

**ICON WEST
INC**

**PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN**

3727 Robertson Blvd

Culver City, CA



TABLE OF CONTENTS

Introduction	SECTION 01
Construction Management	SECTION 02
Construction Methodology	SECTION 03
Environmental	SECTION 04

INTRODUCTION

Purpose

This Construction Management Plan has been documented to anticipate how the Project Management team shall implement and conduct its site management responsibilities during the Construction phase of the “3727 Robertson Blvd” Project (the Project).

The aim of this Plan is to describe the scope and anticipated scheduling of construction as a means of ensuring and facilitating an integrated and coordinated construction phase and informative framework for public education of the objectives of the Project.

This plan is included as part of the 3727 Robertson Blvd Site Plan Review.

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;
- Describe constraints specific to the construction phase, with particular regard to establishment resourcing, site organization and construction controls.

Program

The proposed program will require the construction of:

- 1 Subterranean Levels
- 1 Podium Level
- Commercial Office | 2nd story concrete structure
- 3 stories with a total of 12 apartments wood framing

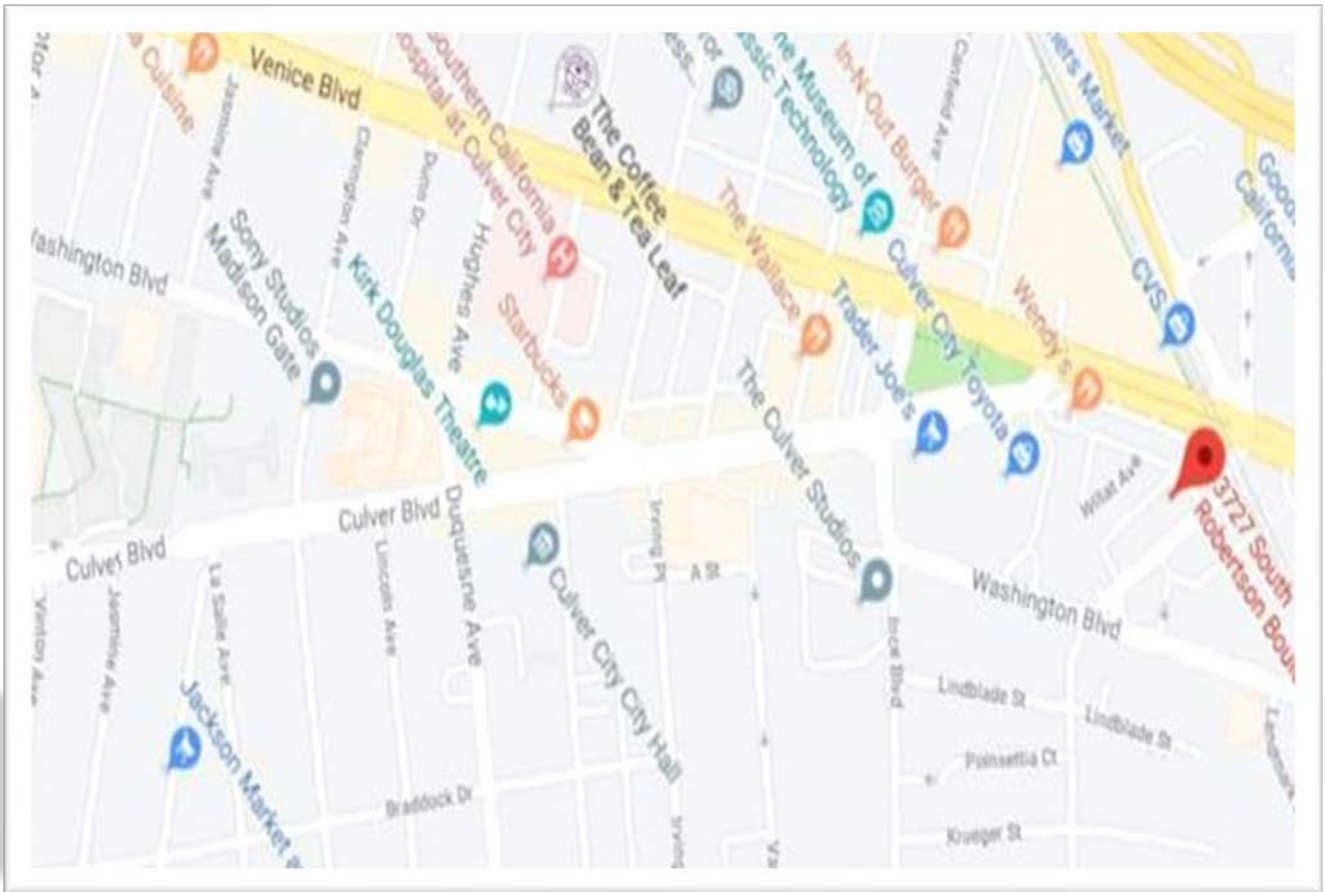
The construction strategies will optimize scheduling and minimize impact to surrounding streets, neighbors, and other potential stakeholders.

Where an impact from material handling and/or construction planning is anticipated, stakeholders and authorities will be consulted before implementation.

Site Location

The proposed development site (see below) is located at 3727 Robertson Blvd in Culver City and is bounded on two sides by private commercial properties to the north and an Alley on the west with the east side facing Robertson Blvd.

The site area is approximately 6,000 sqft. and is located within Culver City's Transportation Oriented Development district in close proximity to Metro's Expo Line Culver City Station.



CONSTRUCTION MANAGEMENT

External Constraints

The major external constraints on the project are:

- Maintaining smooth vehicular, bicycle, and pedestrian traffic flow with minimal disruptions to the surrounding streets;
- Minimizing impact on traffic during peak hours;
- Minimizing impact on neighbors

Upon commencement, our project team's anticipated tasks will be:

- Locate a project office, site accommodation and facilities;
- Probable location to be on Parking area along Robertson Blvd.
- Confirm the location of existing services and obtain all necessary permits and approvals; and
- Arrange for the installation of temporary services – power, water and sewer to service the project during construction

Anticipated Approvals

A series of permits will be required for project phases including demolition, excavation, subterranean and above ground construction.

We foresee that these approvals may include contingencies requiring additional design and submittal that must be approved before work can begin. Some anticipated items requiring further approval might include, but not be limited to:

- Final Construction Management Plan;
- Erosion and Sediment Control Plan; and
- Shoring and Excavation Plan
- Off-site improvements

Before any lane closure and/or other temporary modification to traffic are implemented, further approvals will be required from Culver City Public Works Traffic Managements. These items might include, but will not limited to:

- Traffic Control Plan including, but not limited to vehicular, bicycle, and pedestrian traffic routing.
- Temporary closure of parking spots in front project site.
- Off-site Civil work including lighting, signage, landscape, paving, and striping.

Site Security

The site will be secured using appropriate fences and/or hoardings, with access gates / traffic control (when street work or lane closers are required). Entry will be controlled and will be 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 visitor log book and go through Icon West, Inc. on Site safety training program.

CONSTRUCTION MANAGEMENT

Public / Worker Safety

All site staff and subcontractors will be required to complete Icon West, Inc. site specific safety orientation before beginning work on site. The orientation will cover aspects relating to health, safety, and onsite practice standards. Specific items may include, but will not be limited to site access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise and dust policies and environmental management.

Icon West, Inc. Safety officer will conduct regular inspection of the project site, and will be actively involved in ensuring compliance with Ca/OSHA and/or other safety standards, reviewing Safety Management Plans, and making recommendations with regard to health and safety issues.

Pedestrian Detours

Closure of the sidewalk on Robertson Blvd for pedestrian use is anticipated through several phases of the Construction process. Proper sidewalk closure signs and signage to have pedestrian use the side walk on the other side of Robertson Blvd. Pedestrians approaching the site will be detoured to the west sidewalk by use of the crosswalks at the Venice and Robertson Blvd, as may be allowed.

General Onsite Administration

The Project Construction Superintendent will maintain an office at the project site if required. The Project Construction Manager and field staff will be responsible for implementing and maintaining procedures and policies.

Construction Hours

- General Construction
The project will comply with Culver City's allowable construction hours of:
 - Monday-Friday: 8:00 AM through 8:00 PM
 - Saturdays: 9:00 AM through 7:00 PM
 - Sundays and National holidays (temporary in nature, if required): 10:00 AM through 7:00 PM
- Hauling and/or Material Delivery/Removal

Building and construction materials storage locations will change from time to time depending on the area of work in progress and the site area available, but shall be at all times in compliance with State and Federal safety standards. Approval storage locations shall be obtained from applicable City staff.

**CONSTRUCTION
METHODOLOGY****Proposed Construction
Sequencing**

- Shoring and grading to the rough sub-grade level. Anticipated duration: 60 calendar days.
- Placing the foundations and creating the “structural box” with our shotcrete perimeter walls. Anticipated duration: 90 calendar days
- Rough Framing is erected from the podium up. Anticipated duration: 90 calendar days between February and July. See Appendix 5 for crane location.
- In the erection process we will erect the building stairs as soon as the superstructure can accept them.
- We will need to utilize a crane to place the mechanical equipment and we will coordinate this work with the staging of the railings, roof gravel with the same crane move. Anticipated duration: 20 calendar days
- As we are working on the roof level, we have installed the scaffolding and are framing the building.
- As we proceed through the skin we are simultaneously working on the core spaces. This core work includes interior framing and overhead MEPs’ only commencing with the drywall as the building becomes weather tight. Anticipated duration: 60 Calendar days.
- While we work to complete the interior core spaces we will also be working on completing the glazing systems.
- Site concrete, site furnishing and landscaping as well as offsite improvements should finish just before the completion of the core and shell building.

CONSTRUCTION METHODOLOGY

Demolition and Excavation

The site is currently a commercial property that includes a one story, 3000 sq. ft. commercial building, a small storage structure, and surface parking. The existing building will be demolished and debris sorted for recycling prior to removal.

Existing services within the site will be located and either capped if redundant or modified if they are to be used as temporary services for construction.

Demolition is expected to take 10 work days with minimal impact to traffic from debris hauling occurring over the course of 10 days with an estimated 4 truckloads being hauled each day. Trucks will enter the site from Robertson Blvd and exit onto Robertson Blvd.

Staging and Haul Routes

- A formal Construction Traffic Management Plan will be prepared by a traffic or civil engineer registered in the State of California.
- The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit.
- The construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer.

- The Construction Traffic Management Plan shall contain, but not be limited to, the following:
- Contractors Name of 24 hour emergency contact.
- Phone numbers for local police, fire, and emergency response.

A shoring system will be required to support the site walls during excavation. Shoring will begin with placement of soldier piles along the site's perimeter. This process is estimated to take approximately 40 days. Lagging spanning between soldier piles will be placed in coordination with the excavation of the site. As the site is excavated, there will be a need to provide bracing to further support the shoring system.

The Police, Fire and Transportation Departments, along with nearby schools, homeowner groups and other interested parties and stakeholders, should be notified in writing at least 48 hours prior to any lane closures. The Final Construction Management Plan will specify the notification system as required by City Staff.

The project will require the excavation below street level with an expected time frame 40 days. Dirt hauling is anticipated to occur over 36 consecutive days within the 40 days excavation period. 125 dump trucks per day will be required to haul the estimated volume of dirt from the site. Per culver City's Municipal Code, dirt hauling is prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods.

CONSTRUCTION METHODOLOGY

Subterranean Work

Based on the geotechnical report, the structure will require a mat foundation.

As excavation is completed, in-ground services will be installed followed by preparation of the ground to receive the structural mat foundation that will be cast in concrete.

Because of the desire to minimize impacts on the flow of traffic on Robertson, we propose the use of boom pumps for the placing of concrete. These boom pumps will be located on Robertson Blvd.

Structure Construction (217 Calendar Days)

The Concrete Structure construction of the project will encompass two floors above grade levels. The time frame required to complete the Concrete Steel portions of the project is anticipated to take approximately 120 calendar days.

The rough carpentry portion of the structure shall have a duration of 60 Calendar days.

Building Enclosure

The Stucco & Glass enclosure for the five levels of above grade office and residential spaces will be erected as soon as practical to commence sealing floors so that finishes and fit out.

Offsite Work (35 calendar days running concurrent with completion of interior fit-out)

Offsite work is expected to begin as soon as the building envelop is installed.

Offsite work will consist of, but may not be limited to, replacement of sidewalk along the street facing sides placement of landscaping, trees, utility connections into the project site.

Every effort will be made to minimize the impact on vehicle traffic flow on Robertson Blvd. we do foresee the need for temporary lane closures on Robertson Blvd as required for this project. In order to alleviate the effects on traffic, we anticipate scheduling lane closure required for certain activities.

Front parking stalls along Robertson Blvd., and side walk may have to be blocked for staging area. Pedestrian re-route plan will have to be submitted as part of traffic & pedestrian control plans.

General

The objective of this section is to identify the proposed methods that will be employed to minimize potential impacts of noise, vibration and air quality in the vicinity of the development.

Noise and Vibration Management

Normal work hours will occur within Culver City's allowable construction hours of 8:00 AM to 8:00 PM, Monday-Friday. There will be some Saturday work that will occur within the allowable hours of 9:00 AM to 7:00 PM. While not anticipated.

All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans. Some mitigating measure will be:

- Requiring all construction equipment to be operated with an exhaust muffler and sound control devices that meet or exceed those provided on the original equipment.
- Requiring proper maintenance of construction equipment to minimize noise emissions.
- Staging of construction material deliveries behind hoarding to minimize noise emitting from idling vehicles.
- Requiring stationary source equipment to be located the greatest distance from the public right-of-way.
- Requiring construction workers to be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after allowed construction hours.
- After hours work may be required for specific tasks in order to minimize impacts to pedestrians, vehicular traffic or in the interest of safety.
- All after hour's work will be subject to be Communication Management Plan. Consultation with pertinent Culver City departments will occur prior to any works being scheduled. Businesses and surrounding residents will be given notification via email of the proposed after hours work prior to the performed with an anticipated time required to undertake each activity.
- We do not foresee significant vibration generated by the construction that might impact adjoining properties.

Dust Management and Erosion Control

Dust and erosion control measures will be implemented as required, and will comply with SCAQMD and Culver City regulations for controlling fugitive dust and erosion. Measures that may be employed include:

- Site Perimeter: Erection of a 6 ft. high fence with attached windscreen at the site's perimeter under which sand bags and/or straw wattles will be placed.
- Demolition: All trucks removing materials from site will be loaded within the site perimeter and will be required to cover loads as deemed necessary for dust control.
- Excavation: Rumble strips at truck entry/exit ways, watering down working of stockpiles and surfaces as required, covering of stocks while minimizing piling of material, and use of street sweepers to maintain adjacent roadways.
- Construction: Maintain a high level of housekeeping to minimize likelihood of windblown dust.