Attachment No. PC 3

Construction Management Plan

WIEWHOWALLYBUMWARAGE

PRELIMINARY CONSTRUCTION MANAGEMENT

PLAN

for

1400 Bristol

1400 Bristol St N. Newport Beach, CA 92660

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1.0 PROJECT INTRODUCTION

Developer: The Picerne Group, Inc. 5000 Birch Street Suite 600 Newport Beach, CA 92660 Attn: Satish Lion Facsimile: 949-487-6263 Phone: 949-267-1553

General Contractor: Picerne Construction Company LLC

1.1 Project Location

The subject property (the "Site") consists of Parcel 427-332-02 project location is shown below in Figure 2.

1.2 <u>Construction Project Description</u>

The construction project (the "Project") consists of 229 for lease apartments. The structure consists of a single Type III wood framed building over a Type I subterranean parking garage. Site work shall consist of connections for electrical, internet, domestic and fire water, and sewer.

1.3 <u>Construction Management Plan</u>

This Construction Management Plan ("CMP") is designed to minimize the Project's impact to the public. The General Contractor and all sub-contractors shall adhere to all provisions as stated in this CMP. This CMP shall remain in effect from start of demolition through Certificate of Occupancy.

1.4 Sequence of Work

Phase I Site Improvements

Site Improvement Construction includes excavation, shoring, retaining walls, wet utilities, dry utilities, and interior access road, curbs, and gutters. Construction of the building structure may or may not be concurrent.

Phase II Residential Building

The building structure consists of the parking garage, wood framed structure and all mechanical, electrical, and plumbing work associated for a complete product. The entrances from Spruce and Bristol Street N. will be utilized during construction as stabilized construction entrances. Permanent driveway construction to be completed at the end of the project to avoid damage. Construction fence and gates will be installed along the perimeter limits of the project improvements. The pedestrian bridge is to be constructed entirely offsite and be installed over the course of one week following top out of the polium structure. (Figure 1)

Figure 1 - Fencing Requirements



*Final location of construction fence to be approved by Public Works to ensure fencing will not impact line of sight, including the intersection of Spruce Street and Bristol Street N

Figure 2 - Site Location and Boundaries



Figure 3 - Building Site Plan



2.0 PROJECT IMPLEMENTATION

2.1 <u>Project Duration</u>

The project duration is appx. 26 months. Start date is TBD.

2.2 Hours of Construction

Site improvement construction activities will be restricted to Weekdays from 7:00 am to 6:30 pm and Saturdays from 8:00 am to 6:00 pm per City of Newport Beach Municipal Code 10.28.040.

2.3 <u>Sequence of Construction</u>

Demo and Site Work (2 months)

• Demo of parking area and office buildings

Shoring and Excavation (2 months) – 10 workers

Export and Shoring - Soil export of garage will be approximately 60,000CY. It is anticipated that as much as 2,240 CY per day or 120 loads/trips. Shoring construction along four sides will be concurrent with the export activities. No staging in public right-of-way. Staging will occur entirely on site.

Haul route permit shall be obtained from Public Works department prior to hauling.

Garage Concrete Construction (7 months) – 30 Workers

- This operation includes foundation excavations, forming, foundation steel, concrete, shot-crete, post tensioned concrete and structure backfill.
- Approximately 1,308 concrete truck trips.
- No staging in the public right-of-way. Staging will occur entirely on site.

Vertical Wood Framing and MEPS (15 months) – 75 Workers

- Wood framing, Mechanical, Electrical, Plumbing, Fire sprinklers
- Approximately 75 delivery trips.

Exterior and interior finishes (4 months) – 75 Workers

- This operation includes exterior facades, roofing, drywall, interior finishes, and landscaping and overlaps with the vertical wood framing construction and MEPS
- Approximately 125 delivery trips.

2.4 <u>Construction Schedule</u>

A complete and final building schedule will be generated by the General Contractor. Below is a typical one building structure schedule. Dates subject to change.

ID	8	Task Mode	Task Name	Duration	Start	Finish	2009	2014	2019	2024
1		-4	1400 Bristol Apts	32.95 mons	Tue 1/2/24	Fri 7/10/26		2011	2015	
2			Demo & Abatement	3 emons	Tue 1/2/24	Mon 4/1/24				1
3			Wets & Drys	2 emons	Mon 9/2/24	Fri 11/1/24				d
4			Grading and Shoring	2 emons	Mon 9/2/24	Fri 11/1/24				W
5			Podium Structure	7 mons	Fri 11/1/24	Thu 5/15/25				👗
6			Building (Framing to Turns)	15 mons	Fri 5/16/25	Thu 7/9/26				L 🎽
7		->	Amenities	4 mons	Fri 3/20/26	Thu 7/9/26				l III
8			Landscaping	4 mons	Fri 3/20/26	Thu 7/9/26				
9			Cerficate of Occupancy	1 day	Fri 7/10/26	Fri 7/10/26				· ·
			Task		Inactive Task		Sta	rt-only	C	
Project: msproj11 Date: Mon 7/31/23			Split	· · · · · · · · · · · · · · · · · · ·	Inactive Milestone		Fin	ish-only	Э	
			Milestone	ب ا	nactive Summary	0	De	adline	Ŷ	
			Summary		Manual Task		Pro	ogress		
			Project Summarv		Duration-only		Ma	inual Progress		
			External Tasks		Manual Summarv R	Rollup		0		
			External Milestone	\$	Manual Summary		-			
			I		Page 1					

2.6 <u>Construction Equipment</u>

Construction equipment for the Project can include the following:

Compressors Concrete Mixer and pumper Conveyor (electrical) Dozer Drill Rig **Dump Trucks** Excavator Flatbed delivery trucks Loader Ram Hoe Backhoe Hand Tools **Pneumatic Nailers** Drills Crane Man-lift All Terrain Forklift

Pick Up Truck

3.0 PARKING MANAGEMENT

3.1 Construction Parking Details

3.1.1 On-Site Parking for contractor employees and construction crew members

Construction parking will be accommodated at 1300 Bristol during garage construction and will move into the garage upon completion. No shuttle will be required. There is sufficient parking to accommodate the workforce for the duration of the project. Construction workers shall not park in the public streets. See Figure 4 for parking layout.

3.1.2 Short Term Parking

Short-term visitors to the Site such as City inspectors, City staff, engineers, consultants, and owner's representatives will be accommodated on-site at the construction office trailer location.



Figure 4 - Parking During Construction

3.2 <u>Staging Areas</u>

During the duration of construction for the building improvements described in this CMP, all equipment and material shall be staged on site. During the initial stages of concrete construction, framing and drywall materials will be located approximately in Area #1. Staging of materials on interior street shall not interfere with emergency access for first responders. After framing and drywall, most materials will be placed as needed into units and corresponding locations as required and in temporarily in Area #2 on the podium deck. No staging of materials shall be permitted within the public right-of-way (Figure 5)



Figure 5 - Staging Area During Construction

3.3 Construction Trailer, Materials Storage, and Waste Management

A temporary field office will be set up on the Site within the property and will be equipped with power, phone, and internet. Temporary toilet facilities will be provided on the Site near the construction office. See Figure 4.

4.0 TRAFFIC CONTROL

4.1 Haul Routes and Deliveries

Haul operations shall be monitored by the General Contractor. The following conditions shall apply with respect to haul routes and hauling activities when applicable (see Figure 6 for haul map):

- The haul route to and from the project site for all dirt haul operations will be from California State Route 73 South, exiting on SE Bristol St, making a left turn onto Jamboree Road, then a left turn to Bristol St N. and entering from Spruce. Trucks will exit from Spruce, making a right-hand turn to Bristol St N and back onto the 73 North. The contractor will obtain a Haul Route Permit from the City of Newport Beach as required.
- For the export portion of the project, General Contractor will hire a hauling contractor. The hauling contractor will prepare a truck haul route plan, which would include the approximate number of truck trips, the hours during which transport activities are expected to occur and measures to keep all haul routes clean and free of debris/gravel/dirt attributable to the hauling operation of the project site including required sweeping. It is anticipated that export hauling will commence with the beginning of the residential project and consist of approx. 60,000 cubic yards of export. A haul route permit shall be obtained from the Public Works Department prior to any hauling activity.
- During the excavation and hauling phase, the staging of construction vehicles will always be accommodated on-site. No staging of haul vehicles will be done in public right-of-way, and it will be ensured that they will not arrive prior to 7:00 a.m. on weekdays and 8:00 a.m. on weekends consistent with the municipal code.
- The City of Newport Beach Public Works Department will be notified prior to beginning any haul period of more than ten trucks per day. If hauling is suspended, the City will be notified when hauling will resume.
- All trucks leaving the Site during excavation operations will be watered down before entering the City streets and shall be covered or have water applied to the exposed surface to prevent dust from impacting the surrounding areas. A minimum of 6" freeboard will be maintained between the top rail of the trailer and the surface of the material loaded. If there is any accumulation of construction mud at the entrances to the project site or nearby streets, such areas shall be cleaned (swept). The contractor will comply with the Best Management Practices (BMPs) as stipulated in the approved SWPPP and Water Quality Management Plans. The street shall be swept daily.
- Deliveries to the Site during the construction period will be scheduled to minimize the impact to the public when at all possible.
- All trucks and construction personnel traffic will enter and exit the site using the existing driveways. All truck traffic will be coordinated at times which will cause the least inconvenience to the public.
- All trucks and construction-related vehicles exiting the project site shall yield to public traffic.
- Traffic control plans will be submitted to the City prior to building permit issuance.
- The General Contractor will maintain the temporary green screen chain link fence along the project site perimeter during excavation as a pedestrian safety precaution located out of the line of sight. This will not impact the line of sight at the entrances and intersection of Spruce Street and Bristol Street N.
- The General contractor will have a designated flagman controlling the logistics of all deliveries. The designated employee shall be responsible for controlling vehicular traffic as required for the duration of the project.

Figure 6 - Haul Route



4.2 Delivery Requirements

- All deliveries will use the Haul Route (Figure 6)
- All delivery of material and storage of material will occur on-site.
- No deliveries before 7:00 AM on weekdays and 8:00 AM on Saturdays.

4.3 Traffic Control Plan

- A traffic control plan will be prepared, signed, and stamped by a California Registered Traffic Engineer for any temporary street, sidewalk, parking, or lane closures. A Temporary Street and Sidewalk Closure Permit will be obtained from the City of Newport Beach Public Works Department, Traffic Engineering Division for the above-mentioned closures. No full street closures are anticipated.
- General Contractor will monitor to ensure safe and efficient traffic flow and, if necessary, meet with the City Traffic Engineer / Community Development Director to propose any necessary modifications. The City Traffic Engineer / Community Development Director shall monitor the ongoing construction operation and, if necessary, is authorized to modify the construction traffic management and control plan to ensure safe and efficient traffic flow.
- Traffic control will be coordinated with the Police Department and Public Works Department, Traffic and Development Services Division, to minimizes public impact.

5.0 SAFETY AND SECURITY

5.1 <u>Pedestrian Protection</u>

Currently, there is a pedestrian sidewalk adjacent to the Site, along Bristol St N. and Spruce Ave. Secure fencing will be installed to foster pedestrian safety. At various times prior to the construction buildings, a temporary street and or sidewalk closure permit may be required so that the walk may be closed for pedestrian use due to the installation of landscaping, permanent public sidewalks, and other misc. activities.

5.2 <u>Project Fencing</u>

The entire perimeter of the Site will be fenced with a 6' foot high fence. Two gates, one at Bristol St N and one at Spruce St. (see Figure 1). will provide access into the Site and will be locked for security at the end of each day. Final location of construction fence to be approved by Public Works to ensure fencing will not impact line of sight. This also applies to the intersection of Spruce Street and Bristol Street N.

5.3 Safety and Security

Appropriate signage will be posted at the Site indicating "No Trespassing," "Hard Hat Required," "Authorized Personnel Only," and other visitor and delivery information. Daily safety inspections will be done by the onsite superintendent as well as monthly inspections by the contractor provided safety consultant.

6.0 AIR QUALITY CONTROL, FUGITIVE DUST CONTROL AND NOISE SUPPRESSION

6.1 Emissions/Air Quality Control

Construction activities will follow the 2022 Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District and all Mitigation Measure and Conditions of Approval to reduce air pollution and emissions impact.

6.2 Fugitive Dust Control

The project shall comply with the Fugitive Dust Emission and Control Plan approved by the South Coast Air Quality Management District (under District Rule 403) and all Mitigation Measure and Conditions of Approval. Dust will be minimized using water as control. During grading activities, any exposed soil areas shall be watered as needed daily. Stockpiles of crushed cement, dirt or other materials shall be covered or watered as needed daily. In addition, trucks carrying soil and debris shall be wetted or covered prior to leaving the Site. On windy days, or when fugitive dust can be observed leaving the Site, additional applications of water shall be applied to maintain minimum moisture content as defined by SCAQMD Rule 403. Soil disturbance shall be terminated whenever wind conditions exceed 25 miles per hour.

6.3 Noise Control

Construction activities will adhere to the hours prescribed by the City of Newport Beach's Noise Ordinance (Municipal Code Section 10.28.040). Specifically, construction activities will be restricted to Weekdays from 7:00 am to 6:30 pm and Saturdays from 8:00 am to 6:00 pm. No work on Sundays or holidays.

6.4 Noise Control Consideration

Noise from construction activities on this project will be a function of the noise generated by individual construction equipment items (as listed in Section 2.6 Construction Equipment), the equipment location (much of this construction noise

will be insulated by distance from buildings and the depth of the excavation), and the timing and duration of noise-generated activities. It is important to note that all equipment is not generally operated continuously or used simultaneously. The number, type, distribution, and usage of construction equipment will differ from phase to phase. The noise generated is both temporary in nature and limited in hours by the City's Noise Ordinance (Section 10.28.040).

7.0 ENVIRONMENTAL COMPLIANCE/ PROTECTION

7.1 Erosion, Sediment Control and Beach Protection

Per the State's NPDES permit, the project has prepared a Storm Water Pollution Prevention Plan (SWPPP) with erosion control measures to ensure soils resulting from grading and earthwork activities are prevented from leaving the Site

In addition, an erosion control plan will be provided with the project's rough grading plan per the project's conditions of approval. Please refer to Storm Water Pollution Prevention Plan prepared by Hall & Foreman for more detailed information.

7.2 <u>Water Quality Control</u>

The Project has prepared a Water Quality Management Plan which incorporates a variety of BMPs that will be used onsite to control predictable pollutant runoff. Please refer to conceptual Water Quality Management Plan (WQMP). General Contractor shall hire a third-party inspector to inspect compliance with the projects SWPPP and BMPs weekly and before any rain event.