

ATTACHMENT NO. 14

Morley Construction Company

Benchmark Contractors, Inc.

MORLEY BUILDERS

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January 25, 2024

RE: 5700 Hannum Avenue Request for Extended Construction Hours

To Whom it May Concern:

Culver City Municipal Code (CCMC) Section 9.07.035 limits construction activity to:

- 8:00 a.m. to 8:00 p.m. Mondays through Fridays;
- 9:00 a.m. to 7:00 p.m. Saturdays; and,
- 10:00 a.m. to 7:00 p.m. Sundays.

CCMC Section 9.07.035 also allows construction activity of a specific nature with a limited duration to occur outside of the above hours with approval of an extended construction hours permit that is considered in conjunction with a larger project.

In order to ensure the highest level of quality of our concrete structure and to reduce the overall impact to the surrounding communities through a shortened construction duration and peak activities, we request approval for extended construction hours to be considered in conjunction with the entitlement application for the 5700 Hannum Ave. project in Culver City.

We are committed to being a good Culver City neighbor, and we understand the sensitivity of the noise and traffic that may be generated from construction activities. Since we are adjacent to both commercial and residential areas, we believe limiting traffic during working hours would have a much bigger impact to the surrounding streets and to Culver City Fire Department. Therefore, we respectfully request approval for extended constructed hours for the following activities to mitigate the impacts and disruptions to the normal business operations taking in place in Culver City:

In an effort to reduce the durations of earthwork hauling, tower crane erection and dismantle, and concrete operations, the project will seek approval for an early 7:00am start times for these activities. The early start time for these activities will reduce the impacts of traffic and noise resulting from heavy trucking traffic, and will also reduce the overall construction duration by approximately 2 months. Below are the details for the early start activities.

- 1) Earthwork Shoring/Excavation – Base Closure Site Logistics (90 days)
 - a) Start Date & Duration: Total of 90 day's extended-hour events over the course of a 120 day period commencing at the second month of construction.
 - b) Start – Stop Hours: 7:00 a.m. – 3:00 p.m.
 - c) Reasons: We are requesting extended hours in order to limit the number of total hauling days by maximizing the drive time and turnaround time of the dirt trucks.
 - In order to maximize daily truck trips to and from jobsite and dump site.
 - Prevent starting the 1st round of hauling at peak traffic hours within city limits



- Most importantly, extended hours will reduce the number of total dirt hauling days by 22 by being able to add 1 additional round per truck per day.
 - d) Equipment: Excavator, Drill Rig & Dirt hauling vehicles.
- 2) Concrete Pours (Mat Foundation) – Mat Pour Site Logistics (6 days)
- a) Start Date & Duration: Total of six nonconsecutive extended-hour events over the course of a eight-week period commencing at the seventh month of construction.
 - b) Start – Stop Hours for Weekday: 7:00 a.m. – 5:00 p.m.
 - c) Start – Stop Hours for Weekend: 7:00 a.m. – 6:00 p.m.
 - d) Reasons: We are requesting extended hours in order to limit the number of pours by four for the mat foundation. The number of pours needs to be limited for various reasons, including the following:
 - In order to yield maximum strength of the material
 - Prevent cracking
 - Limiting the impact that large volume pours (i.e. number of trucks to the site) may have on the surrounding community to a total of three events
 - Reduced potential for concrete “spoiling” in delivery trucks while they’re attempting to reach the project site
 - Most importantly, extended hours will reduce the number of pours for this area of the project, which reduces the duration for mat foundation activities and, in turn, the overall project by fifteen days. The surrounding community will benefit by seeing a reduced overall duration for peak construction activities.
 - e) Equipment: Concrete pump and concrete trucks.
- 3) Concrete Pours (Deck Pours) – Pour Day Closure (30 days)
- a) Start Date & Duration: Total of thirty separate nonconsecutive days over the course of a seven-month period commencing at the eleventh month of construction.
 - b) Start – Stop Hours for Weekday: 7:00 a.m. – 5:00 p.m.
 - c) Reasons: We are requesting extended hours in order to limit the number of pours by two per level, by a total of 8 pours. The number of pours needs to be limited for various reasons, including the following:
 - In order to yield maximum strength of the material
 - Prevent cracking
 - Reduced potential for concrete “spoiling” in delivery trucks while they’re attempting to reach the project site
 - d) Most importantly, extended hours will reduce the number of pours for this area of the project, which reduces the duration for deck activities and, in turn, the overall project by thirty days. The surrounding community will benefit by seeing a reduced overall duration for peak construction activities.
 - e) Equipment: Concrete pump and concrete trucks.
- 4) Tower Crane Erection/Dissemble – Tower Crane (6 days)
- b) Start Date & Duration: Total of two separate three-day events, the first of which will occur during the seventh month of construction, and the second of which will occur during the twentieth month of construction.
 - c) Start – Stop Hours for Weekday: 7:00 a.m. – 5:00 p.m.
 - d) Reasons: The physical requirements to erect and dismantle the tower crane will require extended work hours to safely complete this activity, while avoiding prolonged exposure to the surround community and minimizing impacts to weekday commuter traffic.
 - e) Equipment: Mobile cranes, forklifts, trucks.

Please feel free to contact me if I can provide any additional information: Cell # 310-628-2039.

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Sincerely,

Ryan Hupf
Vice President, Chief Operating Officer
Morley Builders

