BASINS WITHIN 50' OF SITE BOUNDARIES
- TRAFFIC SIGNAL POLES & PUBLIC BUS STOPS
- SEWERS & STORM DRAINS
- DRIVEWAYS AND APRONS WITHIN 50' OF SITE BOUNDARIES

**STAGING AREA**

**Construction Vehicle Parking**

**Dumpster**

**Toilet**

**Construction Vehicle Parking**

**Construction Vehicle Parking**

**TRASH ENCLOSURE**

**(E) PARKING LOT**

**Construction and Existing Fencing**

**SITE PLAN LEGEND**

- (E) CMU SITE WALL
- PROPERTY LINE & PROPERTY CORNER
- SETBACK LINE
- CENTERLINE
- 2% SLOPE
- KEYNOTE, SEE KEYNOTES LIST
- FLOOR ELEVATION
- HOSE BIB
- SEWER CONNECTION
- GAS METER
- WATER METER
- ELECTRICAL CONDUIT
- CONTROL VALVE
- AREA DRAIN

**EXISTING SITE PLAN**

**A.1.0**

**CONDITIONAL USE PERMIT**

**UPLANDER CAMPUS LLC**  
5840 UPLANDER WAY  
CULVER CITY, CA 90230-6008

**sk**

**sk**  
Design + Construct

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Job No: 21-016  
Issue Date: 04/21/2023  
Drawn: AS, PB, PG  
Scale: PER DRAWINGS

EXISTING SITE PLAN

**A.1.0**

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## Exhibit B

