

Rev 1 responses included below in red reflect SDOT comments from initial submission.

Rev 2 responses included below in orange reflect SDOT comments from last submission

**Construction Management Plan Cover Sheet:**

Project Address: 2415 NE 80<sup>th</sup> ST, Seattle, WA 98115

MUP # 3018711-LU

Applicant/Contractor: Zach Wasielewski/Skanska Building USA Inc.

Version: 001

Date: 1/05/22

Note: Approval or Conditional Approval of your Construction Management Plan *does not constitute permit approval*. You must apply for and receive all applicable permits before work may commence.

A proposed Haul Route narrative must be submitted as a separate attachment or separate document along with your Construction Management Plan. See page 7.

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## 1. Project Overview

**1.1 Project address:** 2415 NE 80<sup>th</sup> ST, Seattle, WA 98115

**1.2 Site Development:** CONSTRUCTION OF A NEW ACADEMIC FACILITY FOR UNIVERSITY PREP. PROJECT IS A 39,630 SQUARE FOOT, THREE STORY BUILDING WITH A PARTIAL BELOW-GRADE STORY, LANDSCAPE IMPROVEMENTS AND SURFACE PARKING. EXISTING BUILDINGS WILL BE DECONSTRUCTED AND REMOVED.

## 2. Construction Communication

**2.1 Contact Person:** Zach Wasielewski  
zach.wasielewski@skanska.com  
Mobile: 206-498-5882

24 Hour Emergency Contact/Complaint number: (206)-510-2541

This will serve as the primary access point to the construction contact. Calls during normal construction hours will be answered by a member of the staff. After business hours the comment line will be an answering machine and responses will be made the next work day.

**2.2 Construction Notification List:** See Attached

### 2.3 Communication methods:

- Postcards
- Website
- Flyers
- Open House
- Signage
- Email
- Phone
- Project Information Sign (as known as a "Side Walk superintendent")

Contractor shall post a Project Information sign on-site known as a Side Walk Superintendent that will provide: the project start date, estimated completion date, Permit number, contact name and phone number.

The contractor shall provide a minimum of 10 business days notification to SDOT and adjacent residents and businesses within a 2 block radius prior to beginning work and prior to any work outside of typical construction hours. The contractor shall also provide monthly project update notification for the duration of the project. Notification to include expected sidewalk, parking,

street, and noise impacts. Or in accordance with Client Assistant Memo (CAM 2117)

The contractor shall notify the Street Use Inspector with 10 days notice, for any work outside of typical construction footprint or change of hours.

The contractor does not anticipate impacting or obstructing the existing Bike lanes. However should the Contractor impact or impede a bike lane, the contractor will provide community updates regarding bike lane and biking infrastructure disruptions utilizing the Seattle Bike Blog, linked here: <https://www.seattlebikeblog.com/>

The contractor does not anticipate any construction activities that would disrupt Dahl Field events. The Contractor will provide notice should a construction activity prevent a regularly schedule Dahl Field event. A list of park events can be found at: <https://www.seattle.gov/parks/find/downtown-parks>

The contractor shall coordinate fully with all users at least 10 business days prior to beginning work and coordinate closure dates and times with the following agencies:

- Seattle Public Utilities, Sally Hulsman 206-684-4682 and Mike Mannery 206-684-9271.
- The Seattle Department Special Events Division (Fire) 206-386-1450.

## 2.4 Notification timing & tracking:

- 8 weeks prior to construction:
  - Letters to affected parties within 1- to 2-block radius to introduce project, Plan upcoming drop-in session at a neighborhood location
- 6 weeks prior to construction
  - Provide clear construction information available on a project website, draft press release for hyper local media
- 4 weeks prior to construction:
  - Host online session to answer questions about project and learn about community needs
- 2 weeks prior to construction:
  - Place signage at intersections telling neighbors to expect closures; send email update on expected impacts and schedule
- 72 hours prior to construction
  - Place no-park signs
- Ongoing activities
  - Web and email updates; responses to community questions and concerns via phone/email

**Note:** SDOT Street Use requires notification and permits for all work or impacts in the right of way. Contractor to communicate impacts via the Seattle Services Portal.

Emergency-related construction activities impacting the right of way require additional notification directly to the City of Seattle Transportation Operations Center (TOC). Seven days a week, 6 AM to 10 PM at (206) 684-5117. After hours, 10 PM to 6 AM at (206) 684-5122. If a closure is expected to extend into a weekday AM or PM peak traffic hour and is on a key arterial call TOC on-call personnel.

## 2.5 Construction Project and Known Special Events in the Vicinity

- The contractor shall be aware of Special Events and coordinate right-of-way use for each event with SDOT at least 10 business days prior to the event. Also consider special events that may impact your haul route

Add project construction coordination map link to narrative.

<https://streetwork.seattle.gov/map> Contractor can check map to verify special events in the vicinity of the project.

## 3. Construction Noise and Sensitive Receivers

### 3.1 Construction Hours

- Monday through Friday Work Hours: 7:00 AM to 6:00 PM
- Saturday & Non Legal Holiday Work Hours: 9:00 AM to 6:00 PM
- Impact Noise Hours are: 8am to 5pm weekdays/non legal holidays and 9:00 AM to 5:00 PM Saturdays/Legal Holidays
- No Sunday work unless there is an emergency. SDCI Noise Abatement must approve and issue a Temporary Noise Variance.

Contractor will Provide 72 hour notification to neighbors prior any work outside typical construction hours listed in CMP

Contractor will contact SDCI Noise Abatement about a Temporary Noise Variance for work outside the allowable hours of the CMP.

Demolition and construction activities within permissible construction hours included the following:

- Demolition
- Shoring
- Mass Excavation
- Concrete Placement
- Steel Erection
- Framing
- Masonry
- Glazing
- Roofing

- Painting
- Landscape and Irrigation

### 3.2 High noise-generating activities

- Impact Noise Hours are: 8am to 5pm weekdays/non legal holidays and 9:00 AM to 5:00 PM Saturdays/Legal Holidays
- Unusually high noise-generating activities:
  - Demolition – April 2022 - Three (3) Weeks
  - Shoring and Excavation – May 2022- Six (6) Weeks
  - Auger Pile Drilling/Shaking Auger - May 2022- Six (6) Weeks
  - Concrete Placement – June 2022 - Seventeen (17) Weeks
  - Steel Erection – September 2022 - Sixteen (16) Weeks
  - Masonry – November 2022- Sixteen (16) Weeks

### 3.3 Noise-sensitive receivers

- No know sensitive receivers in the area.

### 3.4 Construction noise management

Contractor is responsible for the behavior of all their sub-contractors and vendors for this project. If any sub-contractor or vendor violates the city of Seattle noise ordinance, General Contractor will be issued the violation document.

- Contractor to provide Ambient Sensitive Broadband Alarms on all vehicles/equipment that require alarms
- Contractor will not allow queuing of vehicles adjacent to residential uses
- Contractor to provide drive through staging area if possible
- Construction Laydown entrance location on 25<sup>th</sup> Ave NE.

## 4. Construction Milestones

### 4.1 Schedule of construction milestones, including:

- Estimated start date: March 1st, 2022
- Duration: Sixteen (16) Months
- Completion date for each phase of construction:
  - Demolition: April 15<sup>th</sup>, 2022
    - Demolition of existing structures
      - Noise Generators
        - Excavators
        - Material sorting, handling, and loading
        - Equipment backup alarms
        - Haul Trucks
      - Traffic Generators
        - Haul trucks traveling east and west on 80<sup>th</sup> Street entering and exiting the site.

- Construction Hours
    - 7:00 AM to 6:00 PM
- Shoring & Excavation: June 1<sup>st</sup>, 2022
  - Noise Generators
    - Excavators
    - Cranes
    - Material loading and unloading
    - Equipment backup alarms
    - Haul Trucks
  - Traffic Generators
    - Haul trucks traveling east and west on 80<sup>th</sup> Street entering and exiting the site.
  - Construction Hours
    - 7:00 AM to 6:00 PM
- Foundation: August 15<sup>th</sup>, 2022
  - Noise Generators
    - Cranes
    - Concrete Pumping
    - Truck and equipment backup alarms
    - Concrete trucks
  - Traffic Generators
    - Trucks and equipment traveling south on 25<sup>th</sup> Ave NE entering and exiting the site, and traveling east and west on 80<sup>th</sup> Street entering and exiting the site.
  - Construction Hours
    - 7:00 AM to 6:00 PM
- Shell & Core: February 10<sup>th</sup>, 2023
  - Noise Generators
    - Cranes & forklifts
    - Aerial Man Lifts
    - Generators
    - Truck and equipment backup alarms
    - Delivery trucks
  - Traffic Generators
    - Trucks and equipment traveling south on 25<sup>th</sup> Ave NE entering and exiting the site.
  - Construction Hours
    - 7:00 AM to 6:00 PM
- Architectural Completion: June 8<sup>th</sup>, 2023
  - Noise Generators
    - Truck and equipment backup alarms
    - Delivery trucks

- Forklift
  - Traffic Generators
    - Trucks and equipment traveling south on 25<sup>th</sup> Ave NE entering and exiting the site.
  - Construction Hours
    - 7:00 AM to 6:00 PM
- No construction parking onsite. Construction workers to use street parking on 25<sup>th</sup> Ave NE.

## 5. Off-site Construction Worker Parking

### 5.1 Location No Onsite Construction Worker Parking:

- Demolition of existing structures
  - Peak number of construction workers anticipated: 15
- Shoring & Excavation: July 22<sup>nd</sup>, 2021
  - Peak number of construction workers anticipated: 20
- Foundation: August 20<sup>th</sup>, 2021
  - Peak number of construction workers anticipated: 30
- Shell & Core: April 8<sup>th</sup>, 2022
  - Peak number of construction workers anticipated: 50
- Architectural Completion: July 29<sup>th</sup>, 2022
  - Peak number of construction workers anticipated: 60
- Encourage carpooling, transit, and non-motorized transport
- No onsite parking.

## 6. Right of Way Use

### 6.1 SDOT Coordination

Right of way use must be approved by SDOT prior to beginning work. Permit documents must be submitted using the Seattle Services Portal.

SDOT Hours of work performed in the public right of way shall only occur during hours authorized under all applicable codes, regulations, rules and permits. Normal working hours are 8:00AM - 5:00PM Monday through Friday. Any work outside of this timeframe is considered "Off-hours work" and requires a minimum of 3-business days advanced notice to Street Use. Please email [DOT\\_StUse\\_OffHours\\_Inspection@seattle.gov](mailto:DOT_StUse_OffHours_Inspection@seattle.gov) or refer to the General Requirements section of the Street Use Permit for the entire requirement.

Site and traffic control plans are not approved during the CMP review process. Any CMP requirements that affect right-of-way use must be reflected on the required plans. Pedestrian mobility must be shown on the site and traffic control plans for both working and non-working



hours. All permit related correspondence and documents must be submitted to the Seattle Services Portal.

The Permittee shall notify Street Use of each phase and construction start date 2 days prior by notification via the Seattle Services Portal

<https://seattlegov.zendesk.com/hc/en-us/articles/360057058453-How-to-Provide-a-Job-Start-Notification-to-Street-Use>

Revised CMP submittal will be required if ROW impacts deviate from what was initially approved in CMP at any point during the construction project. Permit documents must be submitted using the Seattle Services Portal.

Permit review timelines will be found on SDOT's permitting website using the link here - <https://www.seattle.gov/transportation/permits-and-services/permits/construction-use-in-the-right-of-way>

SDOTPermits@seattle.gov no longer provides information on review timelines as this information can be found online.

Street trees must be protected during construction; planting, pruning, removing or replacing trees in the ROW require separate SDOT Street Tree permit. Street Tree Permitting - <https://www.seattle.gov/transportation/permits-and-services/permits/street-tree-permits>

Any changes to a King County Metro bus stop or trolley system must be approved by King County Metro prior to beginning work. For the full requirement please follow the attached link - <https://www.kingcounty.gov/~media/transportation/kcdot/MetroTransit/Construction/guidelines/KCM-CIC-NotificationGuidelinesCityofSeattle-20140511.ashx?la=en>

## 6.2 Material management

- No Staging and off-site queuing
- Proposed haul route:
  - Enter west on 24<sup>th</sup> and exit on 80<sup>th</sup> for beginning of project. Then transition to enter South on 25<sup>th</sup> Ave, and exit on 25<sup>th</sup> Ave going south.
- Crane location on private property only
- On-site construction access locations:
  - Main Gate #1 – 25<sup>th</sup> Ave NE
  - Exit Gate #2 – NE 80<sup>th</sup> Street
  - Access Gate #3 – 24<sup>th</sup> Ave NE

## 6.3 Pedestrian mobility

The contractor shall maintain 24/7 pedestrian access across from each frontage for each phase of construction. The contractor shall also maintain access to existing curb ramps, landing areas and pedestrian button infrastructure for the duration of the project Exception considerations for this to include work that may be hazardous to the public (e.g. demolition or shoring work) or short term utility work. Exceptions must be approved by SDOT prior to beginning work.

- **Sidewalk closures and pedestrian mobility per frontage for working hours**
  - Close sidewalk in front of construction entrance – the west side of 25th Ave NE will be closed during street improvement requirements only. Reference ROW permit for signage and sequence plan.
  - Close sidewalk on east side of 24<sup>th</sup> Ave for duration of project. Redirect pedestrians to crosswalk at NE 77<sup>th</sup> St. Sidewalk needs to be closed for safety reason as it is directly adjacent to construction demolition, shoring, structural steel erection, the trucking entrance, and SIP requirements. Reference ROW permit for signage and sequence plan.
  - Close sidewalk on the south side of NE 80<sup>th</sup> St. Redirect pedestrians to north crosswalk at NE 80<sup>th</sup> St. Sidewalk needs to be closed for safety reason as it is directly adjacent to construction demolition, shoring, open excavation, structural steel, the trucking exit, and SIP requirements. Reference ROW permit for signage and sequence plan.
- **Sidewalk closures and pedestrian mobility per frontage for non-working hours**
  - Close sidewalk in front of construction entrance – 25th Ave NE for SIP requirements only. Sidewalks need to stay closed due to safety concerns through SIP activity durations. Pedestrians will be safely rerouted to the opposite side of the street while work is occurring. Reference ROW permit for signage and sequence plan.
  - Close sidewalk on east side of 24<sup>th</sup> Ave. Redirect pedestrians to west side of street at crosswalk at NE 77<sup>th</sup> St. Sidewalks need to stay closed until project completion due to safety concerns due to the adjacency of the site work (open excavation, shoring, CIP concrete activities, steel erection), overhead electrical service connection, below grade water service connection, and SIP sequencing. Pedestrians will be safely rerouted to the opposite side of the street. Reference ROW permit for signage and sequence plan.
  - Close sidewalk on the south side of NE 80<sup>th</sup> St. Redirect pedestrians to north side of street at crosswalk at NE 80<sup>th</sup> St. Sidewalks need to stay closed until project completion due to safety concerns due to the adjacency of the site work (open excavation, shoring, CIP concrete activities, steel erection), SIP sequencing, and overhead communications services installation. Pedestrians will be safely

rerouted to the opposite side of the street. Reference ROW permit for signage and sequence plan.

- Transit relocation:
  - 25<sup>th</sup> Ave NE & NE 80<sup>th</sup> St.
    - Relocate north, closer to NE 80<sup>th</sup> during street improvement activities only.

## 6.4 Street closures

No street closers for the project or its utilities are required. The water and electrical connections occur within in the parking strip and sidewalk areas on the west side of the project (reference side walk closer in section 6.3 and ROW permit). The sewer connection occurs within the project footprint and will not impact the ROW or street access.

## 7. Traffic impacts and Traffic Operations Center Infrastructure

No street closers for the project or its utilities are required and therefore no traffic or traffic operation impacts are anticipated. Should this change, the Contractor shall submit a revised CMP and coordinate with SDOT through the service portal.

### Attachment 1 Construction Notification List

### Attachment 2 Site Plan

### Attachment 3 Nearby Parking Lots, Transit Stops for Construction Workers

### Attachment 4 Haul Route Narrative

Contractor to update any changes.

Fischer Trucking will be the trucking company for the excavation activities.



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**CMP Attachment 1 - Construction Notification  
List**

**1. Affected Parcel Listing**

## Construction Notification List

## Attachment 1

Project Address: 2415 NE 80th ST, Seattle, WA 98115  
MUP # 3018711-LU  
Date: 5/18/2021

### Parcel owners and affected parties adjacent to the project site.

2412	7752	8002
7725	7756	8015
7730	7757	8021
7733	7764	8025
7746	7768	8031

### Parcel owners and affected parties within 300 feet of the project site.

2414	7700	2306	7742	8011	8114
7707	7708	7701	7746	8015	
7711	7714	7709	7752	8021	
7715	7722	7715	7756	8025	
7719	7726	7721	7764	8031	
7723	7730	7725	7768	8037	
7727	8002	7720	7735	8043	
7733	8010	7726	2229	8010	
7757	8014	7732	2227	8104	
2412	8020	7738	2302	8108	

### Parcels owners and affected parties in direct line-of-sight of the project site.

2412	7752	8002
7725	7756	8015
7730	7757	8021
7733	7764	8025
7746	7768	8031

### Community organizations, major institutions, schools, and hospitals in the area.

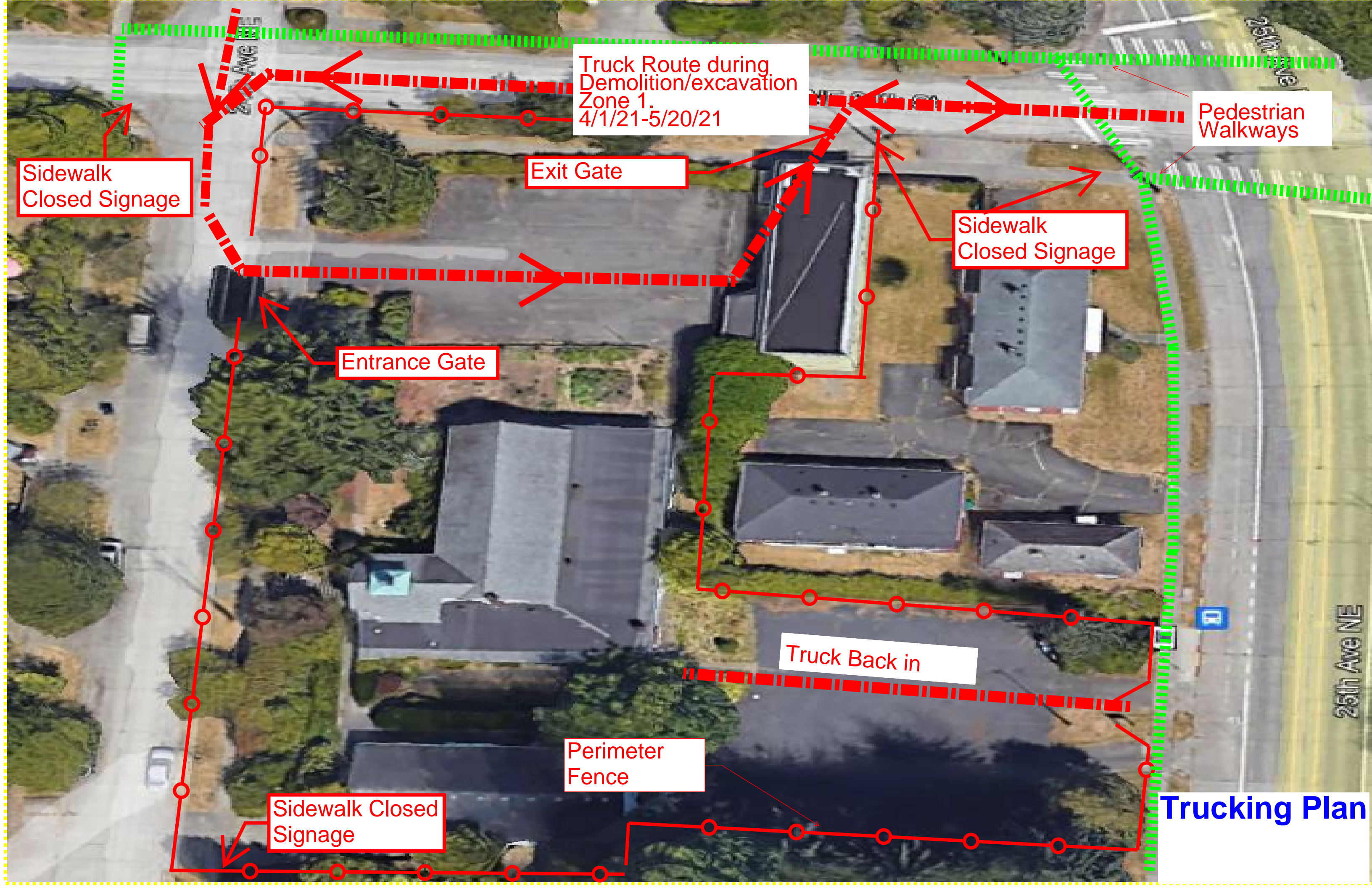
Dahl Field  
Picardo P-Patch  
Temple Beth Am  
University Prep Existing Campus



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**CMP Attachment 2 - Site Plan**

1. Trucking plan
2. Site plan mark up
3. Site plan mark up continued



Truck Route during Demolition/excavation Zone 1. 4/1/21-5/20/21

Pedestrian Walkways

Sidewalk Closed Signage

Exit Gate

Sidewalk Closed Signage

Entrance Gate

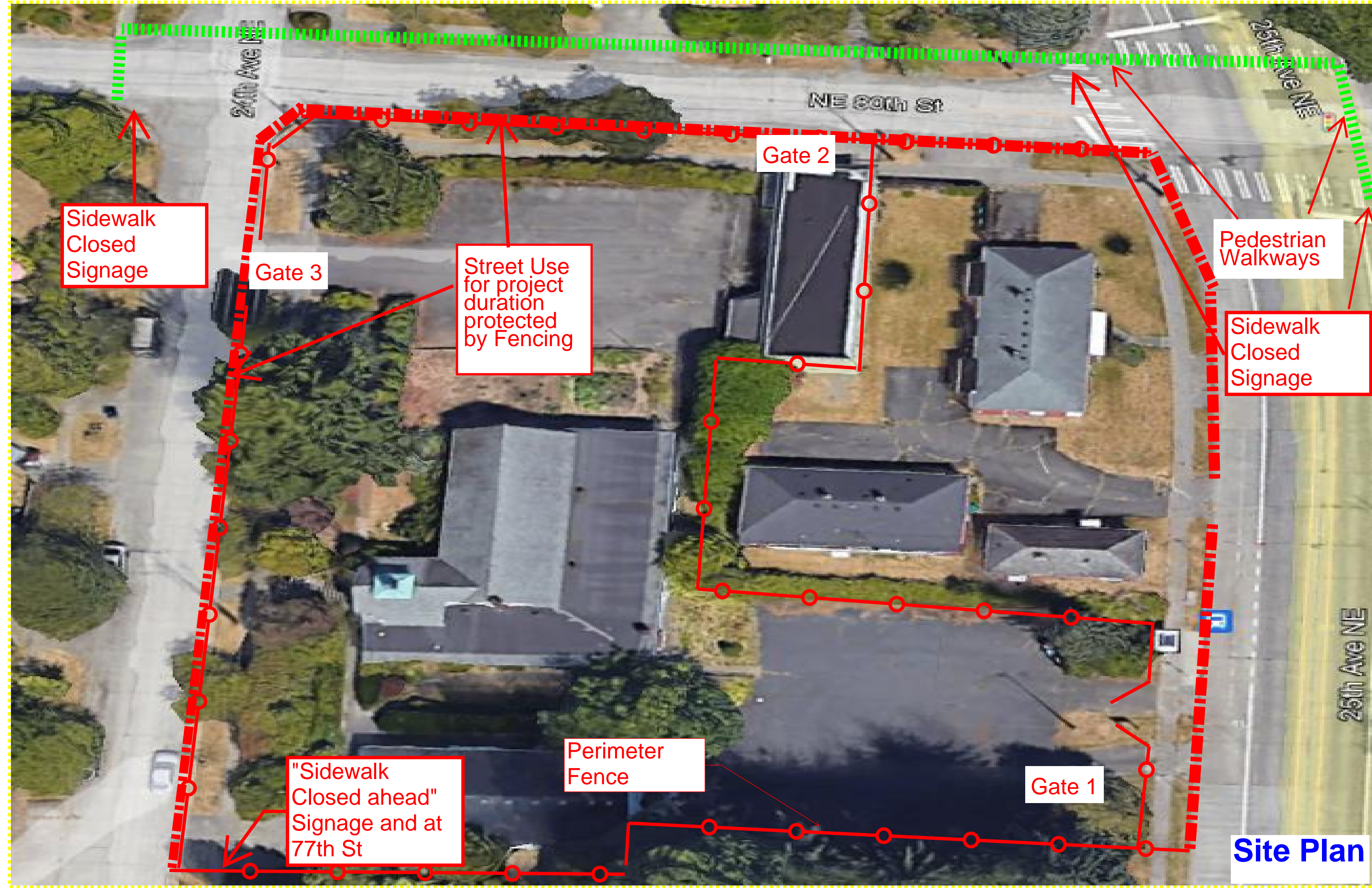
Truck Back in

Perimeter Fence

Sidewalk Closed Signage

Trucking Plan

25th Ave NE



Sidewalk Closed Signage

Gate 3

Street Use for project duration protected by Fencing

Gate 2

Pedestrian Walkways

Sidewalk Closed Signage

"Sidewalk Closed ahead" Signage and at 77th St

Perimeter Fence

Gate 1

Site Plan

24th Ave NE

NE 80th St

25th Ave NE

25th Ave NE







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**CMP Attachment 3 - Nearby Parking Lots,  
Transit Stops for Construction Workers**

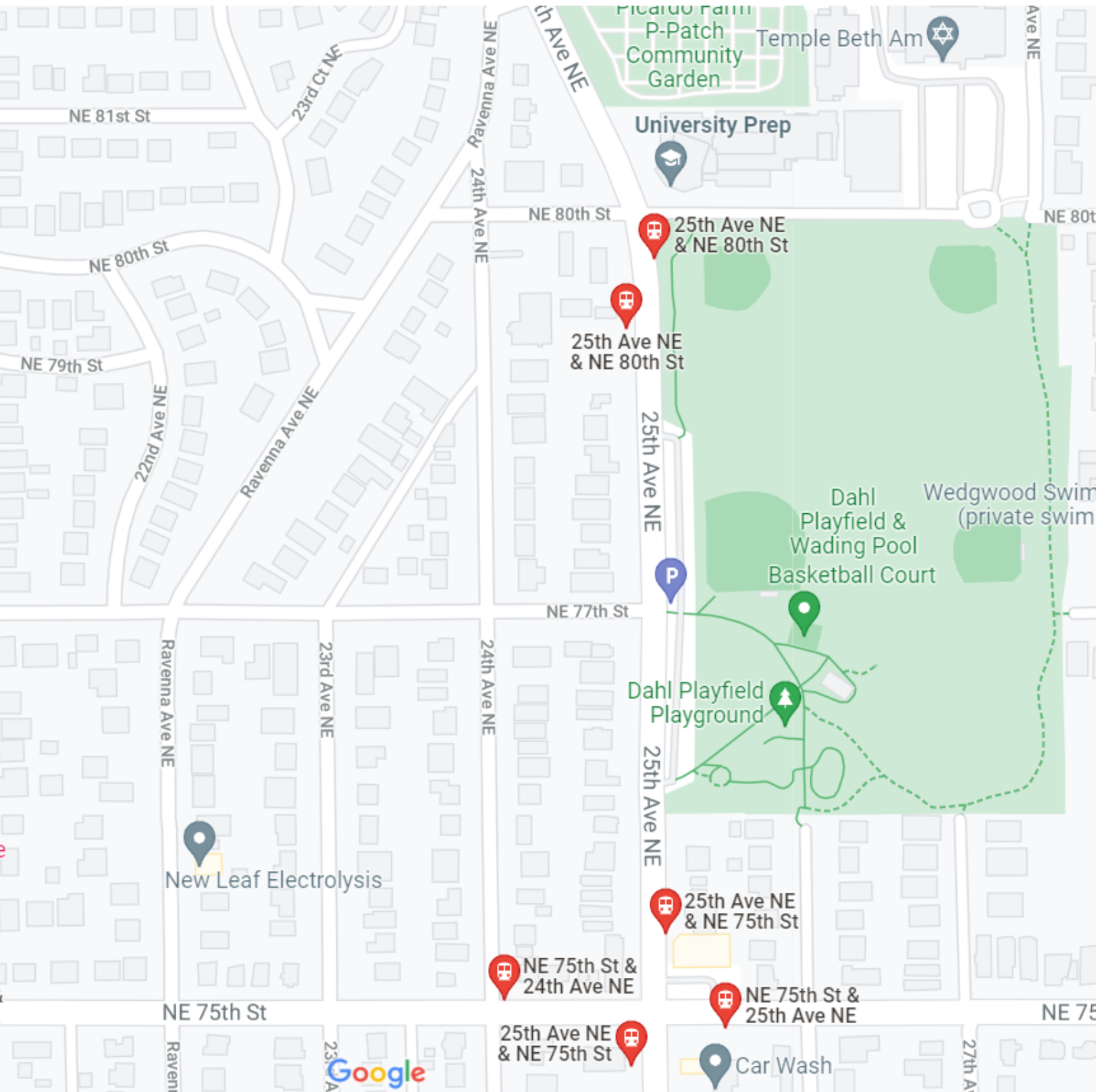
1. Parking plan for construction workers
2. Transit stops for construction workers

# Parking plan for construction workers

Parking locations on 25th are on a first come first serve Basis from 6:30am to 3:30pm. Skanska will suggest carpooling



# Transit stops for construction workers





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**CMP Attachment 4 - Haul route narrative**  
1. Haul route narrative

## Haul Route Narrative

### Construction Management Plan

Project Address: 2415 NE 80<sup>th</sup> ST, Seattle, WA 98115

MUP # 3018711-LU

Date: 01/05/22

Street-by-street Written Narrative:

- A. Project Address: 2415 NE 80<sup>th</sup> ST, Seattle, WA 98115
- B. Street-by-street routing
  - To job site: (during demo, excavation, and foundations)
    - Exit I-5 to NE Northgate Way
    - Travel East on NE Northgate Wat
    - Turn Right on to 24<sup>th</sup> Ave NE
    - Turn Right on Lake City Way NE
    - Turn Left on to Ravenna Ave NE/25<sup>th</sup> Ave NE
    - Turn Right onto NE80<sup>th</sup> St
    - Turn Left onto 24<sup>th</sup> Ave
    - Turn left into Gate #3
  - To job site: (for remainder of project)
    - Exit I-5 to NE Northgate Way
    - Travel East on NE Northgate Wat
    - Turn Right on to 24<sup>th</sup> Ave NE
    - Turn Right on Lake City Way NE
    - Turn Left on to Ravenna Ave NE/25<sup>th</sup> Ave NE
    - Turn Right onto construction site Gate #1
  - From job site:
    - To I-5 North
      - Turn Right on to 25<sup>th</sup> Ave NE
      - Turn Right on to NE 75<sup>th</sup> St.
      - Slight Right to Banner Way NE
      - Enter I-5 North
    - To I-5 South
      - Turn Right on to 25<sup>th</sup> Ave NE
      - Turn Right on to NE 75<sup>th</sup> St.
      - Turn Right on to 15<sup>th</sup> Ave NE

- Turn Left on to NE 80<sup>th</sup> St
- Turn Left on to Lake City Way NE
- Enter I-5 North

### C. Narrative

- Estimate of 30 trucks running daily
  - Mass excavation to use truck and trailer
  - Concrete trucks
  - Truck with trailer for material deliveries
    - Steel, Masonry, Glassing, Roofing, Mechanical Equipment, etc.
- Trucks be loaded and unloaded on private property
  - No permit should be required as there will be no “oversized” loads
- Contact information
  - Trucking contractor: [Fischer Trucking](#)
  - Superintendent on site: Ken Harling 206-510-2541
- List hours of operations: 7:00 AM to 7:00 PM
- Stabilized construction entrance to be installed to eliminate track out.
- No queuing or staging on city streets. All deliveries to be schedule with Skanska using daily delivery coordination meetings.