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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



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## CONSTRUCTION MANAGEMENT PLAN

(Project Specific Mitigation Measures)

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### PROJECT INFORMATION

Site Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Owner Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Contractor: \_\_\_\_\_

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

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### 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: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Email: \_\_\_\_\_

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](mailto:Patrick.yamashita@mercergov.org)

- Screen or fence construction site (specify location)
- Temporary or permanent fences or walls (specify location)
- ✓ 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: \_\_\_\_\_ 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:

\_\_\_\_\_ These activities will be limited to the hours of 8am to 3:30pm unless otherwise noted here: \_\_\_\_\_ to \_\_\_\_\_.

- Noise reduction construction methods/technologies used include: \_\_\_\_\_
- Other: \_\_\_\_\_

- ✓ Construction Worker Parking
  - ✓ Peak number of construction workers anticipated on site: **+/- 15**
  - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: \_\_\_\_\_

- ✓ 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.
- 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 \_\_\_\_\_ and will provide \_\_\_\_\_ (number) of vehicle spaces.
- Use of buses, vans, and/or carpools to transport construction workers to/from off-site parking
- Methods proposed to encourage/require carpooling, transit, and non-motorized transport: \_\_\_\_\_
- 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 \_\_\_\_\_ and \_\_\_\_\_. [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:
    - \_\_\_\_\_
    - \_\_\_\_\_
    - \_\_\_\_\_
    - \_\_\_\_\_
- Mitigation measures:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- 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.

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**CONSTRUCTION SCHEDULE REQUIRED**
















































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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: \_\_\_\_\_

MacPherson Construction  
Schedule 9-2025 thru 12-2026

		Task Name	Resource Names	Duration	Start	Finish
1		2.2 Survey staking		3 days	Tue 9/23	Thu 9/25
2		4.1 Demolition		25 days	Mon 8/11	Fri 9/12
3		4.2 Clearing		3 days	Wed 8/6	Fri 8/8
4		4.3 Erosion Control		2 days	Mon 8/4	Tue 8/5
5		5.1 Excavate		5 days	Mon 9/29	Fri 10/3
6		5.2 Backfill		8 days	Mon 10/1	Wed 10/10
7		5.4 Trenching		2 days	Mon 8/17	Tue 8/18
8		5.5 Final Grade		6 days	Mon 10/5	Mon 10/12
9		5.6 Hauling/Firewatch		5 days	Wed 9/24	Tue 9/30
10		6.1 Concrete		30 days	Mon 10/13	Fri 11/21
11		6.6 Piling		5 days	Mon 10/6	Fri 10/10
12		6.8 Waterproofing		3 days	Mon 11/24	Wed 11/26
13		8.2 Garage Slabs		10 days	Mon 10/27	Fri 11/7
14		8.3 Driveways		18 days	Mon 6/21	Wed 7/14
15		8.4 Walks		5 days	Tue 5/25	Mon 5/31
16		8.5 Patios		10 days	Mon 5/3	Fri 5/14
17		10.1 Drains		14 days	Mon 9/21	Thu 10/8
18		12.1 Sewer / Trenching		2 days	Wed 8/19	Thu 8/20
19		14.1 Trusses		10 days	Mon 12/14	Fri 12/25
20		14.2 Framing Lumber		30 days	Mon 10/13	Fri 11/21
21		14.5 Steel		10 days	Tue 10/21	Mon 11/3
22		14.8 Closet Packages		10 days	Tue 9/22	Mon 10/5
23		18.1 Framing Labor		50 days	Tue 10/14	Mon 12/22
24		18.2 Finish Labor		837 days	Mon 3/11	Tue 5/24
25		18.3 Stairs Labor/Mat'l		14 days	Mon 1/4	Thu 1/21
26		18.4 Framing Punch Labor		30 days	Mon 12/29	Fri 2/6
27		18.6 Finish Punch Labor		60 days	Mon 10/5	Fri 12/25
28		22.1 Windows		14 days	Mon 12/14	Thu 12/31
29		24.1 Interior Doors		14 days	Mon 2/2	Thu 2/19
30		24.2 Shower Doors		7 days	Mon 11/16	Tue 11/24
31		24.3 Exterior Doors		3 days	Mon 1/19	Wed 1/21
32		24.4 Garage Doors		4 days	Mon 4/6	Thu 4/9
33		28.1 Rough Plumbing		30 days	Mon 12/29	Fri 2/6
34		28.3 Install Plumbing Fixtures		10 days	Mon 10/19	Fri 10/30
35		28.4 Indoor Fire Sprinkler		10 days	Mon 9/7	Fri 9/18
36		32.2 O Clearance Fireplace		790 days	Mon 12/28	Fri 1/4
37		32.3 Fireplace Face		21 days	Mon 5/18	Mon 6/15
38		34.1 HVAC RI		18 days	Tue 2/17	Thu 3/12
39		34.5 Exterior Heater		2 days	Tue 11/10	Wed 11/11
40		36.1 PVC		15 days	Mon 1/18	Fri 2/5
41		36.2 Install Roofing		16 days	Mon 1/19	Mon 2/9
42		36.3 Parapet Caps/Vents		6 days	Mon 6/22	Mon 6/29
43		36.4 Solar		3 days	Mon 3/15	Wed 3/17

44		38.1 Gutters/Downspouts		4 days	Mon 7/6	Thu 7/9
45		38.2 Roof Drains, Plumbing		8 days	Wed 1/21	Fri 1/30
46		40.1 Electrical Wiring		30 days	Wed 2/4	Tue 3/17
47		42.2 Phone/TV/Structure		21 days	Thu 2/26	Thu 3/26
48		42.7 Generator		2 days	Mon 8/10	Tue 8/11
49		42.8 Lighting System		10 days	Thu 2/26	Wed 3/11
50		42.91 Low Volt Trim		11 days	Tue 12/1	Tue 12/15
51		44.1 Insulation		8 days	Fri 3/27	Tue 4/7
52		44.3 Caulking		2 days	Wed 3/25	Thu 3/26
53		44.4 Vapor Barrier		1 day	Thu 9/24	Thu 9/24
54		46.1 Drywall		30 days	Wed 4/29	Tue 6/9
55		48.1 Siding Material order		2 days	Tue 6/9	Wed 6/10
56		48.2 Siding Labor		45 days	Mon 7/6	Fri 9/4
57		48.5 Soffit Int/Ext		30 days	Mon 7/13	Fri 8/21
58		48.7 Brick/Stone		50 days	Tue 8/18	Mon 10/26
59		50.2 Deck Labor		10 days	Mon 3/9	Fri 3/20
60		50.5 Railings		19 days	Wed 7/15	Mon 8/10
61		52.1 Interior Painting		21 days	Mon 9/14	Mon 10/12
62		52.2 Exterior Painting		9 days	Mon 9/14	Thu 9/24
63		52.3 PVA/Walls and Lid		3 days	Mon 3/9	Wed 3/11
64		52.4 Faux Painting		8 days	Tue 9/22	Thu 10/1
65		54.1 Carpet		2 days	Wed 10/14	Thu 10/15
66		54.2 Hardwood		14 days	Mon 7/13	Thu 7/30
67		54.4 Tile		48 days	Wed 6/17	Fri 8/21
68		54.9 Floor Protection		12 days	Mon 11/9	Tue 11/24
69		60.1 Cabinet Units		45 days	Wed 7/22	Tue 9/22
70		60.3 Cabinet Decks		4 days	Thu 8/6	Tue 8/11
71		60.6 Cabinet order		1 day	Mon 10/12	Mon 10/12
72		60.8 Cabinet Glass		15 days	Thu 10/22	Wed 11/11
73		61.5 Granite/Marble Slabs		21 days	Thu 8/6	Thu 9/3
74		64.1 Doorknobs/Locks/Hinges		3 days	Thu 4/1	Mon 4/5
75		64.2 Cabinet Pulls order		5 days	Thu 12/31	Wed 1/6
76		64.3 Towel Bars		5 days	Thu 10/15	Wed 10/21
77		64.5 Cabinet Pull Installation		14 days	Tue 10/6	Fri 10/23
78		64.6 House #'s & Mailbox install		2 days	Tue 11/10	Wed 11/11
79		66.1 Appliances		5 days	Thu 10/7	Wed 10/13
80		67.9 Trim Kit - Misc.		2 days	Tue 10/6	Wed 10/7
81		70.3 Mirrors		21 days	Tue 9/15	Tue 10/13
82		72.2 Clean-up		6 days	Mon 12/7	Mon 12/14
83		72.3 Window Cleaning		2 days	Wed 5/19	Thu 5/20
84		74.1 Landscape Plans		31 days	Tue 8/18	Tue 9/29
85		74.2 Landscape Labor		29 days	Tue 8/18	Fri 9/25
86		74.9 Sprinkler System		10 days	Mon 9/21	Fri 10/2
87		75.2 Fence		5 days	Wed 1/6	Tue 1/12
88		77.1 Gas hook-up		1 day	Mon 9/28	Mon 9/28
89		77.2 Watermeter		4 days	Fri 12/18	Wed 12/23
90		77.4 Permanent Power		26 days	Mon 11/16	Mon 12/21