



Construction Management Plan
COMPREHENSIVE PLAN, AMENDMENT 1
WENDE MUSEUM – CREATIVE COMMUNITY CENTER

10858 & 10876 CULVER BLVD.
CULVER CITY, CA 90230

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1.0 Introduction

1.1 Purpose

This Construction Management Plan has been prepared to outline how the Project Management team will implement and conduct its site management responsibilities during the construction of Phase 2 of the Wende Museum Comprehensive Plan (aka the "Project" or "Creative Community Center").

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

1.2 Scope

This Plan provides an inclusive approach that:

- Anticipates how the project management team will comply with requirements relating to construction.
- Defines the project objectives and targets relevant to the construction process.
- Describes constraints specific to the construction process and the Project in general.
- Details the proposed strategy for the construction process, regarding establishment resourcing, site organization and construction controls.

1.3 Program and Phasing

The Comprehensive Plan consists of three phases. Phase 1, which is complete, involved the restoration of the 13,073 Armory building and gardens to accommodate the Wende Museum and Archive of the Cold War on an approximately 38,000 square foot (sf) site. Phase 2, located adjacent and to the northeast of the Museum, consists of:

- Demolition of 2,200 sf of office space.
- Renovation of the existing single-story multipurpose assembly building.
- Proposed three story new construction 5,075 sf (total floor area of 6,995 sf with incorporation of the existing building).
- Construction of associated landscaping and gardens

Phase 3, which consists of redevelopment of an existing community garden into up to six units of affordable housing, will be constructed at a future date. It is contemplated that a separate construction management plan, largely based on this plan, will be provided to the City prior to issuance of building permits.

1.4 Site Location

The proposed development site for Phase 2 (see Figure 1) is located at 10858 & 10876 Culver Blvd in Culver City and is bounded by Culver Blvd to the north, Culver City Community Gardens to the west, the Wende Museum and garden to the east and a residential alleyway to the south. Veterans Park is located northeast of the Museum.

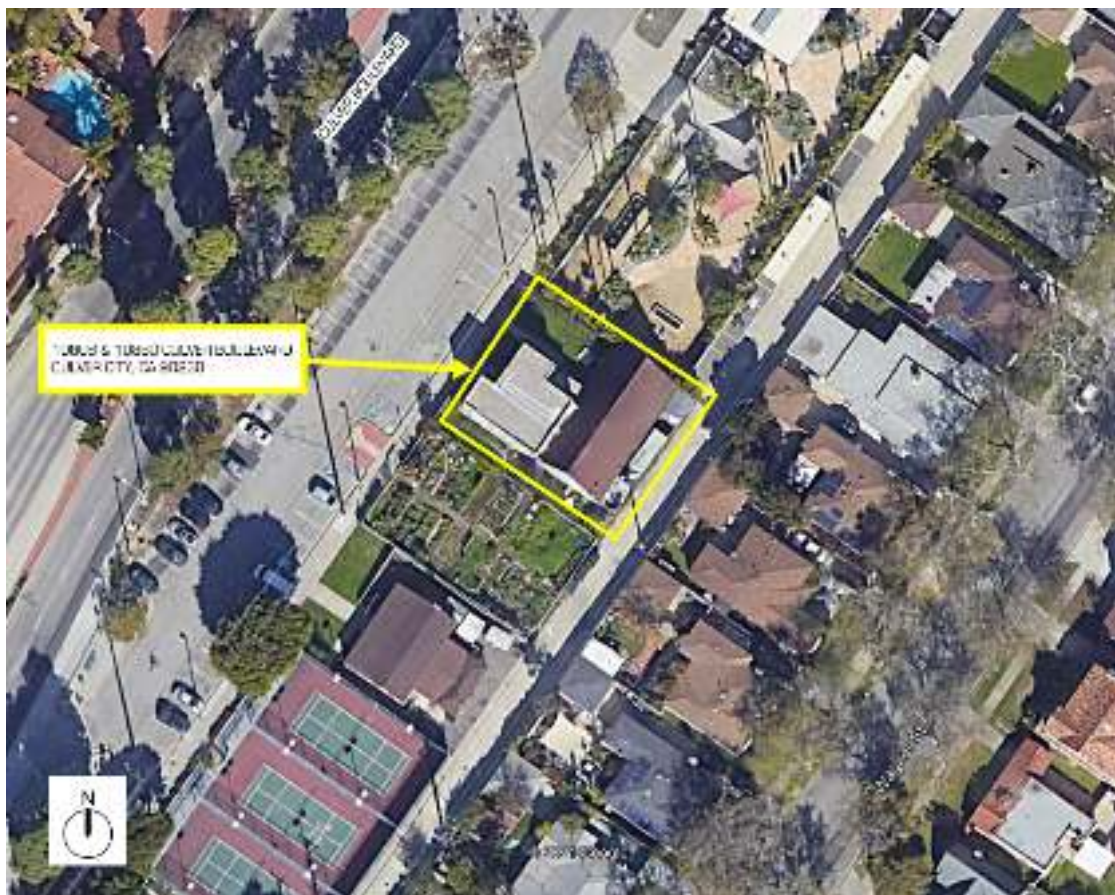


Figure 1 — Site Location

The site area for the Project (Phase 2) is approximately .16 ac (6,760 sf).

- End of Section 1 -

2.0 Construction Management

2.1 External Considerations

The major external considerations for the Project are:

- Maintaining smooth vehicular, bicycle, and pedestrian traffic flow with minimal disruptions to the surrounding streets and facilities.
- Ensuring continued access to neighboring facilities.
- Minimizing impact on neighbors.
- Coordination with neighboring facilities in order to minimize impacts from construction processes on normal operations and special events.

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

- Locate a project office, site accommodation and facilities.
- Implement an offsite parking plan for construction workers.
- Confirm the locations of existing services and obtain all necessary permits and approvals.
- Arrange for the installation of temporary services — power, water and sewer to service the project during construction

2.2 Anticipated Approvals

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

We foresee that these approvals may include contingencies requiring additional design and submittals 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
- Shoring and Excavation Plan

Before any lane closures and/or other temporary modifications to traffic are implemented, further approvals will be required from Culver City Public Works Traffic Management Division and/or other pertinent city departments. These items might include, but will not be limited to:

- Traffic Control Plan including, but not limited to vehicular, bicycle, and

pedestrian traffic routing.

- Off-site Civil work
- After Hours Application

2.3 Site Security

The site will be secured using appropriate fences, with access gates manned with qualified security guards/traffic control officers. Entry will be controlled and will be limited to approved personnel and equipment. The site will be secured after hours and patrolled by qualified security guard. All visitors to the site will be required to sign in at the site office.

2.4 Public / Worker Safety

All site staff and subcontractors will be required to complete a site-specific 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, environmental management, and Covid-19 safety protocols.

An onsite certified Safety Administrator will be appointed during the early stages of the project. The administrator will conduct regular inspections of the project site and will be actively involved in ensuring compliance with Cal/OSHA and/or other safety standards, reviewing Safety Management Plans, and making recommendations regarding health and safety issues.

2.5 Temporary Construction Fencing

The installation of temporary fencing is anticipated as a means of ensuring the safety and wellbeing of members of the community. (Refer to Exhibits A.1, A.2, and A.3 for anticipated location of fencing). Fencing during construction will consist of chain link fencing with windscreen. Gates will be used on all access points onto the site. Fencing installation will be subject to city approval.

2.6 Pedestrian Detours

Sidewalks in front of the site will be rerouted around the construction site perimeter. Adequate signage will be provided for re-directing pedestrians. Pedestrian re-routing plan and signage plan is subject to city approval.

2.7 Bicycle Detours

Use of the bicycle path/sidewalk in front of the project site on Culver Blvd

is anticipated to continue throughout the Project. Flagmen stationed at construction vehicle entry and exit points will ensure safety of cyclists and pedestrians crossing these points.

Figure 3 — Sidewalk / Bike path Detour



2.8 Community Notification

Construction will have several distinct parts that will require different material handling strategies to 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.

To this end, the construction management team, in conjunction with the developer, will work with pertinent stakeholders to develop an email notification list as a means of notifying said parties of potential construction impacts at least 2 days prior to commencing actions.

2.9 General Onsite Administration

The Project Construction Manager 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.

2.10 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 (Will require city approval)

Hauling, Concrete Trucks, and/or Material Delivery/Removal

Per the conditions of approval, dirt hauling, material delivering, and concrete trucking will be limited to 9 am to 3 pm daily.. Refer to exhibits.

Lane Closures

Every effort will be made to minimize the need for full lane closures. Should lane closures be required, neighbors and city officials will be notified via the email notification system set up at the commencement of construction. Such event will be coordinated with neighboring construction projects. Prior to lane closures, a site-specific traffic control plan will be issued to Public Works/Engineering for review, approval, and permitting.

- End of Section 2 -

3.0 Construction Methodology

3.1 Demolition and Excavation (25 workdays)

The Project site currently includes a two-story building with offices and a multipurpose room.

Existing services within the Project 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 15 working days with 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 the Eastbound side of Culver Blvd and move to a designated loading area where they will be loaded with material before exiting onto the Eastbound side of Culver Blvd. (Figure 4). Where required, curb ramps will be placed at entry/exit points to minimize damage to curbs. Flagmen will be stationed at entry and exit points to ensure safety.

Figure 4 — Staging during Demolition



3.2 Subterranean Work (10 workdays)

This building features minimal subterranean work beyond the over-excavation for building footings and elevator pit. Hauling of spoils from excavation as well as the importing of base materials will be done during normal business hours and neighboring facilities will be given advanced notice. Trucks entering and exiting site will be escorted through sidewalk re-route by a flagman for the safety of pedestrians and cyclists.

3.3 Concrete Construction (50 workdays)

The Project includes concrete construction of the Project's 3 levels above grade. The time frame required to complete the concrete portions of the project is anticipated to take approximately 50 workdays. Included within this timeframe is the assembly of shoring to support formwork; construction/assembly of the required formwork for floor slabs, columns, and walls; placement of steel reinforcement for those structural components; and the placement and finishing of concrete.

Concrete placement is expected to occur over 15 nonconsecutive days within the 50-day concrete construction period. Construction material deliveries (ready-mix trucks) will occur during normal working hours as described in section 2.7.1 above. Concrete delivery trucks will enter and

exit site staging area via Culver Blvd at the Culver Blvd / Elenda St. Entrance. (Figure 6). Flagmen will be stationed at entry and exit points to ensure safety.

The concrete trades will be supported by, a hydraulic crane for lifting of materials and equipment, separate placing booms to place concrete, forklifts, board trucks and other equipment as needed.



Figure 6 — Staging during Construction (see Appendix 2) – For short term staging area for trucks and equipment as needed, the applicant shall also obtain approval from Parks, Recreation, and Community Services Dept

3.4 Building Enclosure (45 workdays)

The roof and exterior enclosure for the building will be erected as soon as the structural elements of the building are complete. The scheduling of the enclosure installation is scheduled for 45 days.

3.5 Services and Finishes (50 workdays)

The installation of Mechanical, Electrical, Fire Sprinkler, and Fire Alarm services also known as MEPFS will be organized in several passes, with the first pass termed as "rough in of services". This typically includes all services that can be installed without needing the protection of the building facade.

Interior finishes typically begin after the building envelope has been

installed. The duration of the service and finish installations is 50 days.

3.6 Offsite Work (20 *workdays*)

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

Offsite work may consist of, but may not be limited to, replacement of sidewalk along the street facing sides of the project perimeter; installation/relocation of signage; placement of landscaping, trees, public seating, and bicycle parking as prescribed by Culver City's Streetscape Master Plan.

Every effort will be made to minimize the impact on vehicle traffic flow by keeping staging activities within the parking lot and within the construction fence along Culver Blvd. We do foresee the need to temporarily close portions of the parking lot outside of the construction fencing when repaving those areas and when special equipment is required onsite (i.e. large hydraulic cranes, boom pumps etc.).

3.7 Construction Sequence and Planning

As the scope of work is further detailed in the later design stages of the project, this concept construction management plan will also require modification.

Based on the building's pre-entitlement design, the project's construction will be divided into 3 distinct stages requiring respective logic to construct the building efficiently and minimize impact on surrounding streets and neighbors. These stages are:

Stage 1. Demolition / Shoring / Excavation / Drainage with Waterproofing

Estimated Start Date: January 2022

Duration: 25work days / 35 calendar days

Stage 2 2. Foundations / Concrete Structure / Enclosure / Finishes

Estimated Start Date: February 2022

Duration: 155 workdays / 217 calendar days

Stage 3. Offsite Improvements, Sitework / Landscaping

Estimated Start Date: September 2022

Duration: 20 workdays / 28 calendar days

Estimated Date of Completion: October 2022

- End of Section 3 -

4.0 Environmental

4.1 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.

4.2 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 7PM. While not anticipated, Sunday work hours may be required in order to keep to the construction schedule. If Sunday work is needed, it will occur within the allowable hours of 10:00 AM to 7PM after approval by city officials.

All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans. Some applicable measures 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 fencing 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.

Proposed work to occur outside of normal working hours include the following:

- Utility connections
- Concrete pours at site perimeter
- Crane Activities that may require hoisting over or adjacent occupied spaces.
- Offsite improvements

All after hours work will be subject to the 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 starting of said work including details of the work to be 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.

4.3 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 sandbags 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

- End of Section 4 -

5.0 Exhibits

5.1 Temporary Fencing Plan During Demo, Excavation, Concrete and Finishes, Use of Public Right of Way, Excavation and Truck Access.



5.2 Temporary Fencing and Pedestrian Detour



5.3 Concrete Trucks and Pumping, Crane and Hoisting



Note: Haul Route to be submitted for Public Works review and approval under Final Construction Management Plan