

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



August 18, 2022

Construction Management Plan: Jackson St. Apartments

Project Scope:

The Jackson St. Apartments will consist of adding a total of 9 buildings which will yield a total of 57 affordable housing apartment units. The total building square footage of this project is 65,888 gsf. Buildings are similar with repeating floor plans, the exception being 5 which is ADA accessible and 4 & 9 which are smaller than the remainder. All buildings include floor plans with 4-levels of living area(s) and a common stairs and corridor accessing all units. Public utilities will include two primary improvements: 1) A new water main running from E. Hansen down Jackson St. and connecting into the water main at Kelley Ave. 2) Replacing the deep sewer line running down the Alley between Hansen Ave. and Kelly Ave. starting at Millward St. and re-connecting at the Jackson St. line. The estimated start of construction activities is July 2022 with an anticipated project duration of 27 months, finishing up in September 2024. This construction management and staging plan will cover and review the stages starting from Mobilization to Completion.

Public Impact:

Shaw will coordinate with Town of Jackson (TOJ) to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division. Shaw will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. Shaw acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighbors for special event planning and construction activities that will encroach on the R.O.W. of the surrounding streets. Activities that will encroach include water & sewer main line utility improvements, domestic water tie for each building, and the storm system connection to the main line at Kelly Ave. During said activities best practice traffic control practices will be implanted including a well-defined drive aisle, signage at intersections and property boundaries, and personnel for the direction and control of traffic flow. Pedestrian traffic will be re-routed to the opposite side of the street when necessary. The inconvenience to pedestrian traffic should be minimal as these areas already lack proper sidewalks. All necessary permits will be obtained prior to any closures including a traffic control plan. Please note that public safety will be best served by temporarily closing down the right of way alley running between the north lot of the project and the south lot. The reasons for this are as follows: 1) Closing this alley will not block access to any of the adjacent neighbors and/or businesses. 2) This alley does not continue on past Jackson St. and thus is not closing a thoroughfare. 3) Public Safety is paramount and would not be best served by allowing traffic and pedestrians to move freely between the building lots. The Town has the authority to require modifications to the Construction Management Plan.

Construction Parking:

Contractor shall implement a clear and self-enforcing construction parking plan that does not use/or encumber downtown on street and/or public parking lot parking spaces. The plan specifies that employee or contractor parking within time restricted parking zones, the Home Ranch, East Deloney, Miller Park and/or the Parking Garage lots is not allowed. Contractor will encourage carpooling and bus riding, and when possible provide shuttles into the project. The site plan as designed will allow for all construction parking, deliveries and staging to the site alone. The size of the site gives ample room for all of the parking required for all onsite construction personnel.

Site Logistics, General Staging Plan:

Site logistics and the associated plans are separated into four stages of the project which are described in the list below. Throughout the entirety of the project staging and parking will be strictly maintained within project boundary, no offsite yard needs are foreseen. The south construction lot will contain the job office trailer, temporary toilets, and an area designated to snow storage based on the master site plan. On the north construction lot, we will handle recycling, dumpsters, concrete washout, and location for snow storage.

The entire site will be surrounded by temporary metal construction fence with fabric screen. The fence will be placed along the property line around the entirety of the site, with a silt fence along the inner margin as part of the erosion control BMP's. Worker and vehicle access is minimized to one access point along Jackson St to minimize disturbance for the businesses and residences next to the south lot along Millward Street. The vehicle entrance gates will include vehicle tracking control pads as needed and a skid steer with sweeper attachment will remain on site to maintain clean roads. Throughout all stages, trucks arriving or leaving site will utilize the town truck route.

Construction work hours, unless by special exception, will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

Jackson St. Apartments: Stages of Construction

1. *Demolition/Lot Grading/Deep Utilities:* This stage begins with the installation of the Erosion Control BMP's, followed by the demolition to grade of all existing building materials including the removal and/or relocation of all onsite buildings, hardscape surfaces, and trees as called out in the approved project documents. North and South lots will be cleared of any remaining debris and brought to rough grade.

During this stage the primary public utility improvements will be installed which includes the water main along Jackson St., the deep sewer replacement along the alleyway, and the storm system tie into the main line at Kelly Avenue. Throughout the duration of the project access to the project will be designated to the entrance called out along Jackson on the site logistics map. This stage is expected to last three months.

2. *North-East Lot- Buildings 7, 8, & 9:* This stage includes the building excavation for buildings 7, 8, and 9. After review of the project site special shoring considerations should not be necessary due to the ability of the excavator with the space available, to lay back spoils following OSHA sloping requirements. During this phase the adjacent utilities system will be installed, this includes the domestic water tie in at Hansen Avenue for all three buildings, the underground trenching and power, and the sanitary/sewer main lines. A mobile crane will be onsite during the installation of the building roof packs. Picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone. Cranes will be operated by certified operator and follow industry and OSHA standards. This stage will last to the completion of finishes and hardscape surfaces, with the goal to make affordable living spaces available to the general public as soon as possible. After certificate of occupancy and fire department approval, the alley will be opened back up to allow access to the buildings for residents. This stage is expected to last 8 months.
3. *North-West Lot- Buildings 4, 5, & 6:* This stage includes the excavation and vertical erection of buildings 4, 5, and 6. After review of the project site special shoring considerations should not be necessary due to the ability of the excavator with the space available, to lay back spoils following OSHA sloping requirements. During this phase the adjacent utilities system will be installed, this includes the domestic water tie in at Jackson St. and Hansen Ave. for all three buildings, the underground trenching and power, and the sanitary/sewer main lines. A mobile crane will be onsite during the installation of the building roof packs. Picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone. Cranes will be operated by certified operator and follow industry and OSHA standards. This stage will last to the completion of finishes and hardscape surfaces, with the goal to continue adding affordable living spaces available to the general public as soon as possible. After certificate of occupancy and fire department approval, the remainder of the at alley at Jackson Street will be opened back up to allow access to the residents of buildings 4, 5, & 6. This stage is expected to last 8 months.
4. *South Lot- Buildings 1, 2, & 3:* This stage includes the excavation and vertical erection of buildings 1, 2, and 3. Worker and vehicle access at this stage shall be routed from Jackson Street directly onto the south lot. After review of the project site special shoring considerations should not be necessary due to the ability of the excavator with the space available, to lay back spoils following OSHA sloping requirements.

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During this phase the adjacent utilities system will be installed, this includes the domestic water tie in at Jackson St. and Kelly Ave. for all three buildings, the underground trenching and power, and the sanitary/sewer main lines. A mobile crane will be onsite during the installation of the building roof packs. Picks are not allowed adjacent to areas open to the public unless they are within a fenced construction zone. Cranes will be operated by certified operator and follow industry and OSHA standards. stage will last to the completion of finishes and hardscape surfaces. Completion of this stage will mark completion of the project as a whole. This stage is expected to last 8 months.

Parking, Street, and Alley Encroachments:

It is anticipated that site logistics will require portions of the adjacent street travel lanes and public alley to be occupied by construction equipment or staging at different times during the project. The attached Staging Plans by phase show those areas that will be occupied on a continuous basis during each phase and those areas that will be occupied on an intermittent basis throughout the project. Shaw will coordinate with Town officials and adjacent property owners to minimize the impact of these encroachment activities and to assure all Town rules and permitting procedures are properly followed. The intermittent encroachments for Utility improvements along the surrounding streets including Jackson Street, Hansen Avenue, Kelley Avenue, and the alleyway will be necessary during construction activities, to that end all necessary permits will be obtained prior to any closures, including a traffic control plan. Site barriers shall not interfere with Town snow removal. Contractor shall be responsible for all snow removal from along the barrier after each time the town plows. Snow removed by the contractor will not be hauled to the Town Fairgrounds. Public safety will be held paramount during crane and concrete pumping activities. Shaw will accommodate the dumpster for south businesses by providing access or moving the dumpster to a location to readily access it without disturbance to their business. The alley may be closed according to the Construction Management Plan, but that may be reversed depending on the outcome of the public meeting with the neighborhood.

Performance Bonds and Guarantees:

All required bonds, guarantees, and warranty to be provided by Owner at prior to permit release. Town to notify Owner of required amounts.

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Stormwater Management:

All erosion control measures and BMPs will be implemented per plan as developed by the civil engineer, including inlet protection and perimeter controls. All stormwater will be contained to the site with no runoff or outfalls. During any rain event, storm watering monitoring and reporting will be recorded. A stabilized entrance with tracking control mats will be installed and maintained at the vehicle access point. Concrete washout location clearly defined and accessible. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels. Spoils piles will be covered and staked. Final measures will be reviewed with the building or grading permit.

Snow Removal:

Snow removal within the property will be collected and relocated to the closest locations shown on the site logistics map. Any snow that accumulates along property margins, will be removed after city plows have been through and the snow has accumulated enough to restrict access. Shaw will have the snow removed each time the Town plows. Full closure of the alley will require Shaw to remove snow on the entire portion of the alley we have control over. Site barriers shall not interfere with Town snow removal.

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Neighborhood Contact List

<u>Business Name</u>	<u>Contact Name</u>	<u>Phone</u>	<u>Email</u>
245 Hansen Ave. 280 Hansen Ave. Snake River Brewing 355 S Millward St 325 Jackson St 425 Jackson St Holiday Forever 335 S. Millward St Teton Fly Fishing 230 Kelly Ave. 240 Kelly Ave. 250 Kelly Ave. Town of Jackson	<u>JH2O Jason Irvine</u>	<u>307.203.7200</u>	Jh2ollc@gmail.com
	<u>Nate</u>	<u>307.413.1215</u>	nate@tetonflyfishing.com
			townengineering@jacksonwy.gov