

DRAFT

SABEY CONSTRUCTION INC.

CONSTRUCTION MANAGEMENT PLAN

18TH AVENUE MEDICAL OFFICE BUILDINGS

528 18TH AVENUE

SEATTLE, WASHINGTON 98108

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18th Avenue MOB Construction Management Plan

Contents

Construction Management Plan 2

I. Purpose of the Construction Management Plan (CMP)..... 2

1. Construction Communication. 2

1. Construction Hours and Sensitive Receivers 2

3. Construction Noise Requirements 3

4. Measures to Minimize Noise Impacts..... 3

5. Construction Milestones..... 3

6. Construction Noise Management..... 4

7. Construction Parking Management 4

8. Construction Traffic/Street and Sidewalk Closures 4

II. The following elements shall be included in the CMP if applicable. 5

1. Intensive Construction Activities 5

2. Schedule Street Closures 5

3. Ensure Campus Safety..... 5

4. Pedestrian and Bicycle Safety and Circulation..... 6

5. Coordinate with Metro 6

6. Parking Provisions 6

7. On-Street Parking Closures 6

III. Puget Sound Clean Air Agency (Condition #64) 6

1. Spray Water 6

2. Cover Piles/Construction Debris 6

3. Cover Trucks..... 7

4. Wash Down Area 7

5. Street Sweeping 7

6. Truck Monitoring 7

7. Emission Control 7

8. Emission Control Devices..... 7

9. Site Entrance and Exit 7

10. Delivery Schedule..... 8

IV. Other 8

1. Site Offices 8

Attachments 8

18th Avenue MOB Construction Management Plan

Site Plan	8
Cherry Hill Communication Plan	8
Parking Plan	8
Traffic Control Plan	8

Construction Management Plan

I. Purpose of the Construction Management Plan (CMP)

This CMP is written as required by the Cherry Hill Campus, Major Institution Master Plan, SDCI Project Number 3012953 (MIMP) Condition No 62 & 64. The intent of the plan is to mitigate the potential construction-related impacts. This plan is coordinated with Seattle Department of Planning and Development (DPD) and Seattle Department of Transportation (SDOT). Coordination and implementation of this CMP will be the responsibility of Sabey Construction Inc. The plan shall include the following elements.

- The bullet items are written from the Conditions in the MIMP.

1. Construction Communication.

DPD Noise Abatement Office contact: XXXX [To be identified by City of Seattle]

SDCI Contact: XXX [To be identified by City of Seattle]

Puget Sound Clean Air: XXX [To be identified by City of Seattle]

SDOT contact: Sara Zora 206-733-9973 sara.zora@seattle.gov

Sabey Corporation contact: Mikel Hansen 206-277-5249 mikelh@sabey.com

Sabey Construction contact: Douglas N. Gardner 206-277-5250 dougg@sabey.com

Community Liaison contact: Tina Tufts tinat@sabey.com / 206-282-9596 (24hr Line)

City of Seattle, Department of Neighborhoods Major Institution Master Plan Advisory Committee Coordinator. Office: 206.684.0302

1. Construction Hours and Sensitive Receivers

- Construction Hours and Sensitive Receivers - Identifying demolition and construction activities within permissible construction hours.
 - a. The Seattle Noise Ordinance limit construction noise in general, to the standard working hours of 7:00 a.m. - 10:00 p.m. weekdays, 9:00 a.m. - 10:00 p.m. weekends and holidays. This project will have a more restrictive requirement due to the location and neighborhood. The project Standard Working hours will be 7:00 a.m. - 7:00 p.m., weekdays; 9:00 a.m. - 7:00 p.m., weekends and legal holidays. **These working hours will be referred to as Standard Working Hours.**
 - b. Most of the construction work will be during these Standard Working hours. If exceptions develop we will coordinate in advance with DPD, SDOT, Swedish Medical Center (SMC) and the neighborhood SAC (e.g. concrete pours that may require additional time). Any such variance obtained will be posted on-site with 72-hours' notice in accordance with SDCI,

18th Avenue MOB Construction Management Plan

- DPD, SDOT and other regulatory requirements. Information will also be posted as per the Cherry Hill Communication Plan.
- c. Work involving noise impact shall be limited to 8:00 a.m.- 5:00 p.m., weekdays and 9:00 a.m. – 5:00 p.m. weekends and legal holidays. These working hours will be referred to as **Non-Standard Noise Impact Hours**. This work includes demolition, shoring and any jackhammer work, etc
 - d. Work within an enclosed structure shall not be limited to these Standard Hours and Non-Standard Noise Impact Hours.

3. Construction Noise Requirements

- Construction Noise Requirements - All demolition and construction activities shall conform to the Noise Ordinance, except as approved through the variance process.
 - a. It is anticipated that all the work task required for this project will be performed during the Standard working hours listed above and within the limits of SMC 25.08.425A, B & C. Construction Work involving noise will be limited to the Non-Standard Noise Impact Hours.
 - b. If a variance is required we will obtain the variance and post the variance on-site 72 hours prior to the start of the work in accordance with SDCI, DPD, SDOT and other regulatory requirements as well as per the Cherry Hill Communication Plan.

4. Measures to Minimize Noise Impacts

- Measures to Minimize Noise Impacts - List measures to be implemented to reduce or prevent noise impacts during demolition and construction activities during standard and non-standard working hours.

As standard practice for all working hours in accordance with MIMP Condition #66:

- a. Use Tower Cranes to reduce noise, emissions and equipment backup alarms.
- b. Turn off equipment and trucks when not in use (MIMP Condition #69)
- c. Limit the number of trucks on site at any one time
- d. Maintain equipment and exhaust systems for peak performance (MIMP Condition #67)
- e. Locate portable equipment as far as possible from sensitive receivers. (Condition #68)
- f. Complete task as efficiently as possible to remove the noise source as soon as feasible.
- g. Use electric equipment in lieu of gas, diesel or internal combustion engines
- h. Use noise blanket, skirts or other available noise mitigation means for mobile equipment that do not unreasonably interfere with the operations of the equipment and direct noise away from sensitive receivers. (MIMP Condition #71)
- i. Use ambient sensitive broadband backup alarms (MIMP Condition #70)
- j. Place staging area as far as possible from sensitive receivers (MIMP Condition #72)
- k. Communication with the community to keep them informed of the progress and next steps will be done in accordance with SDCI, DPD, SDOT and other regulatory requirements and as defined in the Cherry Hill Communication Plan.

5. Construction Milestones

- Construction Milestones - A description of the various phases of demolition and construction, including a description of noise and traffic generators, and anticipated construction hours for each phase.
 - a. Abatement Phase, Low noise, low traffic impact, Standard working hours
 - b. Demolition Phase, Moderate noise, low traffic impact, Non-Standard working hours
 - c. Site clearing Phase, Moderate noise, low traffic impact, Non-Standard working hours

18th Avenue MOB Construction Management Plan

- d. Site Excavation and shoring Phase, highest noise, high traffic impact, Non-Standard working hours
- e. Parking Structure Construction Phase, Moderate noise, moderate traffic impact, Standard working hours
- f. Building Structure Construction Phase Moderate noise, moderate traffic impact, Standard working hours
- g. Landscaping Phase, Moderate noise, moderate traffic impact, Standard working hours
- h. Offsite Work Phase, Moderate noise, moderate traffic impact, Standard working hours

6. Construction Noise Management

- Construction Noise Management - Identify techniques to minimize demolition and construction noise including: timing restrictions, noise reduction construction technologies, process modifications.
 - a. Use Tower Cranes to reduce noise, emissions and backup alarms.
 - b. Turn off equipment and trucks when not in use (MIMP Condition #69).
 - c. Limit the number of trucks on site at any one time.
 - d. Maintain equipment and exhaust systems for peak performance (MIMP Condition #67).
 - e. Locate portable equipment as far as possible from sensitive receivers. (Condition #68).
 - f. Complete task as efficiently as possible to remove the noise source as soon as feasible.
 - g. Use electric equipment in lieu of gas, diesel or internal combustion engines.
 - l. Use noise blanket, skirts or other available noise mitigation means for mobile equipment that do not unreasonably interfere with the operations of the equipment and direct noise away from sensitive receivers. (MIMP Condition #71)
 - h. Use ambient sensitive broadband backup alarms (MIMP Condition #70).
 - i. Place staging area as far as possible from sensitive receivers (MIMP Condition #72).

7. Construction Parking Management

- Construction Parking Management - Areas for construction worker parking will be identified on-site. Construction workers will be required to park in these areas or in other off-street parking facilities.
 - a. A parking area for the construction workers will be designated in the Cherry Hill Parking Garage. (See Parking Plan).
 - b. A designated drop off zone at the project site will be available for workers to drop off their tools and then proceed to the designated parking area.
 - c. A penalty clause will be included in subcontracts that will monetarily fine the company for those not parking in the designated area. The “three strikes out” rule will be enforced and the individual offender will be removed from the project.
 - d. All workers will be encouraged to use the Metro Bus, ride sharing, carpooling and other means for transportation.
 - e. Parking in the residential street will not be allowed and will be monitored by the Parking Ambassador.

8. Construction Traffic/Street and Sidewalk Closures

- Construction Traffic/Street and Sidewalk Closures - Demolition, earthwork excavating, concrete and other truck routing plans for site-specific development will be developed and submitted for approval through SDOT The Construction Management Plan shall identify potential sidewalk and bicycle lane closures or rerouting, and shall consider the need for construction truck traffic to avoid peak traffic periods (e.g., 6-9 AM, 3-6 PM).

18th Avenue MOB Construction Management Plan

- a. There will be occasional need for sidewalk closures and detours during the construction process to ensure public safety. These closures/detours will be coordinated with SMC & SDOT in advance and their approval obtained with required permits. Communication will be done in accordance with SDCI, DPD, SDOT and other regulatory requirements and as defined in the Cherry Hill Communication Plan.
- b. Bicycle closure and rerouting will be managed throughout the duration of the project and will be coordinated with SMC & SDOT. Communication to the community will be done in accordance with SDCI, DPD, SDOT and other regulatory requirements as defined in the Cherry Hill Communication Plan.
- c. The site will be posted, secured fenced, and monitored with surveillance cameras to prevent unauthorized entry, theft and vandalism. (MIMP Condition #73)
- d. Subcontracting agreements will include definitions of hours and expectations will be included for all types of working hours Standard, Non- Standard and Peak Traffic periods.
- e. Subcontractors, for work such as excavation and shoring, will be required in their subcontracts to obtain a truck routing plan approved by SDOT per the attached Traffic Control Plan (TCP).
- f. Traffic control and flag persons will be provided when appropriate to ensure safety.
- g. A TCP will be created for the project.

II. The following elements shall be included in the CMP if applicable.

1. Intensive Construction Activities

- Schedule the most intensive construction activities such that they are spread out over time and prohibit material deliveries from leaving or entering the area during AM and PM peak hours when feasible.
 - a. The most intensive task will be the soil excavation of the parking structure. During this task, the rate of removal will be coordinated to be smooth and orderly and to efficiently work within the standard working hours and peak traffic periods.
 - b. Subcontractors and truck deliveries, will be required to obtain an approved truck routing plan by SDOT per the TCP.

2. Schedule Street Closures

- Schedule street closures and other disruptions to the street system during off-peak periods, or as approved by SDOT to minimize impacts to the system.
 - a. When tasks that require street closures are identified, the proper permits will be obtained from SDOT in advance. See attached TCP.
 - b. Communication will be done in accordance with SDCI, DPD, SDOT and other regulatory requirements and as defined in the Cherry Hill Communication Plan.

3. Ensure Campus Safety

- To ensure safe campus access and circulation adjacent to the construction site for patients and employees, provide information to patients, staff and visitors ahead of time regarding detours, signs, and potential parking access or facility changes.
 - a. All events, closures and disruptions will be communicated in accordance with SDCI, DPD, SDOT and other regulatory requirements and as defined in the Cherry Hill Communication Plan.
 - b. Additional security, flagmen, and signage will be provided for any event that arises.

18th Avenue MOB Construction Management Plan

4. Pedestrian and Bicycle Safety and Circulation

- Provide safe pedestrian and bicycle circulation adjacent to the construction site using temporary facilities, detours, and signs.
 - a. Closures/detours will be coordinated and communicated in accordance with SDCI, DPD, SDOT and other regulatory requirements and as defined in the Cherry Hill Communication Plan.
 - b. The site will be posted, secured, fenced and monitored with surveillance to ensure public access is not inadvertently obtained and to prevent theft and vandalism. (MIMP Condition #73).
 - c. Traffic control and flag persons will be provided when appropriate to ensure safety.

5. Coordinate with Metro

- Coordinate with Metro Transit relative to construction activity that could affect transit service proximate to the project site.
 - a. During the project, activity will be coordinated with Metro Transit.
 - b. As part of the MIMP condition 24 & 58 there will be coordination with SDOT and Metro Transit to accomplish the bus stop improvements. This scope of work has been included in the SIP permit along with the Capital Improvement Condition #9.

6. Parking Provisions

- Include a parking provision in construction contracts between Swedish Cherry Hill and the general contractor and between subcontractors, e.g. specifying where construction workers will park, shuttles, etc. Areas for construction worker parking will be identified on-site. Construction workers will be required to park in these areas or in other off-street parking facilities
 - a. See **Section I.7.A** for the Construction Parking Management Plan

7. On-Street Parking Closures

- If construction activities cause the need to close on-street parking adjacent to the site, coordinate such closures with SDOT and obtain appropriate street use permits.
 - a. Over the course of the project and part of the Offsite Capital Improvements required by MIMP condition #9 there will be a need to coordinate street closure and street use permits. Proper permits shall be obtained with SDOT and Metro Transit.
 - b. Closures/detours will be coordinated and communicated in accordance with SDCI, DPD, SDOT, Metro Transit and other regulatory requirements and as defined in the Cherry Hill Communication Plan.

III. Puget Sound Clean Air Agency (Condition #64)

1. Spray Water

- Spray water (when necessary) during demolition, grading and construction activities to reduce emissions of particulate matter.
 - a. A water source will be installed on-site for water truck access. The intended use is for demolition and for dust control at the site.

2. Cover Piles/Construction Debris

- Cover dirt, gravel and debris piles to reduce dust and wind-blown debris.

18th Avenue MOB Construction Management Plan

- a. All piles are to be covered when not in use to prevent airborne particulate.
- b. Good housekeeping practices shall be used through the course of construction. Temporary trash receptacles will be placed and maintained on-site.
- c. Site debris will be removed from the site as needed. These containers shall have covers installed to secure and to prevent debris from escaping.

3. Cover Trucks

- Cover open-bodied trucks to reduce particulate matter blowing off trucks or dropping on the roads while transporting materials. Alternatively, wetting materials in trucks or providing adequate freeboard (space from the top of the material to the top of the truck) could be used to reduce dust and deposition of particulate matter.
 - a. The preferred method of covering the load will be used when possible; the alternative method will be used when the truck is not equipped with a load covering device.
 - b. The wash down area will be equipped with a spray down for wetting the load prior to leaving the site.

4. Wash Down Area

- Provide wheel washers at construction sites to remove particulate matter from vehicle wheel wells and undercarriages before they exit to decrease deposition of particulate matter on area roadways.
 - a. Wash Down Area will be provided for wheel washing, undercarriage and wetting the load.

5. Street Sweeping

- Promptly sweep public streets (when necessary) to remove particulate matter deposited on paved roads and subsequent dust-related impacts.
 - a. A street sweeping company will be employed to keep the street clean always.
 - b. In the event of a spill we will dispatch laborers and flagmen to clean the street immediately prior to the material spreading.

6. Truck Monitoring

- Monitor truck loads and routes to minimize dust -related impacts.
 - a. Material hauling routes will be monitored for debris and dust. In the event of a dust-related impact, the appropriate crew will be dispatched to resolve the issue.

7. Emission Control

- To reduce exhaust emissions, turn off construction trucks and engine-powered equipment during extended periods of non-use rather than allowing them to idle.
 - a. Continue to monitor the equipment to ensure nothing is running when not in use.
 - b. Inform the equipment operators and truck drivers to turn off their equipment when not in use.

8. Emission Control Devices

- Require emission-control devices on construction equipment and use relatively new, well-maintained equipment to reduce exhaust emissions of CO, GHG, and particulate matter from the engine exhaust.
 - a. We will include this clause in the subcontractor scope to ensure their newest and best equipment.

9. Site Entrance and Exit

- Provide quarry spall areas onsite prior to construction vehicles exiting the site.
 - a. Quarry spall approaches will be installed at the entrance and exits of the site to.

18th Avenue MOB Construction Management Plan

10. Delivery Schedule

- Schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.
 - a. Supply delivery trucks will be dispatched to arrive on-site between the hours of 9:00 AM and 3:00 PM.
 - b. During the Excavation Phase trucks will be staggered at intervals to maintain a smooth flow on-site and to move as much material as possible during normal business hours. The export rate would be approximately 6-8 trucks w/trailers per hour for a duration of approximately 4 months.
 - c. Staging trucks within the residential streets is not allowed and will be strictly enforced.

IV. Other

1. Site Offices

- a. Sabey will maintain a site office on the North end of the site along Cherry Street.
- b. Sanitation facilities will be provided and maintained in compliance with WISHA/OSHA.
- c. Subcontractors will have a shared field office on the South end of the site along E Jefferson.
- d. Once the parking structure is complete additional storage and field office will be installed along the east property line to help reduce noise.

Attachments

Site Plan

Cherry Hill Communication Plan

Parking Plan

Traffic Control Plan