



July 2, 2025

City of Culver City

RE: Revision to Construction Start Time for 6201, 6221, 6229 Bristol Parkway, Culver City CA 90230

To Whom It May Concern:

Per Culver City Code 0.07.035 Construction states that construction is prohibited between the hours of 8:00pm and 8:00am Monday through Friday and between 7:00pm and 9:00am Saturday and between 7:00pm and 10:00am Sunday.

To ensure a successful project and to reduce the construction related impacts to Culver City, especially adjacent properties to this location, we request permission to extend the daily construction hours Monday through Friday from 7:00am – 7:00pm to realize the following benefits:

- A reduction in overall construction duration by 277 workdays, details on specific impacted trades are below
 - A reduction in the anticipated volume of project-related truck traffic during peak afternoon hours on business days around Fox Hills, as starting at 7:00am would result in most construction activities ending by 3:00pm
1. Mass Excavation and Earthwork (113 days)
 - a. Duration: A total of 113 extended-hour events over the course of a 5.25-month duration commencing after demolition.
 - b. Reasons: Allows for at least 3 round trips instead of 2 to the dump per day and allows the for the earth-moving equipment to cut and fill on the site more efficiently, so the foundation work can begin as scheduled.
 - c. This will reduce to this task by 3 weeks.
 - d. Equipment: Excavation and earthwork moving equipment and haul trucks.
 2. Concrete Placement Events
 - a. Foundation (5 days)
 - i. Start Date and Duration: 12 hours for each of the 5 events over a 6-week duration commencing approximately the 6th month of construction.
 - ii. Reason:
 1. Reduces the overall number of days the concrete trucks will be on adjacent streets.
 2. Reduces the risk of concrete “spoiling”.
 3. Increases the chance of achieving proper concrete strength and performance.
 - iii. Equipment: Concrete pump, concrete trucks and delivery trucks.



- b. Deck Pours (67 days)
 - i. Start Date and Duration: Total 67 separate days over a 14-month duration commencing approximately the 8th month of construction.
 - ii. Reason:
 - 1. Reduces the overall number of days the concrete trucks will be on adjacent streets.
 - 2. Reduces the risk of concrete "spoiling".
 - 3. Increases the chance of achieving proper concrete strength and performance.
 - iii. Equipment: Concrete pump, concrete trucks and delivery trucks.
- c. Tower Crane Erection / Dismantle. Project will have 2 tower cranes. Each crane will require 2 separate events (one to erect, one to dismantle) (6 days each for two events = 12 days)
 - i. Start Date and Duration: First crane will be erected approximately 8 months after start of construction and be dismantled 24 months thereafter. The second crane will be erected approximately 12 months after start of construction and be dismantled 24 months thereafter.
 - ii. Reason: The process and time required to safely erect and dismantle a tower crane will require one constant effort and cannot be stopped once started. Any stop ion time during any erection or dismantle puts the workers and the any person or property in harms way.
- 3. Wood Framing (80 days)
 - a. Start Date and Duration: Total 80 separate days over a 10-month duration commencing approximately the 14th month of construction.
 - i. Reason:
 - 1. Reduces the overall number of days framing materials will be delivered to the site. Deliveries will occur at least 2 times a week. If deliveries cannot occur until after 8am, then 2 hours will be lost for every delivery for unloading before the workers can start framing. This means framing activities will not start until 10am. Workers will want to leave the site around 330 to avoid the traffic home. 4 Hours a week for the framing duration.
 - 2. Daily framing activities will be impacted by less productivity by about 10%. This will result in added 4 weeks to the duration.
 - ii. Equipment: Delivery trucks and forklifts.

Thank you for your consideration,

Bert Levesque,
Vice President

