
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CONSTRUCTION MANAGEMENT PLAN

(Project Specific Mitigation Measures)

PROJECT INFORMATION

Site Address: 3804 E Mercer Way

Phone Number: Vicky:1.778.317.3168

Owner Name: Chun Ling Ou "Vicky"

Date: 9/18/2024

Contractor: TBD;

Revised after talking with Patrick on 10.4.24

Name, title, company, and phone number of Individual who completed this plan:

Jill Kurfirst, PMP, LEED AP, Owner's Representative, Real Project Management Services [RPMS] 206.719.8988

OVERVIEW

Mercer Island City Code 17.14 describes the requirements for a construction management plan and construction schedule as follows:

105.6 Construction management plan and construction schedule.

1. Every permit issued for the construction of a new single family home with a gross floor area of more than 6,000 square feet, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
2. Every permit issued for the remodel or addition to a single family home that will result in the modification of more than 6,000 square feet gross floor area, or the addition of more than 3,000 square feet gross floor area, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
3. The construction management plan shall include measures to mitigate impacts resulting from construction noise, deliveries and trucking, dust / dirt, use of the street for construction related staging and parking, off-site parking, and haul routes. The building official may require additional information as needed to identify and establish appropriate mitigation measures for construction related impacts.
4. The construction schedule shall identify major milestones, anticipated future phases, and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies. The building official may require additional information or revisions to the construction schedule.
5. The building official is authorized to take corrective measures as needed to ensure adherence to the approved construction management plan and construction schedule.

INSTRUCTIONS

Fill in the blanks in the sections below and check the boxes that apply. The areas with check marks already provided indicate a requirement applicable to all projects. The intent of this Construction Management Plan is to mitigate construction impacts. Check other boxes that apply to your project and fill in the blanks accordingly to mitigate the construction related impacts.

- ✓ Designate a Construction Coordinator (CC), responsible for managing the construction related activities and the site. The CC will be the primary point of contact for neighbors and City staff regarding project related questions and concerns. The contact information is:
 - Name, title, and company: Jill Kurfirst, Owner's Representative, Real Project Management Services LLC
 - Phone: 206.719.8988
 - Email: Jill@RealProjectManagementServices.com

The CC will communicate proactively with neighbors within 300 feet of the site and those on construction haul routes between the site and nearest arterial street. The intent is to inform them of the scope/timeframe for the project prior to commencing construction, respond to questions/concerns, and provide advance notice of any significant work activities that will impact the street, private roads/driveways, etc. (e.g. underground utility work, major hauling, roadway paving, unusually noisy/disruptive work, etc.). Communication will be in the form of an email, hand delivered letter, or other means that will directly inform neighbors. The CC will provide copies of all communications to the City Engineer Patrick.yamashita@mercergov.org

- Screen or fence construction site (specify location)
- Temporary or permanent fences or walls (specify location) **Erosion control fencing; tree protection fencing; security fencing for material storage area.**
- ✓ All construction staging and storage will occur on site. The street and shoulders will be kept clear.
- ✓ Maintain a neat and tidy construction site.
- ✓ Use of certified flaggers for all activities within the public right-of-way and when trucks are backing in private lanes or driveways.
- ✓ Implement noise reduction measures
 - No work on the weekend
 - Construction hours of work will be: 8:30 AM to 5:30 PM and in compliance with MICC 8.24.020Q.
 - Vehicles/equipment shall not be left idling when not in use.
 - Provide neighbors with a direct line of communication to the CC to address issues promptly and directly.
 - The unusually high noise-generating activities are listed below with description, duration and frequency:
Demolition; Excavation, Concrete, Framing, Roofing, Siding [see schedule for duration.]
These activities will be limited to the hours of 8am to 3:30pm unless otherwise noted here:
8:30 AM to 5:30 PM.
- Noise reduction construction methods/technologies used include: _____
- Other: This proposed house is not adjacent to any neighboring houses which will help mitigate noise from exterior activities.
- ✓ Construction Worker Parking **** There is sufficient on-site parking for all contractors and CC.**
 - ✓ Peak number of construction workers anticipated on site: **5 plus CC occasionally ****
 - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: Framing and Sheetrocking **will have the largest crews. We will direct individual subs to limit vehicles by carpooling.**

* CC is a member of HNT Synagogue and has a parking pass.
Because of security no contractors will park there.

- ✓ Construction workers are restricted from parking in the right of way except immediately adjacent to the site when there is space available. All damage to the right of way will be promptly restored by the contractor.
 - ✓ Provide construction worker parking on site but outside of tree driplines.
Occasionally, if all parking spaces on site are taken, then CC can park in HNT lot just north of private road *
 - There will not be sufficient construction worker parking on site. Provide off-site parking (excluding use of right of way). Off-site location is at Herzl Ner Tamid [next door] for CC. *
_____ and will provide _____ (number) of vehicle spaces.
 - Use of buses, vans, and/o **carpools** to transport construction workers to/from off-site parking
 - Methods proposed to encourage/require carpooling, transit, and non-motorized transport:
***** The intent is that if necessary, members of the same firm can carpool from their homes to the site, which is not all that unusual for GWB, framing, siding, MEP and painting contractors. *****
 - Provide parking in the right of way immediately adjacent to the site (_____ spaces)
 - Other mitigation: _____
 - ✓ Implement air pollution reduction methods
 - Use of water to control dust
 - Use of clean fuels for construction vehicles
 - Restrict vehicle/equipment idling
 - Other: _____
 - ✓ Hauling (import/export)/deliveries
 - ✓ The CC will ensure that hauling and deliveries occur in a safe and orderly manner, minimizing impacts to the public (e.g. no idling in the street, not blocking streets or driveways, no queueing/parking in the right of way).
 - ✓ Use approved haul routes mainly on arterial streets and avoiding school zones where possible. A right of way use permit is required for approval of the haul route.
 - ✓ Limit trucking frequencies to a maximum of six trucks per hour and inform neighbors at least three days in advance of heavy haul days (frequencies of four or more trucks per hour) when construction access is on a private road or shared driveway.
 - ✓ Limit trucking hours to between 8 AM and 4 PM. [in no case earlier than 8am or later than 4pm]
 - ✓ Use of certified flaggers at the site entrance and when needed at key locations on heavy haul days.
 - Use of barges for major soil import & export.
 - ✓ The following are activities, frequencies and durations of work that may potentially impact a neighbor's convenient use of shared private drive. Mitigation measures are also described:
 - Hauling demolition refuse off site
 - Mobilization of Earthwork Equipment for excavation
 - Concrete pour concrete trucks
 - Deliveries for framing, roofing siding
- Mitigation measures:
- Trucks will park in existing driveway at NW corner of site. No trucks will stand or park on private drive. No more than one type of delivery will be scheduled for each day.
 - CC will confirm private drive is clear to house before trucks turn in, as there is no way to pass on this street. Trucks will continue to house and directly onto 3804 property so as to minimize time on shared private street.
 - A knuckle boom pump will likely be needed so that concrete trucks can avoid blocking driveway to waterfront neighbor.
 - The area under the large existing carport will be used for material staging. There is additional on site property to the west of this structure where trucks can park to unload.

Right of way use permits are required for:

- Materials delivery
- Proposed haul route
- Temporary closures of traffic lanes and sidewalks/paths.

- Utility construction
- Roadway paving
- Frontage improvements

Restoration of City streets and rights-of-way

- ✓ Streets will be swept daily, as required, and the contractor is responsible to restore city streets if damaged. Daily monitoring of streets will be performed.
- Provide a financial guarantee (bond or set aside) to guarantee cleaning and repair.

CONSTRUCTION SCHEDULE REQUIRED

The construction schedule shall identify major milestones and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. Attach a construction schedule that includes the following at a minimum:

- Schedule using generic dates (e.g. week 1, week 2, etc.) rather than specific months (January, February, etc.)
- Project duration
- Duration/timeframe for each phase of construction (demolition, TESC/tree protection, shoring & excavation, foundation, framing, site grading, underground utilities and total construction).
- Description of each phase, with description of noise and traffic generators, and anticipated construction hours for each phase.
- Construction parking management for each phase (eg. on-site, carpool, shuttle from off-island, etc. If a combination, please specify methods).
- The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies.
- Identify any anticipated future phases: _____

Please Note: Entire Schedule is 52 calendar weeks starting after Wet Season restrictions end.

Activity Name	Duration (Days)	Start Date	Finish Date	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26
				2330 6	132027 4	111825 1	8 152229 6	132027 3	10172431 7	142128 5	121926 2	9 162330 7	142128 4	111825 1	8 1522 1	8 152229 5
1 Set-up Erosion Control BMP	2.00	4/1/25	4/2/25													
2 Demo House	5.00	4/3/25	4/9/25													
3 Excavation	10.00	4/10/25	4/23/25													
4 Underground Utilities	5.00	4/24/25	4/30/25													
5 Concrete Footings and Foundations	10.00	5/1/25	5/14/25													
6 Inspections	2.00	5/15/25	5/16/25													
7 Framing	56.00	5/19/25	8/4/25													
8 Inspections	2.00	8/5/25	8/6/25													
9 Roofing	7.00	8/7/25	8/15/25													
10 Windows, Doors, Siding	5.00	8/18/25	8/22/25													
11 Scuppers and Downspouts and drainage piping to detention	3.00	8/25/25	8/27/25													
12 Electrical Rough In	10.00	8/28/25	9/10/25													
13 Plumbing Rough In	10.00	9/11/25	9/24/25													
14 Mechanical Rough In	10.00	9/25/25	10/8/25													
15 Fire Suppression Rough In	5.00	10/9/25	10/15/25													
16 Inspections	2.00	10/16/25	10/17/25													
17 Air sealing	2.00	10/20/25	10/21/25													
18 Insulation	5.00	10/22/25	10/28/25													
19 Inspections	2.00	10/29/25	10/30/25													
20 Sheetrock	20.00	10/31/25	11/27/25													
21 Wood Flooring	10.00	11/28/25	12/11/25													
22 Finish Carpentry	10.00	12/12/25	12/25/25													
23 Cabinets	5.00	12/26/25	1/1/26													
24 Stone and Tile	15.00	1/2/26	1/22/26													
25 Paint	10.00	1/23/26	2/5/26													
26 Electrical Trim-out	3.00	2/6/26	2/10/26													
27 Plumbing Trim-out	3.00	2/11/26	2/13/26													
28 Mechanical Trim-Out	3.00	2/16/26	2/18/26													
29 Fire Suppression Trim-Out	2.00	2/19/26	2/20/26													
30 Inspections	2.00	2/23/26	2/24/26													
31 Carpeting	3.00	2/25/26	2/27/26													
32 Appliances	1.00	3/2/26	3/2/26													
33 Demo Existing Carport Structure	3.00	3/3/26	3/5/26													
34 Concrete Driveway and Walkway	5.00	3/6/26	3/12/26													
35 Landscaping and Irrigation	10.00	3/13/26	3/26/26													
36 Inspection for Occupancy	2.00	3/27/26	3/30/26													

Revised: 10.4.2024

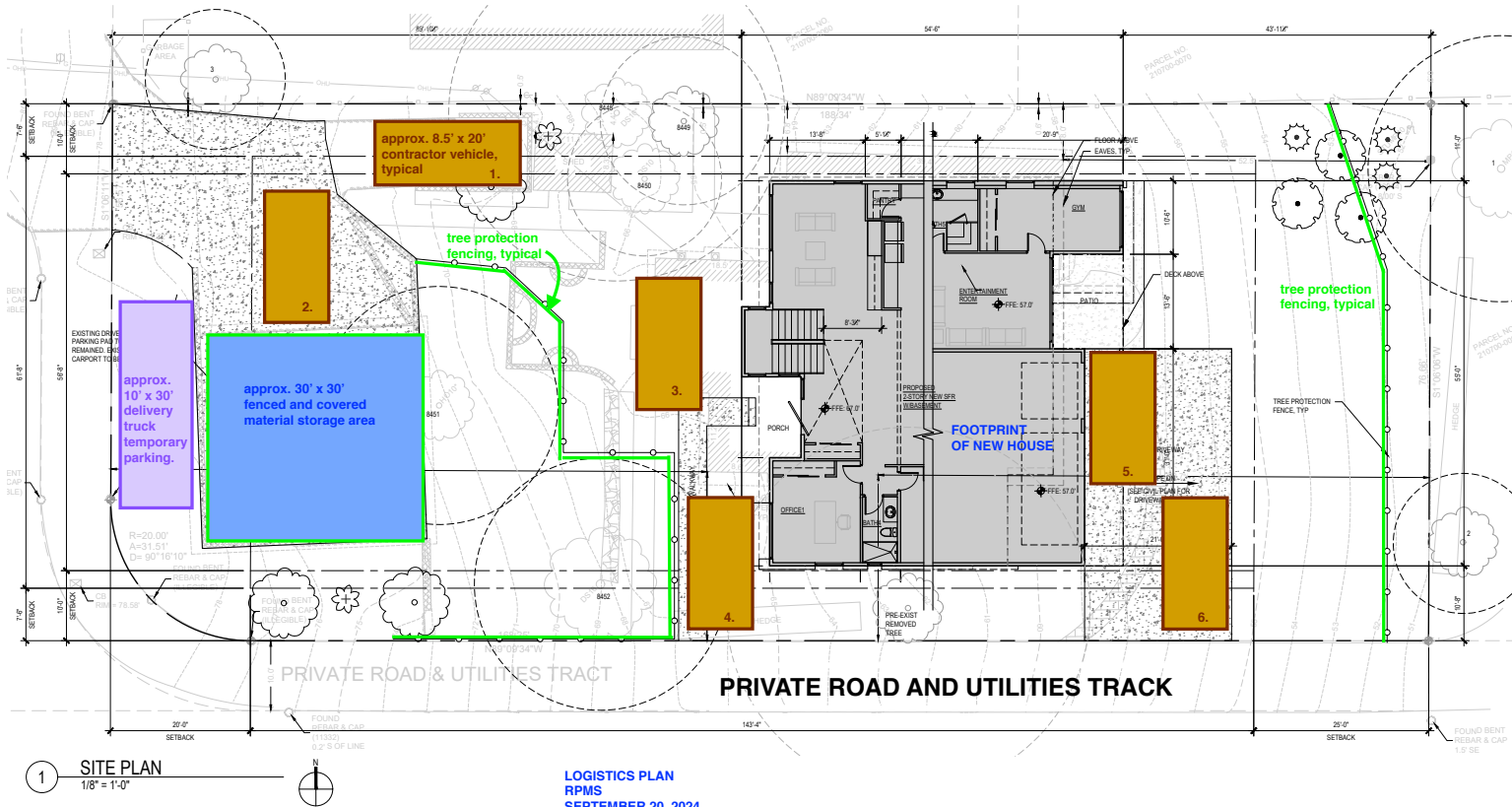
LEGEND:

- LOCATIONS AVAILABLE FOR (6) CONTRACTOR VEHICLES
- MATERIAL STAGING AREA UNDER CARPORT ROOF.
- MATERIAL OFF LOADING AREA
- LINE OF FENCING TO PROTECT EXISTING TREE CANOPY & ROOTS.

PLEASE NOTE THAT THE SITE WILL EASILY PARK THE MAXIMUM (6) SIX VEHICLES WE ANTICIPATE DURING CONSTRUCTION.

3804 HOME
 3804 E MERCER WAY
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LOGISTICS PLAN
 RPMS
 SEPTEMBER 20, 2024
 REVISED OCT. 4, 2024