

## IBEC Draft Construction Data Needs

### I) **Site and Land Uses** (from Current Project Description, please confirm listed data and provide missing data)

<b>Project Component</b>	<b>Size</b>
<b>Arena Site</b>	
Arena	18,000 fixed seats with 500 temporary floor seats (approximately 915,000 sf)
LA Clippers Office Space	71,000 square feet (sf)
LA Clippers Team Practice and Training Facility	85,000 sf
Sports Medicine Clinic	25,000 sf
Community Space	up to 15,000 sf
Commercial Uses	48,000 sf
<i>Full-Service Restaurant/Bar<sup>1</sup></i>	15,000 sf
<i>Coffee Shop</i>	5,000 sf
<i>Quick Service Restaurant</i>	4,000 sf
<i>LA Clippers Team Store</i>	7,000 sf
<i>Other LA Clippers Experience/General Retail</i>	17,000 sf
Outdoor Plaza	80,000 sf (surface area)
Parking Garage	650 spaces
Access Roads and Miscellaneous Paved Areas	<b>See Attached</b>
<b>West Parking Garage Site</b>	
Parking Garage	3,110 spaces
<b>East Transportation and Hotel Site</b>	
Parking Garage	365 spaces
Bus Staging and Transportation Network Company Drop-Off	166 car (TNC) spaces ; 23 coach/bus spaces; 20 mini bus spaces
Hotel	Up to 150 guest rooms
<b>Well Relocation Site</b>	
Water Well	n/a

II) **Construction Schedule:** include start and end dates for construction sub-phases for each site:

Site:	Arena Site		West Parking Garage Site		East Transportation and Hotel Site		Well Relocation Site	
Phases (if applicable)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)
Demolition	JUL 2021	OCT 2021	N/A	N/A	N/A	N/A	JUL 2021	AUG 2021
Site Preparation	JUL 2021 (mobilize to jobsite) JUL 2021 (build sound wall)	AUG 2021 (mobilize) SEP 2021 (sound wall)	AUG 2021	OCT 2021	JUL 2021	AUG 2021	JUL 2021	AUG 2021
Grading/Excavation	Arena Facility	Arena Facility	AUG 2021	OCT 2021	JAN 2024	JAN 2024	JUL 2021	SEP 2021
	NOV 2021	FEB 2022						
	Office, Practice Facility, Clinic	Office, Practice Facility, Clinic						
	NOV 2021	DEC 2021						
	Retail, Restaurant, Community Space	Retail, Restaurant, Community Space						
NOV 2021	JAN 2022							
Drainage/Utilities/Trenching	SEP 2021	OCT 2021	AUG 2021	OCT 2021	SEP 2021	OCT 2021	JUL 2021	OCT 2021
Foundations/Concrete Pour	Arena Facility	Arena Facility	OCT 2021	DEC 2021	JAN 2024 (Transportation Hub)	JUN 2024 (Transportation Hub)	JUL 2021	FEB 2022
	JAN 2022	MAY 2022						
	Office, Practice Facility, Clinic	Office, Practice Facility, Clinic						
	DEC 2021	MAR 2022						
	Retail, Restaurant, Community Space	Retail, Restaurant, Community Space						
SEP 2022	JAN 2023							
Building Construction	Arena Facility	Arena Facility	OCT 2021	MAR 2023	JAN 2024 (Transportation Hub)	JUN 2024 (Transportation Hub)	JUL 2021	FEB 2022
	JUL 2022	NOV 2023						
	Office, Practice Facility, Clinic	Office, Practice Facility, Clinic						
	MAR 2022	SEP 2022						
	Retail, Restaurant, Community Space	Retail, Restaurant, Community Space						
JAN 2023	APR 2023							
Paving	AUG 2023	JUN 2024	OCT 2021	MAR 2023	APR 2024 (Transportation Hub)	JUN 2024 (Transportation Hub)	JUL 2021	FEB 2022
	Arena Facility	Arena Facility	OCT 2021	MAR 2023				
	JUL 2022	NOV 2023						

Site:	Arena Site		West Parking Garage Site		East Transportation and Hotel Site		Well Relocation Site	
Phases (if applicable)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)	Start (month/year)	Finish (month/year)
Exterior Enclosure / Architectural Coatings	Office, Practice Facility, Clinic	Office, Practice Facility, Clinic			JAN 2024 (Transportation Hub)	JUN 2024 (Transportation Hub)		
	May 2022	Sep 2022						
	Retail, Restaurant, Community Space	Retail, Restaurant, Community Space						
	JAN 2023	AUG 2023						
Interior Buildout	Arena Facility	Arena Facility	OCT 2021	MAR 2023	N/A	N/A	N/A	N/A
	JAN 2023	JUN 2024						
	Office, Practice Facility, Clinic	Office, Practice Facility, Clinic						
	Aug 2022	JUN 2024						
	Retail, Restaurant, Community Space	Retail, Restaurant, Community Space						
	FEB 2023	JUN 2024						
Pedestrian Bridge	MAR 2023	JUL 2023	OCT 2022	MAR 2023	N/A	N/A	N/A	N/A

III) **Demolition Amount:** Provide amount of demolition debris from existing buildings and hardscape debris in building square feet and/or tons of debris and/or cubic yards generated during demolition for each of the four sites:

Information	Arena Site	West Parking Garage Site	East Transportation and Hotel Site	Well Relocation Site
Total Amount of Demolition for existing buildings (please specify in units of Building Square Feet and/or Tons of Debris and/or cubic yards)	Approx. 56,000 SF of Building SF (existing structures) + approx. 3 tons debris	0 SF	0 SF	0 SF
Total Amount of Demolition for existing hardscape (please specify in units of Hardscape Square Feet and/or Tons of Debris and/or cubic yards)	Approx. 118,000 SF concrete or asphalt hardscape (including street vacation area)	0 SF	0SF	0 SF

IV) **Site Preparation Material Amount:** Provide amount of material (e.g., vegetation removal and minor earthwork prior to mass grading and excavation) in cubic yards generated during site preparation for each of the four sites

Information	Arena Site (cy)	West Parking Garage Site (cy)	East Transportation and Hotel Site (cy)	Well Relocation Site (cy)
Material Export (if applicable): Total Amount of vegetation and earthwork removal	9,630	9,615	8,315	1,115

V) **Grading and Excavation Soil/Earthwork Amounts:** Provide amount of Soil/Earthwork in cubic yards to be exported off-site from grading/excavation for each of the four sites.

Information	Arena Site (cy)	West Parking Garage Site (cy)	East Transportation and Hotel Site (cy)	Well Relocation Site (cy)
Material Export (if applicable): Total Amount of soil/earthwork	Estimated 278,570 CY (with 5% over-excavation factor)	Estimated 278,570 CY (with 5% over-excavation factor)	Estimated 18,170 CY (with 5% over-excavation factor)	175 CY
Will Soil be stockpiled on site? (Yes/No)	YES			NO
Will there be hazardous soil (if so where will it be disposed of?)	NOT ANTICIPATED			NOT ANTICIPATED

**VI) Foundations/Concrete Pour Concrete amount:** Provide amount of concrete in cubic yards required for land uses at each of the four sites.

Information	Arena Site (cy)	West Parking Garage Site (cy)	East Transportation and Hotel Site (cy)	Well Relocation Site (cy)	W. Century Blvd. / Prairie Ave. Bridge
Concrete Pouring amount	17,600 CY	34,600 CY	7,550 CY (Hotel)	75 CY	1,195 CY

**VII) Disposal Site/Landfill Address?** What disposal site and/or landfill will the demolition debris, site preparation material, and grading/excavation soil be shipped to/disposed of at?

**Response:** Disposal site for demolition debris, site preparation material, and grading/excavation soil will be selected during preparation for construction in 2021.

**VIII) Haul Route:** The current preliminary haul route has haul trucks leaving the Project site from W 102 Street travelling east, then travelling north up to S Doty Ave, then left onto Century Blvd travelling west where the trucks take one of three routes: 1. travel north Prairie Avenue to connect to Manchester Avenue where they head west to the 405 freeway or east to the 110 freeway; or 2. The trucks continue west on Century Blvd to get to the 405 freeway; or 3. the trucks travel south on Prairie Avenue to get to the 105 freeway. Please verify this is the route to analyze for all 5 sites, and that it will not change.

**Response:** No changes to haul route.

**IX) Concrete supplier?** What is the address of the concrete supplier(s)?

**Response:** Concrete supplier has not been selected yet.

**X) Construction work-day/work-week:** Inglewood Municipal Code Section 5-41<sup>1</sup> requires a permit be obtained to allow construction to occur between the hours of eight p.m. and seven a.m. of the next day.

1) What are the starting and ending times of a typical day of construction?

<sup>1</sup> Inglewood Municipal Code Section 5-41. Construction of Building and Projects, Noise Regulated: It shall be unlawful for any person within a residential zone, or within a radius of five hundred (500) feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, pneumatic hammer, derrick, excavation or earth moving equipment, or other construction equipment between the hours of eight p.m. and seven a.m. of the next day in such a manner that a reasonable person residing in the area is caused discomfort or annoyance unless beforehand a permit therefore has been obtained from the Permits and Licenses Committee of the City.

**Response:** We anticipate construction activities occurring around the clock during the majority of time. It is our understanding that this code applies within 500' of a residential zone which would only happen on the south end of the site. There is a planned sound wall along this side of the site to mitigate the noise. We recommend that an amendment to Inglewood's Municipal code be negotiated to allow 24 hour construction within the Arena Site. This would be consistent with the stadium project.

2) Will construction routinely be occurring on Saturdays? If so, would it have the same activities as weekdays? Same hours?

**Response:** Yes, same response as above.

3) At other sites, excavation/demolition trucks prefer to leave sites prior to the evening commute hours to arrive at landfill sites during normal gate hours. Will this be the case for this project? If so, what time would that be? And, will on-site equipment continue to excavate and stockpile in preparation for the next day's hauling?

**Response:** The trucks will be leaving the site until 3:30 pm, unless a second shift is needed. On-site equipment will continue to excavate and stockpile after this time.

**XI) Construction staging/laydown yard:** where is the construction staging/laydown yard for materials and equipment? And will this location stay the same across construction of the four sites?

**Response:** Construction laydown yard will be primarily in the East Parking Site from start of construction through completion (temporary laydown areas in Arena Site as necessary during construction). During construction of East Parking Structure, laydown area will only occupy southern portion of the East Parking Site that will remain open to the sky.

**XII) Construction office and Construction Employee Parking:** Will adequate parking for construction workers be provided on site or will the project need to arrange for off-site parking and shuttles to the Project Site? If the construction employee parking will be off-site where will it be?

**Response:** Construction workers will park on-site and at the East Parking site during initial demolition and site preparation; when Arena Site and/or West Parking Site become unavailable or unsuitable for parking, parking will be concentrated in the East Transportation Hub and Hotel Site until construction for the west parking structure. The west parking structure will be constructed starting October 2021, with construction offices placed in the structure starting in November 2021. The west parking structure will be constructed to allow for use of structure during construction of the structure itself, and will be used for construction worker parking for the duration of the project (particularly during finishing work when maximum 1,500 works expected on-site).

**XIII) Power pole/generators?** Will construction equipment have access to electricity/power poles or will construction equipment rely on generators?

**Response:** Generators will be used until such time that temporary power is available. Assume generators during excavation, foundation, and steel erection phases.