ATTACHMENT NO. 10

AECOM HUNT

Hunt Construction Group, Inc.
300 S. Grand Ave., Suite 900
Los Angeles, CA 90071
AECOM.com

DRAFT

CONSTRUCTION MANAGEMENT PLAN

Project Site: 8631 Hayden Place, Culver City, CA

1. Pedestrian Protection Plan – See the attached PRELIMINARY Right of Way Access Plan demonstrating:
   a. Chain link safety fence with privacy screening at Project perimeter. Fence will remain in place for the 20-month construction duration of the Project.
   b. Sidewalk canopy along full length of Project along Higuera Street for duration of Tower Crane use until exterior envelope is complete. The use of the bus stop will be maintained.
   c. Closed sidewalk and parking lane on construction side of Hayden Place for the 20-month construction duration of the Project to facilitate movement of materials and equipment.
2. Construction Traffic Management Plan - See attached Haul/Delivery Route indicating path of travel from Interstate 10 to the project site entrance on Hayden Place. Staging of vehicles will occur within the Project during the Demolition and Excavation Phases. During Building Construction Phase, delivery vehicles will be staged in the closed parking land on Hayden Place for load off into the building.
3. Trade Parking – the number of trade workers and their parking needs will vary across the duration of the project. The predominant phases are as follows:
   a. Demolition/Excavation/Foundations – a peak of roughly 25 workers/day including drivers for outgoing materials. Parking needs for about 10 workers will be accommodated within the Project limits. Vehicle staging will occur within the 2.5-acre site. This phase lasts about 25 weeks.
   b. Building Structure & MEP – This phase is the most labor intensive and will experience a peak of about 100 workers/day for about 38 weeks. Delivery vehicle staging will occur within the site using a closed parking lane along Hayden Place for overflow. Workers will be directed to use the facility at 8550 Higuera until the progress of the subgrade parking levels advances sufficiently for use.
   c. Exterior/Interior Building Finishes & Landscape – approximately 45 workers/day over 15 weeks using the completed subgrade parking levels within the project.
4. Recycling Plan – Local vendors will be contracted to implement a recycling effort aimed at salvaging/recycling 75% (by weight) of non-hazardous, solid construction waste. All reasonable means will be used to divert construction and demolition wastes from landfills and incinerators.

   Construction materials included, but not limited, in this program:
   - Wood, both treated and untreated,
   - Packaging materials such as containers, pallets, plastic sheet, paper and cardboard
   - Plastic tubes, pipes, fittings, molding, tile, doors, windows,
   - Drywall, roofing, insulation
   - Asphalt, metals, concrete and concrete block
   - Mixed trash and landfill waste

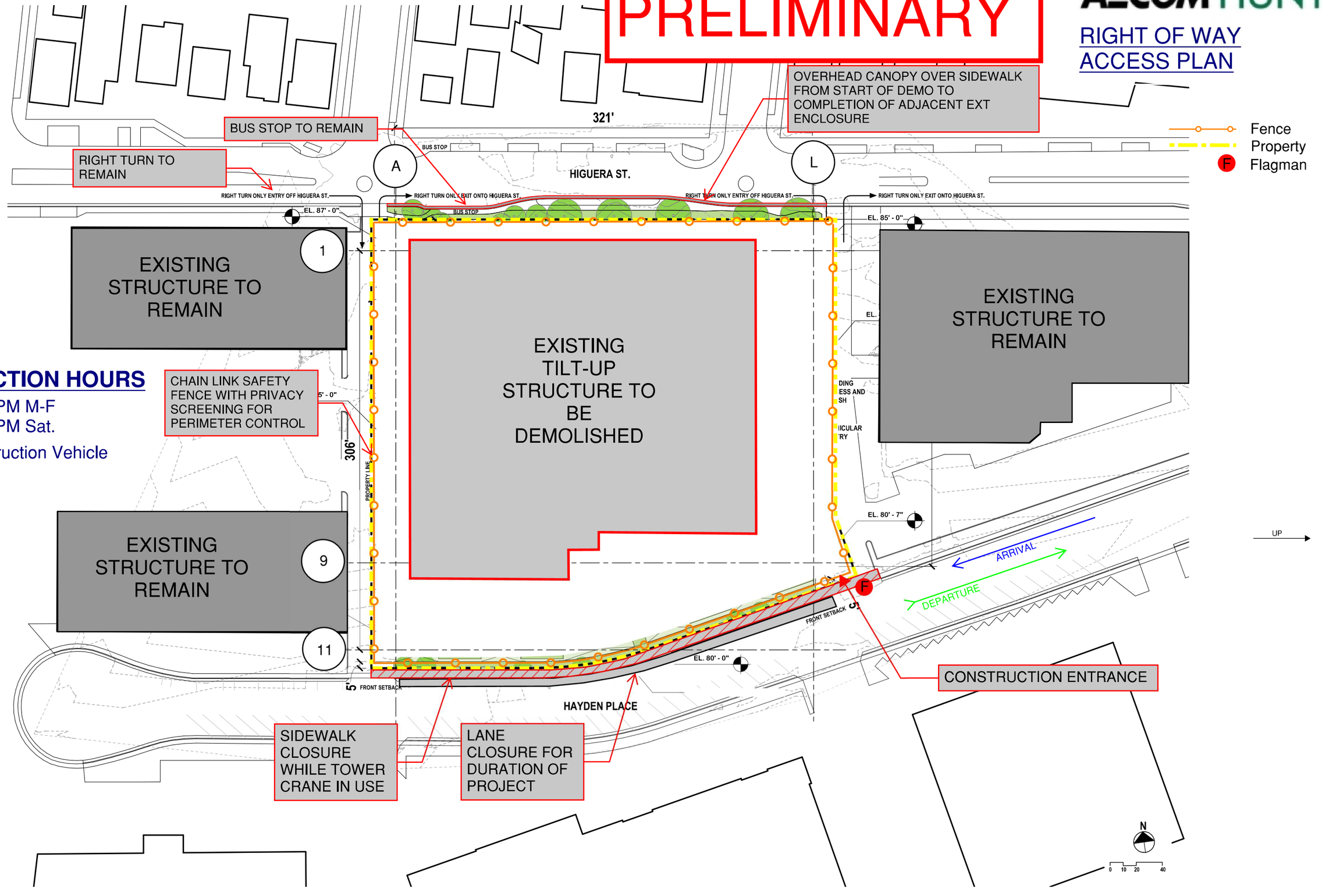
The specific implementation and reporting documenting methods and volumes will be identified with the selection of the vendor. In general, all subcontractors will be responsible for the cleanup of waste and debris generated from their specific activities. Appropriately labelled containers will be provided for disposal of waste materials. Waste management will also consider minimal interference with roads, walks and other adjacent facilities. AECOM HUNT project personnel will provide daily reviews to ensure proper adherence and safe access.

5. Vector/Pest Control – Local vendors will be contracted to provide measures to remove existing pests prior to building demolition and limit relocation to adjacent properties. A second phase will be aimed at inhibiting return during the construction of the project.
6. A Site Logistics Plan will be maintained by AECOM HUNT field personnel and updated to reflect changing conditions. A Preliminary Logistics Plan identifying staging areas, craft parking, work hours, portable toilets, trash and material staging for the Demolition, Excavation and Site Retention, and Building Construction Phases is attached.

PRELIMINARY

AECOM HUNT

RIGHT OF WAY ACCESS PLAN



CONSTRUCTION HOURS

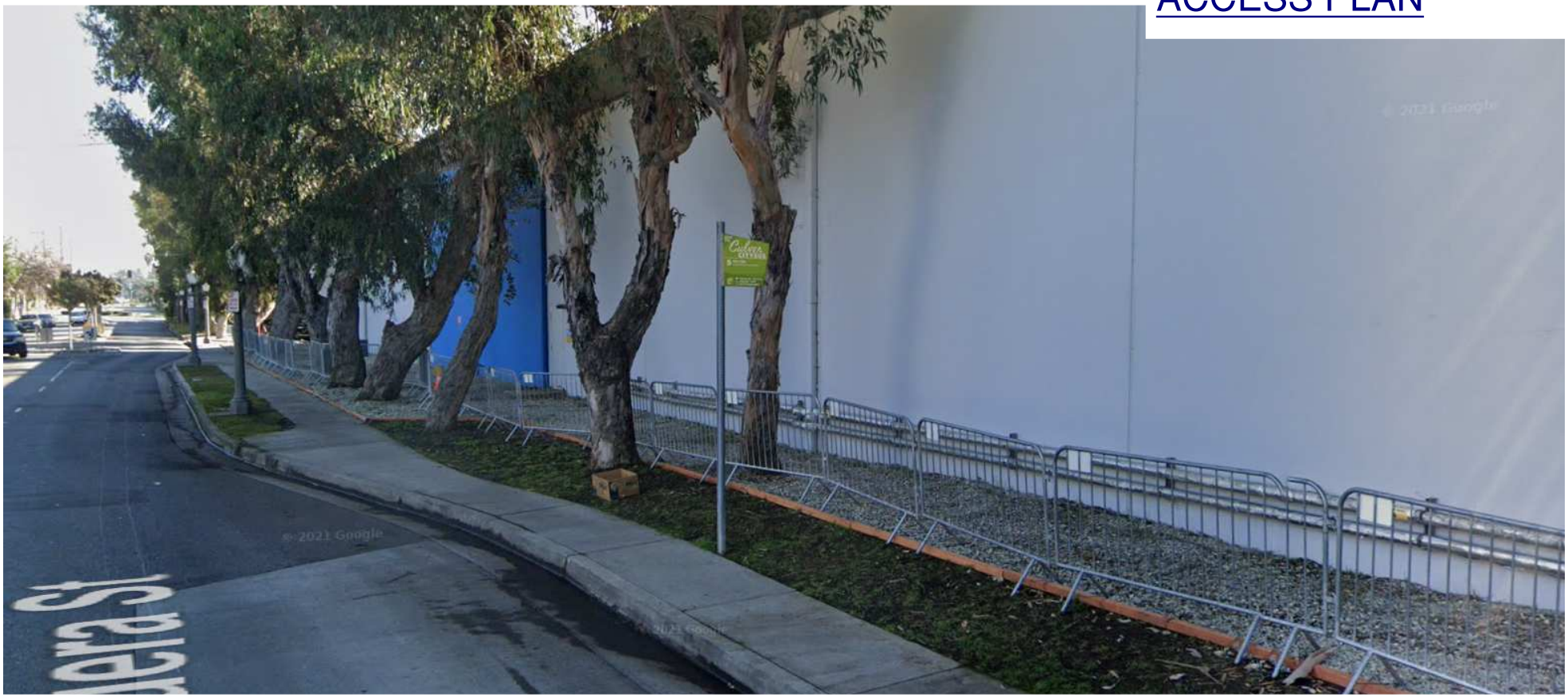
7:00AM - 8:00 PM M-F
7:00AM - 7:00 PM Sat.

Includes Construction Vehicle Staging

December 3, 2021

AECOM HUNT

RIGHT OF WAY ACCESS PLAN



HIGUERA ST LOOKING EAST
BUS STOP TO REMAIN
ADD SIDEWALK CANOPY DURING USE OF TOWER CRANE.

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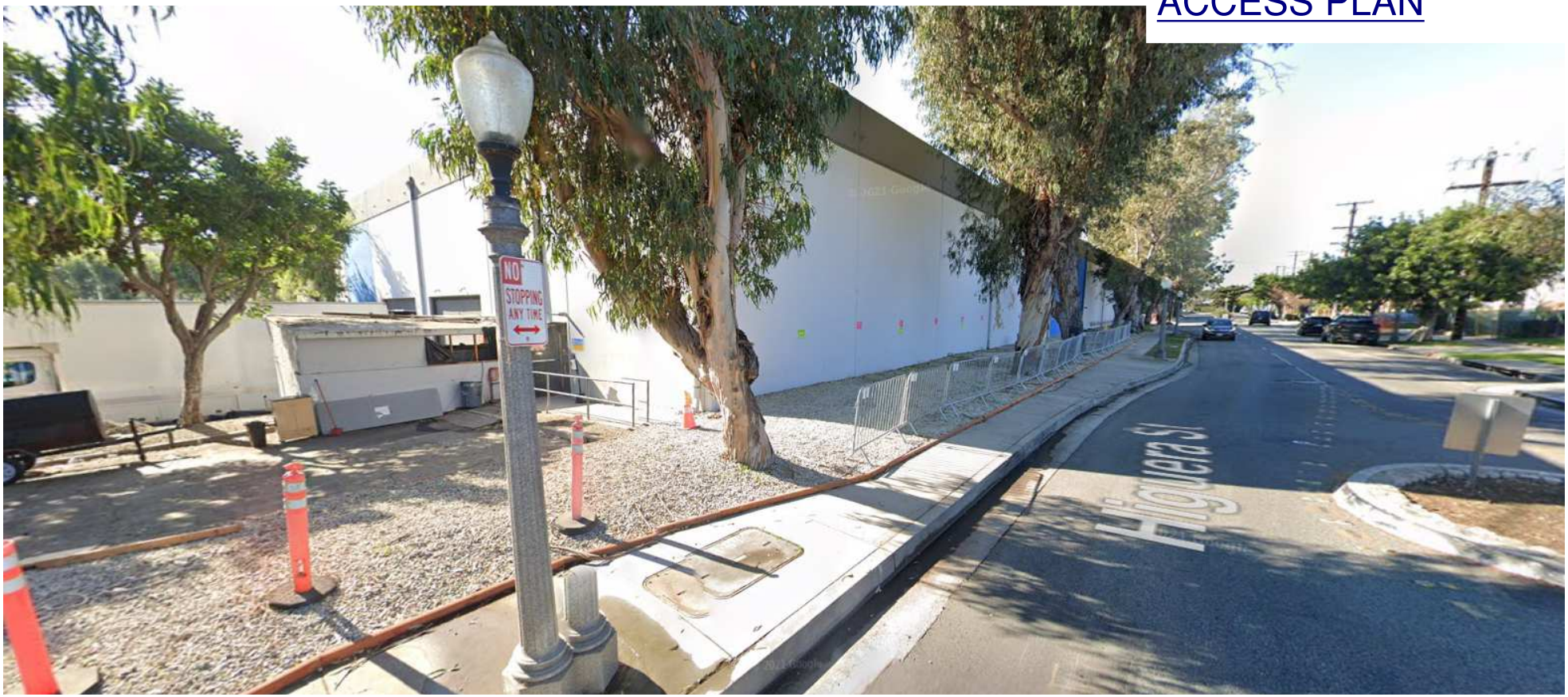
RIGHT OF WAY ACCESS PLAN



HIGUERA ST LOOKING WEST
ADD SIDEWALK CANOPY DURING USE OF TOWER CRANE.

RIGHT OF WAY ACCESS PLAN

EXAMPLE OF CHAIN LINK SAFETY FENCE WITH PRIVACY SCREEN USED FOR PERIMETER CONTROL.

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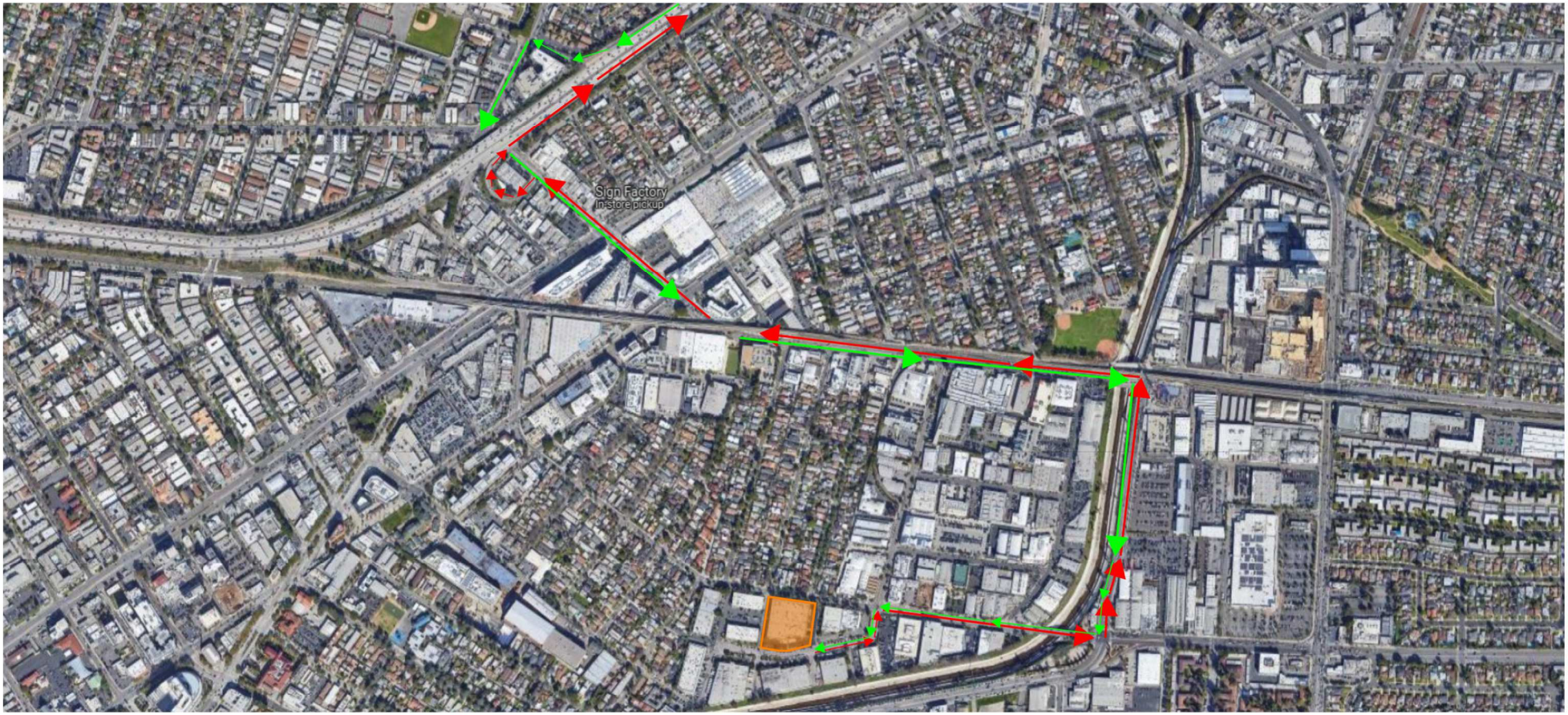
PRELIMINARY

PROPOSED HAUL ROUTE



INCOMING: I-10 --> S Robertson Blvd --> National Blvd. --> W Jefferson Blvd. --> Higuera St. --> Hayden Pl.

OUTGOING: Hayden Pl. --> Higuera St.--> W Jefferson Blvd.--> National Blvd. --> I-10

PRELIMINARY

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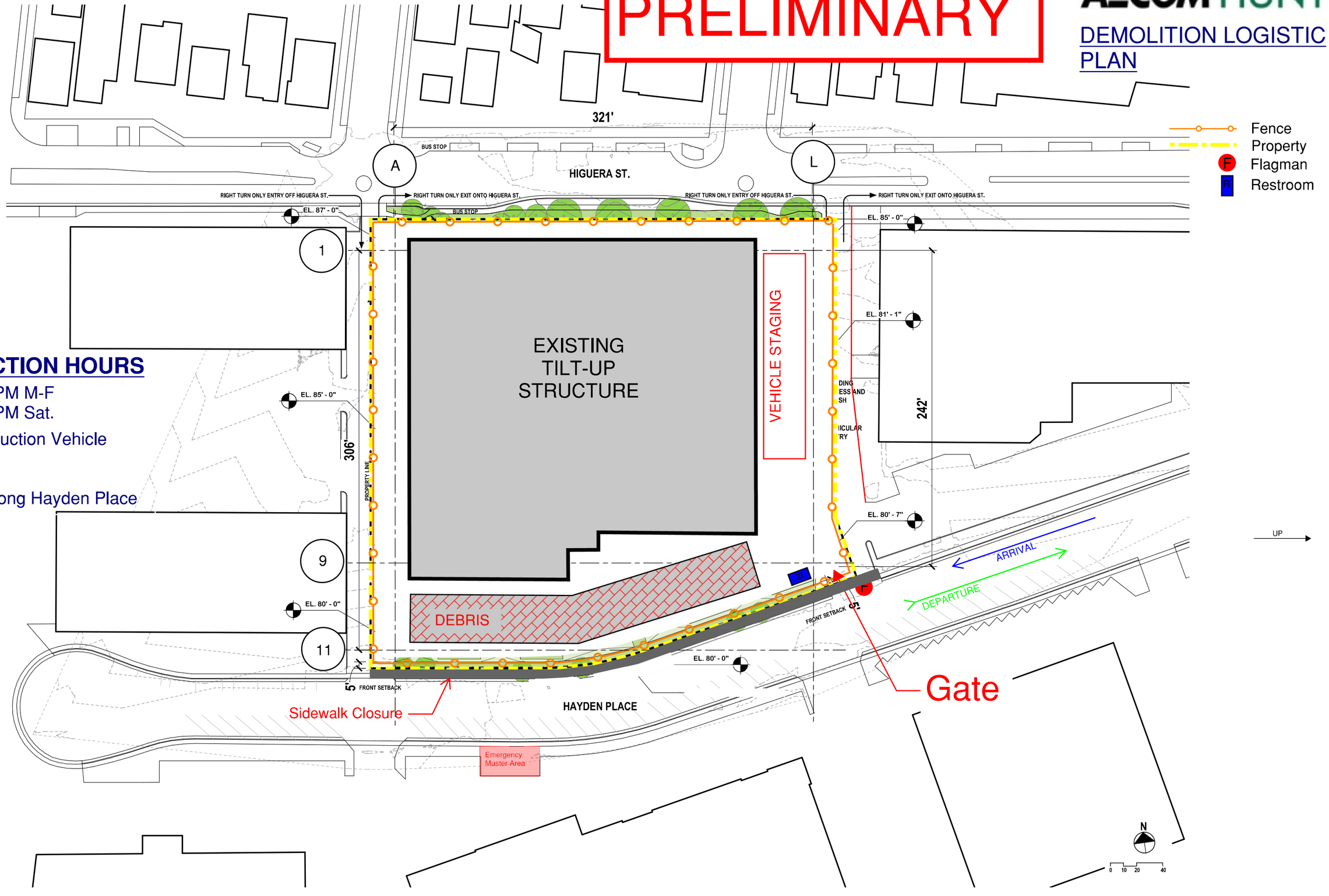
DEMOLITION LOGISTIC PLAN

CONSTRUCTION HOURS

8:00AM - 8:00 PM M-F
9:00AM - 7:00 PM Sat.

Includes Construction Vehicle Staging

Craft parking along Hayden Place



December 3, 2021

PRELIMINARY

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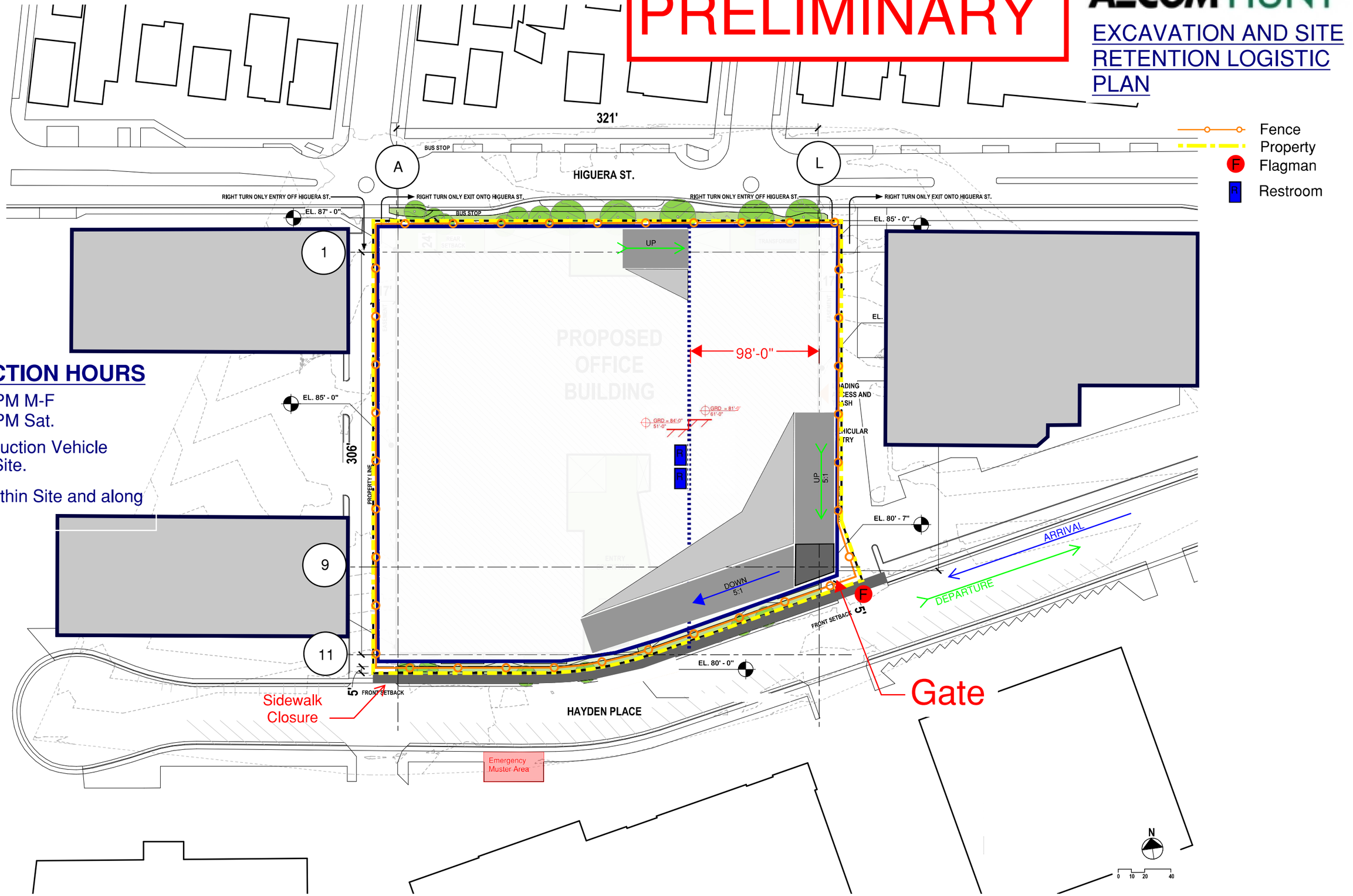
EXCAVATION AND SITE RETENTION LOGISTIC PLAN

CONSTRUCTION HOURS

8:00AM - 8:00 PM M-F
9:00AM - 7:00 PM Sat.

Includes Construction Vehicle Staging within Site.

Craft parking within Site and along Hayden Place.



December 3, 2021

PRELIMINARY

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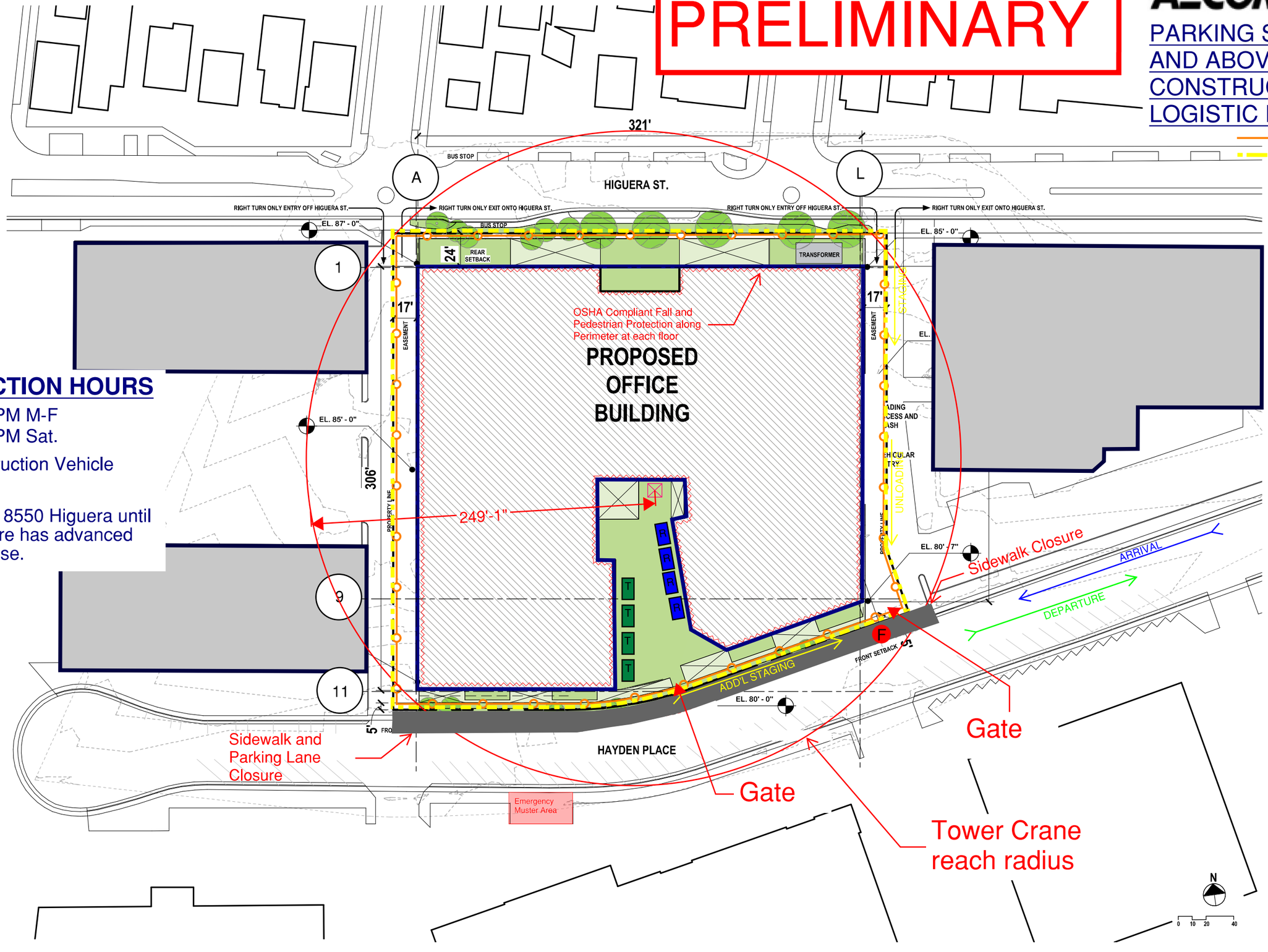
PARKING STRUCTURE AND ABOVE GRADE CONSTRUCTION LOGISTIC PLAN

CONSTRUCTION HOURS

8:00AM - 8:00 PM M-F
9:00AM - 7:00 PM Sat.

Includes Construction Vehicle Staging

Craft parking at 8550 Higuera until Parking Structure has advanced sufficiently for use.



Fence
Property
F Flagman
T Trash
R Restroom

December 3, 2021