
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: _____ Phone Number: _____

Owner Name: _____ Date: _____

Contractor: _____

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

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

- 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: 20 total workers 1-2 on site managers
 - ✓ Phases of construction when all construction worker parking cannot be accommodated on site and strategy for providing adequate parking: This should be limited as the site is large however if needed parking in public parking and carpooling to the site would be mandatory.

- ✓ 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.

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: _____

See attached "general" construction schedule, since we do not have a permit the dates are estimates



PO Box 317, Ronald, WA 98940 • 206-714-4539

Schedule - List - Koneru Residence

1 - 73 of 73 items 250 / page ▼

ID #	Title	Complete	Phase	Duration	Start	End	Assignees	Accepted	Pending	Declined	Comments	RFIs	Show Owner	Predecessors
1	● Survey	<input type="radio"/>	--	1 day	Jul 1, 2022	Jul 1, 2022	--	0	0	0	0	0	Yes	
2	● 11001 TESC, Clearing, Grading	<input type="radio"/>	--	10 days	Jul 4, 2022	Jul 15, 2022	--	0	0	0	0	0	Yes	
3	● Survey for foundation excavation	<input type="radio"/>	--	1 day	Jul 18, 2022	Jul 18, 2022	--	0	0	0	0	0	Yes	2
4	● Excavation of foundation	<input type="radio"/>	--	10 days	Jul 19, 2022	Aug 1, 2022	--	0	0	0	0	0	Yes	
5	● Survey of pin pile location	<input type="radio"/>	--	1 day	Aug 2, 2022	Aug 2, 2022	--	0	0	0	0	0	Yes	4
6	● Pin Pile	<input type="radio"/>	--	6 days	Aug 3, 2022	Aug 10, 2022	--	0	0	0	0	0	Yes	5
7	● 11200 Foundation	<input type="radio"/>	--	45 days	Aug 11, 2022	Oct 12, 2022	--	0	0	0	0	0	Yes	6
8	● 11102 Foundation Piping	<input type="radio"/>	--	10 days	Oct 13, 2022	Oct 26, 2022	--	0	0	0	0	0	Yes	7
9	● swimming pool phase 1	<input type="radio"/>	--	10 days	Oct 13, 2022	Oct 26, 2022	--	0	0	0	0	0	Yes	7
10	● 11003 Backfill	<input type="radio"/>	--	3 days	Oct 27, 2022	Oct 31, 2022	--	0	0	0	0	0	Yes	8
11	● 13200 Plumbing ground work	<input type="radio"/>	--	9 days	Nov 1, 2022	Nov 11, 2022	--	0	0	0	0	0	Yes	10
12	● 11300 Garage Slab	<input type="radio"/>	--	2 days	Nov 14, 2022	Nov 15, 2022	--	0	0	0	0	0	Yes	11
13	● 11300 Slab on grade	<input type="radio"/>	--	8 days	Nov 14, 2022	Nov 23, 2022	--	0	0	0	0	0	Yes	11
14	● 11500 Framing Material	<input type="radio"/>	--	10 days	Nov 16, 2022	Nov 29, 2022	--	0	0	0	0	0	Yes	12
15	● 11400 Framing Labor	<input type="radio"/>	--	100 days	Nov 30, 2022	Apr 18, 2023	--	0	0	0	0	0	Yes	14
16	● 11525 Floor Trusses	<input type="radio"/>	--	1 day	Feb 1, 2023	Feb 1, 2023	--	0	0	0	0	0	Yes	14
17	● 11550 Trusses	<input type="radio"/>	--	1 day	Mar 22, 2023	Mar 22, 2023	--	0	0	0	0	0	Yes	15
18	● Roof sheer inspection	<input type="radio"/>	--	1 day	Mar 23, 2023	Mar 23, 2023	--	0	0	0	0	0	Yes	17
19	● 12200 Windows	<input type="radio"/>	--	15 days	Apr 19, 2023	May 9, 2023	--	0	0	0	0	0	Yes	15
20	● 12900 Roofing	<input type="radio"/>	--	20 days	Apr 19, 2023	May 16, 2023	--	0	0	0	0	0	Yes	15
21	● 13200 Plumbing Rough In	<input type="radio"/>	--	30 days	Apr 19, 2023	May 30, 2023	--	0	0	0	0	0	Yes	15

22	● 11700 Siding Labor/Materials	○	--	90 days	May 10, 2023	Sep 12, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	19
23	● 11600 Exterior Doors	○	--	1 day	May 17, 2023	May 17, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	20
24	● 12000 Fireplace Install	○	--	4 days	May 17, 2023	May 22, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	20
25	● 13100 - HVAC Layout	○	--	2 days	May 17, 2023	May 18, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	20
26	● 13100 - HVAC Prerock	○	--	8 days	May 17, 2023	May 26, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	20
27	● 13100 HVAC Rough In	○	--	45 days	May 31, 2023	Aug 1, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	21
28	● Utility connections	○	--	8 days	May 31, 2023	Jun 9, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	21
29	● 11005 Final Grading	○	--	20 days	Jun 14, 2023	Jul 11, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	
30	● 11300 Patios and entry flat work	○	--	18 days	Jul 12, 2023	Aug 4, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	29
31	● 12700 Rough in Electrical	○	--	70 days	Aug 2, 2023	Nov 7, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	27
32	● 13275 Fire Sprinkler Rough In	○	--	15 days	Aug 2, 2023	Aug 22, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	27
33	● 11725 exterior slab walls	○	--	5 days	Sep 13, 2023	Sep 19, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	22
34	● 13700 Painting-Exterior	○	--	10 days	Sep 20, 2023	Oct 3, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	33
35	● 14400 Landscape	○	--	10 days	Oct 4, 2023	Oct 17, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	34
36	● Inspections - Plumbing, Mechanical, Gas, Electrica	○	--	1 day	Nov 8, 2023	Nov 8, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	31
37	● 13300 Air Seal	○	--	10 days	Nov 9, 2023	Nov 22, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	36
38	● Framing Inspection	○	--	1 day	Nov 23, 2023	Nov 23, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	37
39	● Interior Moisture Control	○	--	1 day	Nov 24, 2023	Nov 24, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	38
40	● 13300 Insulation Batt Install	○	--	15 days	Nov 27, 2023	Dec 15, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	39
41	● Insulation Inspection	○	--	1 day	Dec 18, 2023	Dec 18, 2023	--	0	0	0	<u>0</u>	<u>0</u>	Yes	40
42	● 13400 Drywall	○	--	90 days	Dec 19, 2023	Apr 22, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	41
43	● 13700 Painting-Interior Walls 1st coat	○	--	15 days	Apr 23, 2024	May 13, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	42
44	● 12300 Doors/Hardware/Millwork	○	--	15 days	May 14, 2024	Jun 3, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	43
45	● 12600 Finish Labor	○	--	100 days	May 14, 2024	Sep 30, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	43
46	● 12700 Electrical-First trim	○	--	8 days	May 14, 2024	May 23, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	43
47	● 13500 Cabinets	○	--	2 days	May 14, 2024	May 15, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	43
48	● 13800 Garage Doors	○	--	2 days	May 14, 2024	May 15, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	43

49	● 13904 Tile	○	--	60 days	May 16, 2024	Aug 7, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	47
50	● 13905 Granite	○	--	1 day	May 16, 2024	May 16, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	47
51	● 13905 Granite Template	○	--	1 day	Jul 19, 2024	Jul 19, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	47
52	● 13700 Staining-Millwork	○	--	45 days	Oct 1, 2024	Dec 2, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	45
53	● 12000 Fireplace-Trim & Light off	○	--	2 days	Dec 3, 2024	Dec 4, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
54	● 12600 Finish Labor Punch Out	○	--	20 days	Dec 3, 2024	Dec 30, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
55	● 12700 Electrical-Final Trim	○	--	30 days	Dec 3, 2024	Jan 13, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
56	● 12800 Light Fixtures	○	--	15 days	Dec 3, 2024	Dec 23, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
57	● 13100 HVAC-Trim	○	--	15 days	Dec 3, 2024	Dec 23, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
58	● 13200 Plumbing-Trim Out	○	--	20 days	Dec 3, 2024	Dec 30, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
59	● 13250 Plumbing Fixtures	○	--	2 days	Dec 3, 2024	Dec 4, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
60	● 14200 Clean Up - Rough	○	--	5 days	Dec 3, 2024	Dec 9, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	52
61	● 13275 Fire Sprinkler Final Trim	○	--	8 days	Dec 31, 2024	Jan 9, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	58
62	● 13600 Bath Accessories - Towel Bars, TP Holders, Et	○	--	6 days	Dec 31, 2024	Jan 7, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	54
63	● 13600 Bath Accessories - Shower Doors, Mirrors	○	--	1 day	Dec 31, 2024	Dec 31, 2024	--	0	0	0	<u>0</u>	<u>0</u>	Yes	58
64	● 14100 Appliances	○	--	5 days	Jan 14, 2025	Jan 20, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	55
65	● 13400 Final Drywall Touch Up	○	--	10 days	Jan 21, 2025	Feb 3, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	64
66	● 14800 Speciality Items	○	--	60 days	Jan 21, 2025	Apr 14, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	64
67	● 13902 Carpet	○	--	2 days	Feb 4, 2025	Feb 5, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	65
68	● 12400 Closets	○	--	15 days	Feb 6, 2025	Feb 26, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	67
69	● Blower Door Test	○	--	1 day	Feb 27, 2025	Feb 27, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	68
70	● 13700 Final Wall Paint & Touch Up	○	--	10 days	Feb 28, 2025	Mar 13, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	69
71	● 14300 Clean Up-Window Washing	○	--	5 days	Feb 28, 2025	Mar 6, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	69
72	● 14300 Final Clean	○	--	5 days	Mar 7, 2025	Mar 13, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	71
73	● Landscaping final	○	--	30 days	Mar 7, 2025	Apr 17, 2025	--	0	0	0	<u>0</u>	<u>0</u>	Yes	71