



## AGENDA REPORT

**Meeting Date:** April 21, 2015

**Item Number:** F-1

**To:** Honorable Mayor & City Council

**From:** Mark Cuneo, City Engineer *MC*  
Laurence S. Weiner, City Attorney

**Subject:** WORK HOURS TO BE INCORPORATED IN THE MEMORANDUM OF AGREEMENT FOR THE CONSTRUCTION OF THE LA CIENEGA STATION ASSOCIATED WITH THE METRO WESTSIDE SUBWAY EXTENSION PROJECT

**Attachments:**

1. Recommended & Metro Requested Work Hours
2. Detour Map
3. Email Correspondence

---

### **RECOMMENDATION**

Allowable work hours for the La Cienega Station construction will be incorporated into the Memorandum of Agreement (MOA) between the City of Beverly Hills and the Metropolitan Transportation Authority (Metro). Staff requests policy direction from the City Council to establish allowable work hours for pile installation and decking as these construction activities have a substantial impact on the right of way. Staff has met with the community to receive input and comments on work hour options. Staff recommends that the City Council consider incorporating the work hours as shown in Attachment 1 into the Agreement.

Staff will return to City Council with recommendations for allowable work hours for additional construction activities including work at the two staging areas and under the decking. Additionally, staff will provide recommendations for the remaining terms of the MOA for Council's consideration at a subsequent meeting to establish a comprehensive set of conditions and mitigation measures to minimize, to the extent feasible, impacts and inconveniences to the adjacent residents and businesses.

**INTRODUCTION**

At the City Council meeting of January 13, 2015, staff presented information to the City Council regarding the pending Design-Build phase of the construction of the La Cienega subway station and requested that the Council provide direction regarding the process and procedures that staff should follow for developing a comprehensive agreement with Metro for the conduct of this phase of work. In general, the City Council agreed that the existing agreement for the utility relocation phase should be used as the basis for a new agreement. Council directed staff to incorporate various provisions into the MOA, including: 1) protections for adjacent residences and businesses from potential damage due to subsidence; 2) mitigation for business disruption; 3) mitigation measures for construction noise and traffic circulation; and 4) protections for the Saban Theatre during construction and during operation of the subway long-term. In addition, the City Council directed staff to conduct outreach to the community adjacent to the construction to solicit comments and concerns about this phase of the project and potential mitigation measures.

**DISCUSSION**

Construction of the La Cienega Station beneath Wilshire Boulevard between La Cienega Boulevard and Tower Drive is a complex undertaking that will require various construction activities above, below and adjacent to the roadway. Staff has been meeting with Metro to review the construction activities and evaluate the potential impacts to the community in order to develop conditions and mitigation measures to be incorporated in the Agreement. Metro is requesting an exemption from the standard construction work hours (8 am – 6 pm, Monday - Friday) allowed per the Municipal Code in order to construct the La Cienega Station in a timely and efficient manner. Metro has identified eleven distinct construction activities that will occur over the six years of station construction. Two of the initial construction activities that have a considerable impact on the adjacent community and traffic circulation are the installation of drilled piles and the installation of a roadway decking system. Metro’s requested work hours are shown in Attachment 1.

Pile Installation

To construct the underground La Cienega Subway Station, approximately 400 drilled piles around the perimeter of the station are planned. Metro has proposed that pile installation by the Design-Build Contractor be conducted behind concrete barriers (K-rail) on Wilshire Boulevard for the piles along the curbs of Wilshire Boulevard. Pile installation would be completed first on one side of the street and then on the other. Street parking is to be removed and traffic on Wilshire Boulevard will be reduced to two lanes in each direction and shifted to one side. Metro has requested that pile work behind concrete barriers occur from 7 am to 12 am, 7 days a week. Staff reviewed three options for work hours for this activity, as follows:

| <b>Construction Activity</b>                 | <b>Option</b> | <b>Work Hours (Weekday &amp; Weekend)</b> | <b>Approximate Duration</b>   |
|--|---------------|---|---|
| Pile Installation (behind concrete barriers) | 1             | 7 am to Midnight                          | 12 months   |
|  | 2             | 7 am to 8 pm                              | 12 - 16 months  |
|  | 3             | 7 am to 4 pm                              | >16 months<br>(not practical – completion of one pile may require extended hours) |

These three options were outlined and discussed at the two public outreach meetings with residents and businesses. Staff expected to hear a full range of responses from the stakeholders as they evaluated the trade-off between maintaining relative quiet at night with a longer project duration and the alternative of later work hours with a shorter project duration. However, there was a clear consensus in both meetings in favor of tolerating impacts later in the day and on weekends rather than having the construction duration extend longer. There were only 27 resident and business representatives at the two meetings but the preference expressed by the overwhelming majority was factored into staff's recommendations.

Staff recommends a hybrid of Option 1 and 2 for City Council consideration. This hybrid option would require the drilling operation to end at 8 pm and all construction work in the right of way to cease by 10 pm. Additionally, staff recommends that weekend work be allowed to occur from 8 am to 8 pm. This will allow work to proceed expeditiously to shorten the overall project schedule while minimizing potential noise impacts of this activity after 8 pm.

The installation of drilled piles across Wilshire Boulevard along the ends of the station (at La Cienega Boulevard and Tower Drive) will require a full closure of Wilshire Boulevard. Metro has proposed closing Wilshire Boulevard at 8 pm on Friday and reopening the roadway by 7 am Monday morning (59 hour closure). Metro has requested that pile installation occur around the clock (24 hours per day) during this activity and Metro staff estimates that 6 weekends of work will be required to complete the piling in these areas. Staff reviewed four options for work hours for this activity, as follows:

| <b>Construction Activity</b>                     | <b>Option</b> | <b>Work Hours</b>                 | <b>Approximate Duration</b>  |
|--|---------------|-----------------------------------|--|
| Pile Installation<br>(across Wilshire Boulevard) | 1             | Friday 8 pm to<br>Monday 7 am     | 6 weekends   |
|  | 2             | Saturday & Sunday<br>7 am – 10 pm | 8 weekends   |
|  | 3             | Saturday & Sunday<br>7 am – 4 pm  | >8 weekends<br>(not practical – completion<br>of one pile may require<br>extended hours) |
|  | 4             | Seven days a week<br>7 am – 10 pm | 2 weeks  |

Staff recommends for City Council consideration Option 4 for the pile drilling operation for the ends of the station. Although this option will certainly have a greater traffic impact on Wilshire Boulevard than the other options, and will require extraordinary traffic mitigation, this option reduces the overall project schedule and allows the street to return to normal operation in the shortest time and minimizes potential noise impacts of this activity after 10 pm. In addition, the full closure of Wilshire can be coordinated and combined with the decking so the street is closed for one continuous period of approximately 6 weeks. The traffic detour implications of closing Wilshire Boulevard are described in a subsequent section of this report.

Deck Installation

The installation of roadway decking will require a full closure of Wilshire Boulevard. Metro has proposed closing Wilshire Boulevard at 8 pm on Friday and reopening the roadway by 7 am Monday morning (59 hour closure). Metro has requested that decking work occur around the clock (24 hours per day) during this activity and Metro staff estimates that 18 weekends will be required to complete the work. Staff reviewed three options for work hours for this activity, as follows:

| Construction Activity | Option | Work Hours                 |                                | Approximate Duration |
|-----------------------|--------|----------------------------|--------------------------------|----------------------|
|                       |        | Weekdays                   | Weekends                       |                      |
| Deck Installation     | 1      | None                       | Friday 8 pm to Monday 7 am     | 18 weekends          |
|                       | 2      | Monday 7 am to Friday 9 pm | Saturday & Sunday 8 am to 6 pm | 8 weeks              |
|                       | 3      | 24 hours/day               | 24 hours/day                   | 4 weeks              |

Staff recommends for City Council consideration that decking installation occur 24 hours per day during a full closure of Wilshire Boulevard for approximately 4 weeks (Option 3). As previously mentioned, the decking installation and pile installation can be coordinated and combined in a continuous closure for approximately 6 weeks. Like the recommendation above, this schedule will have a greater impact on Wilshire Boulevard traffic than weekend closures and will require extraordinary traffic mitigation, but this option also reduces the overall project schedule and allows the street to return to normal operation in the shortest time. In order to accommodate a closure of Wilshire Boulevard for 6 weeks, an extensive traffic mitigation plan must be prepared and implemented.

Detour During Wilshire Closure

The public outreach meetings included discussions of potential detour routes during any full closures of Wilshire Boulevard. Metro has proposed a route that would direct westbound traffic to turn north at Crescent Heights, west on Third Street and south on La Cienega returning to Wilshire. Eastbound traffic would follow the same streets in the opposite directions (Attachment 2). Staff has concerns about the volume of traffic already on these streets and proposes working with Metro on a detour route that would utilize San Vicente. Traffic mitigation to prevent neighborhood cut-throughs on Beverly Hills residential streets both north and south of Wilshire will need to be developed.

Community Outreach

Two community meetings were held on the evening of March 16, 2015 and the afternoon of March 26, 2015 at La Cienega Park Community Center to discuss the station construction work and receive input on work hours to be incorporated in the Memorandum of Agreement. Notices of the meetings were mailed to properties along Wilshire Boulevard between La Cienega and San Vicente and to the entire block north and south of Wilshire on the adjacent streets of Hamilton, Gale and Tower. Twenty-seven members of the community, including businesses and residents, attended the

Meeting Date: April 21, 2015

meetings. City staff presented information about the scope of construction work, potential construction impacts, mitigation measures and options for construction work hours. In general, community members expressed a strong interest in completing the work as quickly as possible. Nearly all indicated that allowing work to occur into the evening or 24 hours a day and on weekends is preferred to expedite the completion of the project. Some community members also inquired about the types and methods of noise mitigation that would be used to reduce potential noise impacts to adjacent residents and businesses during construction. Additionally, a copy of email correspondence received in response to the community meeting is included as Attachment 3.

**FISCAL IMPACT**

None at this time. The agreement is to include a provision that staff and consultant costs to develop the Memorandum of Agreement will be reimbursed by Metro.

MPC  
for: David Lightner  
\_\_\_\_\_  
Approved By

# **Attachment 1**

## ATTACHMENT 1

### Recommended Work Hours

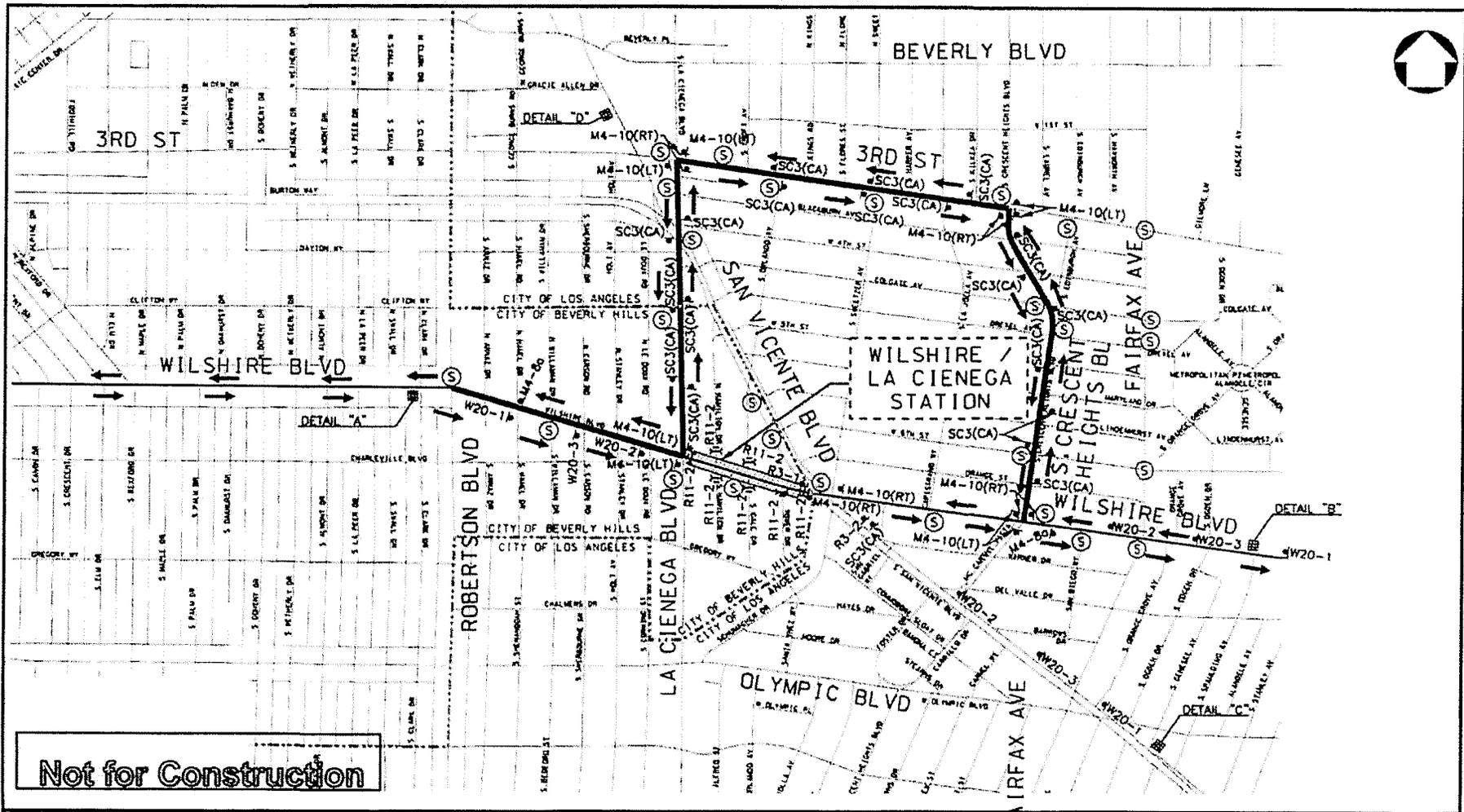
| <b>Construction Activity</b>                     | <b>Weekdays</b>                            | <b>Weekends</b>                            | <b>Approximate Duration</b> |
|--|--|--|-----------------------------|
| Pile Installation<br>(behind concrete barriers)  | 7 am – 10 pm<br>(drilling to stop by 8 pm) | Saturday & Sunday 8 am – 8 pm              | 12 months                   |
| Pile Installation<br>(across Wilshire Boulevard) | 7 am – 10 pm<br>(drilling to stop by 8 pm) | 7 am – 10 pm<br>(drilling to stop by 8 pm) | 2 weeks                     |
| Decking Installation                             | 24 hours/day                               | 24 hours/day                               | 4 weeks                     |

### Metro Requested Work Hours

| <b>Construction Activity</b>                     | <b>Weekdays</b> | <b>Weekends</b>   | <b>Approximate Duration</b> |
|--|-----------------|---|-----------------------------|
| Pile Installation<br>(behind concrete barriers)  | 7 am to 12 am   | Saturday & Sunday<br>7 am to 12 am                          | 12 months                   |
| Pile Installation<br>(across Wilshire Boulevard) | Not proposed    | Full weekend closure, Friday 8 pm to Monday 7 am (59 hours) | 6 weekends                  |
| Decking Installation                             | Not proposed    | Full weekend closure, Friday 8 pm to Monday 7 am (59 hours) | 18 weekends                 |

# **Attachment 2**

# Detour during full street closure for decking installation



# **Attachment 3**

---

**From:** [swonkmin@aol.com](mailto:swonkmin@aol.com) [<mailto:swonkmin@aol.com>]

**Sent:** Friday, March 27, 2015 10:41 AM

**To:** WebCBH TRANSPORTATION

**Subject:** Regarding Metro construction

Due to my work schedule, I was unable to attend either of the community meetings regarding the construction near Wilshire/La Cienega, but I do want to put in a word. So far the utility relocation has not been the nightmare we feared. I know the folks at the Saban are unhappy, but for the people who live here because it is beautiful and comparatively safe, the daytime construction is a much better plan. I do hope I'll be able to continue renting here on Hamilton and that a similar schedule for construction will be selected for the future.

Now if we could just get the Maserati and Jaguar owners to park legally when they go to the Saban, instead of shrugging off tickets, things would be great.

Mindy Schneider  
Hamilton Drive