
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:	<u>3310 97th Ave. SE</u>	Phone Number:	<u>206-310-5801</u>
Owner Name:	<u>Timiut LLC</u>	Date:	<u>12/15/20</u>
Contractor:	<u>Home Owner.</u>		

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

Ken Brooks (Owner) Northbrook Const. Mgnt. (206) 310-5801

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: Ken Brooks (Owner) Northbrook Construction Management LLC
 - Phone: (206) 310-5801
 - Email: northbrookllc@comcast.net

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) **TEMP NEAR PROPERTY LINES/TESC PLAN**
- ✓ 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 **SUNDAYS OR HOLIDAYS**
 - Construction hours of work will be: 7am-7pm M-F and 9am-6pm Saturdays 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:
None, We have no pile driving or demolition hammer work on this project.
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: **10**
 - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: adquate parking on site

- ✓ 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:
 - NO PERSONAL WORKMAN VEHICLES ON SITE.
 - Provide parking in the right of way immediately adjacent to the site (____ spaces)
 - Other mitigation: TEMPORARY PARKING CONSTRUCTION ON SITE
- ✓ 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 8:00am and 3:30pm. [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:
 - Trucking to and From the job site throughout the constcrction process. This includes all materials, products
 - and supplies needed. Coordination for driveway access with neighbors to minimize any inconvenience.
 - Notice will be given 48 hours in advance for any activity that will inhibit access private driveways or roads
 - for more than 5 min.
- 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.

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: _____

NORTHBROOK CONSTRUCTION MANAGEMENT

Issue Date: 12/15/20

2022		Phase 2 Rough in Through Drywall (205 Working Days)																																															
DESCRIPTION	May 14															June 15																																	
	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th															
	2	3	4	5	6	9	10	11	12	13	16	17	18	19	20	23	24	25	26	27	30	31	1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30					
Roofing																															TBD																		
Sight Clean up.																															Northbrook Const. Mgnt.																		
Window and Door Delivery																																												TBD					
Window and Door Install																																														Cold Knight / Paradigm / Sky-Frame			
Plumbing Rough - in																																														Bates Plumbing			
Mechanical Rough In																																															TBD		
2022		July 16															August 17																																
DESCRIPTION	F							M							T							W							Th							F													
	1	4	5	6	7	8	11	12	13	14	15	18	19	20	21	22	25	26	27	28	29	1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30	31					
Mechanical Rough In																															TBD																		
Gas Pipe Install																															TBD																		
Electrical Rough in (High Volt)																															TBD																		
Electrical Rough in (Low Volt)																															TBD																		
Utility Trenching to house / Final grading and backfill																																															TBD		
Water / Gas meter Final hook ups																																																TBD	
Fireplace (Can unit install).																																																TBD	
2022		September 18															October 19																																
DESCRIPTION	Th			F			M			T			W			Th			F			M			T			W			Th			F															
	1	2	5	6	7	8	9	12	13	14	15	16	19	20	21	22	23	26	27	28	29	30	3	4	5	6	7	10	11	12	13	14	17	18	19	20	21	24	25	26	27	28	31						
Electrical Rough in (High Volt)																																																	
Electrical Rough in (Low Volt)																																																	
Fire Sprinkler Rough in																																																	TBD / City Of Mercer Island
Framing Pick up After Subs.																																																	Cold Knight Builders
Exterior Structure Dry In																																																	Sheathing

NORTHBROOK CONSTRUCTION MANAGEMENT

Issue Date: 12/15/20

2023	July 28														August 29																																															
DESCRIPTION	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th																																	
Paint and Stain Exterior	3	4	5	6	7	10	11	12	13	14	17	18	19	20	21	24	25	26	27	28	31	1	2	3	4	7	8	9	10	11	14	15	16	17	18	21	22	23	24	25	28	29	30	31																		
Tile Walls / Fire Places																																	TBD																													
Doors and Millwork Install																																	TBD																													
Countertop Slab Install																																	Western Tile and Marble																													
Shower Stall Slab Install																																	Western Tile and Marble																													
Tile Back Splashes Install																																	Western Tile and Marble																													
Mirror and Shower Door Measure															FM	Shower doors								FM	Mirrors									Southeast Glass																												
Hardwood Sand / Stain / First two coats finish.																																	Thomas Wood Floors																													
Exterior Hard Surfaces / Pool Finish																																	TBD																													
2023	September 30														October 31																																															
DESCRIPTION	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T																													
Hardwood Sand / Stain / First two coats finish.	1	4	5	6	7	8	11	12	13	14	15	18	19	20	21	22	25	26	27	28	29	2	3	4	5	6	9	10	11	12	13	16	17	18	19	20	23	24	25	26	27	30	31		Thomas Wood Floors																	
Floor Protection Install																																	TBD																													
Paint and Stain Interior Millwork and Doors																																	TBD																													
Exterior Hard Surfaces / Pool Finish																																	TBD																													
Permanent Downspout install																																	TBD																													
Deck Railing install																																	TBD																													
2023	November 30														December 31																																															
DESCRIPTION	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	S	S																											
Paint and Stain Interior Millwork and Doors	1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30	1	4	5	6	7	8	11	12	13	14	15	18	19	20	21	22	25	26	27	28	29	30	31		TBD															
															T															X															N																	
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															A															A															S															R		
															Y															S															R																	

NORTHBROOK CONSTRUCTION MANAGEMENT

Issue Date: 12/15/20

2024	January 34														February 35																																
DESCRIPTION	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th																		
	1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30	31	1	2	5	6	7	8	9	12	13	14	15	16	19	20	21	22	23	26	27	28	29			
Paint and Stain Interior Millwork and Doors																														TBD																	
Permanent Garage Door Finish																														TBD																	
Light Fixture Delivery																													D	Seattle Lighting / Custom Fixtures																	
Hardware Delivery																													D	Chown Hardware / Custom Fixtures																	
Plumbing Fixture Delivery																													D	Seattle Interiors																	
Hardware Install																														Locks and Hardware																	
Mechanical Trim																														TBD																	
Plumbing Trim																														Bates Plumbing																	
Electrical Trim (High Volt)																														Maple Valley Electric																	
Appliance Delivery and Install																													D	TBD																	
Mirror and Shower Door Install																														Southeast Glass																	
2024	March 36														April 37																																
DESCRIPTION	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T																			
	1	4	5	6	7	8	11	12	13	14	15	18	19	21	22	25	26	27	28	29	1	2	3	4	5	8	9	10	11	12	15	16	17	18	19	22	23	24	25	26	29	30					
Hardware Install																														Locks and Hardware																	
Plumbing Trim																														Bates Plumbing																	
Closet Package Install																														TBD																	
Electrical Trim (High Volt)																														Maple Valley Electric																	
Electrical Trim (Low Volt)																														TBD																	
Fire Sprinkler Trim																														TBD / City Of Mercer Island																	
Landscaping Soil, Irrigation, Plantings.																														TBD																	
2024	May 38														June 39																																
DESCRIPTION	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T	W	Th	F	M	T																	
	1	2	3	6	7	8	9	10	13	14	15	16	17	20	21	22	23	24	27	28	29	30	31	3	4	5	6	7	10	11	12	13	14	17	18	19	20	21	24	25	26	27	28	29	30		
Carpet Install (Theater)																														TBD																	
Gym Flooring Install																														TBD																	
Drywall and Paint Touch up																														TBD																	
Landscaping Soil, Irrigation, Plantings.																														TBD																	
Fireplace Doors and Final Trim																														TBD																	
Permanent Garage Door Install																														TBD																	
Final Door / Cabinet / Window Adjustments.																														TBD																	
Hardwood Final Coat																														Thomas Wood Floors																	
Final Clean and Detail Interior																														In Out Clean																	
Final Inspections																														City Of Mercer Island																	
Client Move In																														City Of Mercer Island																	
(Finish 829 Total Working Days)																																															
Cert. of Occupancy Issue.																																															
Schedule -																																															
Schedule Time														Performance days														Inspection		Day not on site.																	
FM														D														sm																			
Field Measure														Delivery														Site Meeting																			