



Prepared by
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Concept Construction Management Plan

Westmont at Culver City

11141 Washington Boulevard
Culver City, CA

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1.0 Introduction

1.1 Purpose

The purpose of this Concept Construction Management Plan is to project how the project management team will implement and perform its site management responsibilities during the course of construction of Westmont at Culver City (the Project).

This plan will describe the anticipated scope and schedule for the Project's construction in order to provide a guide for an efficient and coordinated construction process as well as provide information to the public about the Project's objectives.

This Concept Construction Management Plan will be included as part of the Westmont at Culver City Comprehensive Plan.

1.2 Scope

This Concept Construction Management Plan will:

- Project how the project management team will meet construction requirements;
- Define the objectives and goals of the Project's construction phase;
- Define constraints to the construction phase and project in general;
- Detail proposed strategies for construction control as well as resource and site management.

1.3 Program

The proposed program will require the construction of:

- 1 level of subterranean concrete parking;
- 2 levels of above grade podium concrete with retail, common area and memory care residential units;
- 4 levels of metal framed senior assisted living units;
- The Project will have 12 memory care units and 122 assisted living units, for a total of 134 units and 153 beds.

1.4 Site Location

The Project is located at 11141 Washington Boulevard in Culver City and is bounded by Washington Boulevard to the south, private properties to the east and west and an alleyway to the north.

Figure 1 – Site Location



-End Section 1-

2.0 Construction Management

2.1 External Considerations

The major constraints of the project are:

- Maintain access to existing businesses via the alley and minimize impact of site construction on said businesses.
- Minimize impact to vehicular, pedestrian and bicycle traffic on Washington Blvd.
- Prevent disruption of left turn lane on Washington Boulevard.

At mobilization, the construction team will:

- Locate job office, layout area, temporary toilets and other site accommodations.
- Install temporary site fence.
- Create and distribute a construction parking plan, including offsite parking and onsite parking when it becomes available.
- Request a locate of existing site utilities.
- Arrange for temporary utility services such as temp power and water.

2.2 Anticipated Approvals

Permits that will be required for the project construction phase will include, but may not be limited to:

- Demolition
- Grading & Excavation
- Shoring
- Building
- Mechanical, Electrical and Plumbing

In addition to the building plans, the following are anticipated to be required for permit approval:

- Final Construction Management Plan
- TESC Plans
- Shoring Plans

Prior to any lane, sidewalk or other right of way closures, further items will be required from Culver City Public Works Traffic Management Division and/or other pertinent city departments. These items may include, but not be limited to:

- Vehicular Traffic Control Plan
- Bicycle and Pedestrian Traffic Control Plan
- After Hours Application if work will take place outside of the City's normal Construction Hours of 8AM-8PM Monday through Friday, 9AM-7PM Saturday and 10AM-7PM Sunday.
- Plans for any Off-Site Civil work.

2.3 Site Security

The site will be secured with temporary chain link fencing and security cameras installed to view all areas of the site. Man guards will be on site once finishes and equipment have been installed.

2.4 Public/Worker Safety

All site staff and subcontractors will be required to complete a site-specific safety orientation before beginning work on site. The orientation will cover topics such as health, safety, and onsite construction practice standards. Specific items may include, but will not be limited to, job site safety requirement, time and location of regular site safety meeting, site access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise and dust policies and environmental management.

SRM will employ a safety engineer who will review SRM and subcontractor Safety Management Plans and make regular site visits in order to audit the safety program of the site construction staff as well as the subcontractors. SRM will also implement a safety incentive program. Site construction staff will perform daily safety checks to ensure daily compliance with Cal/OSHA and any other relevant safety standards.

2.4.1 Temporary Construction Fencing

Temporary site fencing will be installed around the perimeter of the site. Fence will be chain link with wind screen. Fencing installation will be subject to city approval.

2.4.2 Pedestrian Detours

The pedestrian sidewalk adjacent to the site along Washington Blvd will be closed during construction. The Pedestrian and Bicycle Traffic Control plan is included as exhibit A and shows the pedestrian detour during construction. The Pedestrian and Bicycle Traffic Control Plan is subject to city approval. Adequate signage will be provided for re-directing pedestrian traffic.

2.4.3 Bicycle Detours

There is no bicycle lane affected by site construction, however it is assumed that the sidewalk and Washington Blvd are used by cyclists. The detour for cyclists is included in the Pedestrian and Bicycle Traffic Control Plan included in the exhibits. Adequate signage will be provided for re-directing bicycle traffic.

2.5 Community Notification

SRM has conducted a number of meeting with owners and tenants of the neighboring properties and they are aware of the pending construction. When material delivery and/or construction activities will have an impact on the neighbors, they and the authorities will be informed beforehand via email. SRM will compile an email notification list and send out email notifications 2 days prior to commencing impact activities.

2.6 General Onsite Administration

The Project Construction team will maintain an onsite office trailer. The Project Construction Team will be responsible for implementing and enforcing the Construction Management Plan and all other site procedures and policies.

2.6.1 Construction Hours

General Construction

All project construction activity will comply with Culver City's construction hours of:

- Monday-Friday: 8:00AM – 8:00PM
- Saturday: 9:00AM – 7:00PM
- Sunday and National Holidays: 10:00AM – 7:00PM with prior city approval only.

Hauling, Concrete Trucks and Material Delivery/Removal

Dirt hauling trucks, concrete delivery trucks and pumps and material delivery trucks will be on site during normal working hour only, as noted above.

Lane Closures

Every effort will be made to minimize full lane closure. When lane closures are required, neighbors and authorities will be notified per section 2.5.

-End of Section 2-

3.0 Construction Methodology

3.1 Demolition and Excavation (60 workdays)

The site is currently a commercial property that includes one story and two story retail and office space, including a below grade parking garage. The site also includes asphalt surface parking. All existing structures and parking will be demolished, and all site utilities will be capped either for future use or to be abandoned. The demolitions work is expected to take 10 workdays, of which 8 day will require closure of the traffic lane on Washington Blvd adjacent to the project for loading of off-haul trucks. See Exhibit B for truck loading area and haul route. A traffic control plan will be submitted to the city for approval prior to commencing demolition.

The project will require excavation that is currently expected to be an average of 10'6" below existing grade. The anticipated cut to be exported from the site is 17,384CY, with an average of 1,026CY per day for 17 total days of export. It is expected that export will occur 3 days a week for a total of 6 weeks or 30 working days of excavation. See Exhibit C for export information and Exhibit B for truck loading area and haul routes.

A temporary shoring system will be installed as part of the site excavation. It is anticipated that the shoring system will consist of cantilevered soldier piles and wood beam lagging. The shoring is expected to take 20 working days.

3.2 Subterranean Work (40 workdays)

Based on the Geotech report, the subterranean parking structure will be a 4" slab on grade with a shallow spread footing foundation system. Prior to the installation of the slab on grade, below slab utilities will be installed. It is anticipated that it will take 15 workdays to install the below slab utilities.

In addition to the below slab utilities, prior to the slab on grade construction a tower crane will be erected at a location per Exhibit C. The tower crane will be used to, among other task: place concrete, off load delivery trucks and place materials. The tower crane will have a footing designed by the structural engineer. Exhibit C shows the anticipated size and radius of the crane.

The subterranean slab on grade and footing system is anticipated to require 998 CY of concrete in two separate all day concrete pours. Each pour is anticipated to require 50 concrete loads for a total of 100 loads over 2 days. In total, the slab on grade and footings are expected to take 25 workdays.

3.3 Elevated Concrete Construction (110 workdays)

Levels L1 and L2 will be elevated post tension concrete slabs. It is anticipated that these PT slabs will be 12" thick. Construction of the elevated concrete includes scaffolding/shoring to support formwork, construction of formwork, placement of steel and tendons, placement of concrete, finishing of concrete and tensioning of tendons. The tower crane will be used to assist in the placement of form materials and steel, as well as the placement of the concrete.

It is anticipated that the elevated concrete will have 2,302CY of concrete and take 110 workdays to construct. Of those 110 days there will be 5 non-consecutive days for concrete pours. Each pour is anticipated to require 50 concrete loads for a total of 250 concrete loads. See Exhibit C

for concrete yardage information, pump truck location and tower crane location, see Exhibit B for haul route and truck queuing information.

3.4 Metal Framing (110 workdays)

Above the podium at L2 the building will be metal framed with cold formed steel. The metal framed walls will be prefabricated off site and delivered to site where they will be loaded by the tower crane to the appropriate locations. Unloading of trucks and the truck queuing area will be per Exhibit C. It is anticipated that the metal framing will take 110 workdays.

3.5 Building Envelope (110 workdays)

The building envelope will consist of a membrane roofing and a rainscreen system below stucco, brick and metal panel siding. There will be aluminum framed storefront at common area and vinyl windows at all residential units. The building envelope construction is expected to take 110 workdays. Most of this work can occur simultaneously with interior finish work.

3.6 MEP and Finishes (95 workdays)

Once the roof has been installed, installation of Mechanical, Electrical and Plumbing will begin. Once MEP installation is complete insulation and drywall will be installed, followed by painting and all other finishes. All finishes will be included as part of this construction scope, there will be no finishes for the building operator to construct. It is anticipated that MEP and finishes will take 95 workdays to complete.

3.7 Site Work (30 workdays)

Site work will include landscaping, pedestal pavers, site concrete and other exterior hardscapes. Site work will occur simultaneously with Interior finish work. Site work is anticipated to take 30 workdays.

3.8 Construction Sequence and Planning.

As the design of this project progresses and scope is further defined, a preliminary construction schedule will be created that may require this Concept Construction Management Plan to be revised.

Based on the current design the following is a tentative schedule for the major construction phases:

<i>Demolition, Shoring and Excavation:</i>	<i>Estimated Start Date – July 2020</i> <i>Duration – 60 workdays / 84 calendar days</i>
<i>Foundation and Elevated Concrete:</i>	<i>Estimated Start Date – September 2020</i> <i>Duration – 110 workdays / 154 calendar days</i>
<i>Metal Framing:</i>	<i>Estimated Start Date – February 2021</i> <i>Duration – 110 workdays / 154 calendar days</i>
<i>MEP and Finishes:</i>	<i>Estimated Start Date – August 2021</i>

Building Envelope and Site Work:

Duration – 95 workdays / 133 calendar days

Estimated Start Date – August 2021

Duration – 140 work days / 196 calendar days

Estimate Completion: January 2022

-End of Section 3-

4.0 Environmental

4.1 General

This section will identify proposed methods that will be used to mitigate the impacts of noise, vibration, and air quality in the vicinity of the development.

4.2 Noise and Vibration Management

In order to minimize the impact of construction noise on neighboring properties, construction activities will take place only during regular construction hours as noted in section 2.6.1 of the plan.

All subcontractors will be required to have a project specific Noise Management Plan that will be submitted to the site construction team. Some of the measures to be taken by subcontractors to manage noise and vibration will include, but not be limited to:

- Equip all construction equipment with an exhaust muffler and sound control device that will decrease equipment decibel levels to meet city requirements.
- Require all equipment to be properly maintained in order to minimize decibel level.
- Require stationary equipment to be located the greatest distance possible from the public right of way and neighboring properties.
- Require construction workers to keep all non-construction related noise to a minimum during and after construction hours.

Prior to scheduling any and all after hours work, the Site Construction Team will consult with relevant Culver City departments. Neighboring owners and tenants will receive a notification via email of the proposed after-hours work including what will be occurring, when and duration, a minimum of 2 days prior to the after-hours work.

At this time there is no indication that any work will be required that would create significant vibration that would impact adjacent properties.

4.4 Dust Management and Erosion Control

Dust and Erosion control measures will be implemented per the currently in design erosion control plan and will comply with SCAQMD and Culver City regulations. Measures that may be employed include:

- All measures per currently in design TESC plan to be approved by the city.
- A temporary 6ft high chain link fence with attached wind screen will be erected around the perimeter of the property. The fence will be moved and maintained as needed through the course of the project.
- All trucks removing demolition materials from site will be loaded within the site perimeter and will be required to cover loads as deemed necessary for dust control.
- A site truck construction entrance with rumble strips, a truck wash for vehicle exiting the site, watering down of working of stockpiles and surfaces as required, covering of stocks while minimizing piling of material, and use of street sweepers to maintain adjacent roadways.
- Daily clean up of the site to eliminate trash and minimize debris on site and prevent spread off site.

-End of Section 4-

5.0 Exhibits

5.1 Exhibit A – Pedestrian and Bicycle Traffic Control Plan

5.2 Exhibit B – Haul Route

5.3 Exhibit C – Site Utilization Plan



EXHIBIT B:

CULVER CITY SENIOR LIVING
11141 Washington Boulevard, Culver City, CA

Contact Persons:
Andy Loos with SRM Development (206) 200-0675
Culver City Police Department (310) 837-1221 (traffic complaints or emergencies)
Culver City Fire Department: (310) 253-5900 (emergencies)

PROJECT HAUL ROUTE



Inbound from South: North on 405; Washington Blvd/Culver Blvd. Exit; Right on Culver Blvd; Left on Sepulveda Blvd; Right on Washington Pl.; Right on Washington Blvd to Site.

Inbound from North: South on 405; Washington Blvd/Culver Blvd. Exit; Left on Culver Blvd; Left on Sepulveda Blvd; Right on Washington Pl.; Right on Washington Blvd to Site.

Outbound South from Site: Right on Washington Blvd; Left on Sawtelle Blvd; Continue on Sawtelle Blvd to 405 S.

Outbound North from Site: Right on Washington Blvd; Left on Sawtelle Blvd; Left on Culver Blvd; Left on 405 N ramp.



