

ATTACHMENT No. 6

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

This preliminary Construction Management Plan documents how the Project Management team shall implement and conduct its site management responsibilities during the Construction phase of the Cadillac of Beverly Hills Service Center project (the Project), located at 10200 Jefferson Boulevard. The aim of this Plan is to describe the scope and anticipated scheduling of construction as a means of ensuring a well-coordinated construction phase and communicating Project objectives to the public.

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 site organization and construction controls.

Program: All proposed Project construction will be contained within the existing single-story industrial structure at 10150-10200 Jefferson Blvd. and will consist of –

- 39 Service Bays, 50% EV and 50% Internal Combustion;
- 12 Customer Drop-Off spaces;
- Service Reception, Guest Lounge, restrooms, employee locker rooms, administrative offices;
- Parts Storage, Car Wash-Detail, and Oil Storage areas;

The Project will be constructed in one single phase, with all work other than security gates taking place inside the existing building. Work will conform to construction hours and other requirements in Culver City's Municipal Code, and will strive to minimize impact to surrounding streets, neighbors, and other potential stakeholders.

Site Location: The Project site (see inset right) is located at 10200 Jefferson Blvd in Culver City, bounded by the Raintree Condominiums on the south side and by the undeveloped West LA College property (aka Mr. Bones Pumpkin Patch) to the east and north sides. The site area is approximately 1.82 acres, and is part of the City's Jefferson Blvd Corridor district.



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External Constraints: The primary external constraints on this project's construction are –

- maintaining smooth pedestrian, bicycle and vehicular traffic flows with minimal disruptions to the surrounding streets;
- minimizing impact on traffic during peak hours;
- minimizing impacts on neighbors.

Upon construction commencement, the general contractor will mobilize onsite including establishing a site office and all temporary services – utilities, offices, etc. – needed to complete the work.

Expected Approvals: A series of permits will be required to be obtained from Culver City, which will entail the City staff's approval of –

- Final Construction Management Plan
- SUSMP
- approvals for any offsite improvements or utility upgrades

Please note that the Project does not involve any exterior ground-disturbing activities or excavation, so there will be no dirt hauling and thus no haul route approval requested.

Site Security: The Project site will be secured using appropriate temporary construction fences, with access gates manned with qualified personnel and/or traffic controls as needed. Entry will be controlled and limited to approved personnel and equipment. All visitors to the site will be required to report to the site office, and will be registered in a logbook and will adhere to all site safety protocols.

Construction Hours: The project will comply with Culver City's allowable construction hours, which limit construction work to the following hours –

- Monday-Friday: 8:00 AM through 8:00 PM
- Saturdays: 9:00 AM through 7:00 PM
- Sundays and National holidays: [no construction work scheduled]

All building and construction materials will be stored onsite, within the existing structure to the extent possible. Any exterior storage locations will be approved by City staff.

Construction Duration: We anticipate, on a very preliminary basis, that overall construction activity will be completed in 6-8 months from when the general contractor mobilizes onsite. The majority of work will be conducted inside the enclosed existing structure; it is only anticipated that installation of limited mechanical equipment (HVAC, filtered exhaust systems) on the rooftop and limited work to modify the Jefferson Blvd. façade will be visible to our neighbors. There will be no excavation/shoring involved in this Project construction.