Construction Management Plan

April 15, 2016

General Contractor: NOVAK CONSTRUCTION COMPANY
Owner: CENTRUM PROPERTIES
Architect: HIRSCH AND ASSOCIATES
This Construction Management Plan has been prepared by Novak Construction Company and outlines the construction procedures that will be used during the construction of the project located at 1571 Maple Avenue in Evanston, Illinois.

**Staging and Logistics**

The attached Exhibits are the construction site logistics/staging plan that will be used during the project. The project will primarily be completed in 4 major phases. Phase 3 and Phase 4 overlap by 3-4 Months

- **Phase 1** – Mobilization and Caisson Installation. Approximate Duration 1 Month. Exhibit A
- **Phase 2** – Mass Excavation, ERS Systems, Foundation, Underground Utilities, Ground Level Concrete. Approximate Duration 4 Months. Exhibit B
- **Phase 3** - Structural Steel and Precast Plank Tower Operations. Approximate Duration 4 Months. Exhibit C
- **Phase 4** – Exterior Skin System and Interior Build-Out. Approximate Duration 6 Months. Exhibit D

The field office for the site will be located with the southwest corner of the construction site. Dumpsters and concrete wash out will be adjacent to the Construction Entrance at Maple Ave, located within the parking lot area. The man hoist will be installed within the fence boundary, within the parking lot off Maple Ave.

Jersey barriers with a fence/wind screen tops will be installed along Elmwood Ave, as needed, to separate traffic from the construction staging area and site. Construction staging areas will be maintained within the project barricades. In-swing Gates with stops to prevent out swinging and/or removable fence panels will be used to access the interior of the site. The fencing will be installed (post driven, wind screens and top rails) around the site to fully enclosure the property. Pedestrian traffic mirrors will be installed at the entrance and exit gates to allow pedestrians to see traffic that is exiting the construction area. Required signage on the construction fence along Elmwood and Maple Ave. shall include a rendering of the approved design (to be approved by the City of Evanston), website address and emergency contact information. All other fence openings/gates shall have the required emergency contact information and include padlock knoxlock as specified by the City of Evanston.

Pedestrian traffic will continue to be able to use the west side of Elmwood Ave, the east side of Maple and the south side of Davis, during the construction of Phase 1 and 2. The fencing will be installed on the side walk, leaving a minimum of 5’ of existing accessible sidewalk for pedestrian traffic along Elmwood and Davis with 12’ of accessible side walk on Maple. If the sidewalk needs to be closed for more than a day, the pedestrians will be temporarily routed to Maple Avenue or Elmwood, with the appropriate signage. The existing street lights and foundations will be removed and the opening replaced with concrete for pedestrian use, temp street lighting will be installed on site to light the sidewalk and street area.

For Phase 3 and 4, the sidewalk on Elmwood will be closed for the majority of this duration and pedestrian traffic will be re-rerouted to Maple Ave, with appropriate signage. A sidewalk canopy will be placed on the south side of Davis during phase 3.
and 4 to protect the public from work above.

Signage directing pedestrians to any relocated walkways will be in place and maintained throughout construction with accessible curb ramps with detectable warnings at all curb cuts in accordance with the Illinois Accessibility Code. Traffic control flagmen will be provided at the street when trucks are entering or leaving the project site for the safety of pedestrians.

Scheduled work day closures for portions of Maple and Elmwood Ave will be required for the connection of underground utilities. This work will be scheduled with the City. Maple Ave will always have at least one drive lane available to vehicular traffic. Elmwood Ave will be closed to through traffic during Phase 3 and 4.

At the onset of the project, the streetscape, parking meters and light pole directly to the West of the project site entrance will be removed. A junction box will be added at the street light location to allow the electrical to feed to the adjacent lights. Temporary lighting will be installed in this area, if required for safety. The temporary construction entrance will be located at this spot and the two parking spaces will need to be removed for the duration of the project.

All temporary facilities such as fencing, barricades, and trailers will be removed from the site upon completion of the project.

**Project Schedule**

Project Milestone dates for the project:

- Building Structure: July 2016 – December 2016
- Façade/Windows/Roof: August 2016 – May 2017
- Interiors: August 2016 – May 2017

**Construction Work Hours**

Work hours for the project will be per the City of Evanston requirements:

- Monday - Friday: 7am - 7pm
- Saturday: 8am - 5pm
- Sunday: Work not allowed unless special permission is granted from the City.

**Contractor Parking**

There will be no onsite parking for contractors with the exception of the project superintendent and for contractor loading and unloading of tools or equipment only.

Contractors and construction personnel will be required to park in one of the Public Parking garages in the surrounding area. The closest locations are the Sherman Plaza Self Park at Davis and Benson and 1010 Grove Street. (See Exhibit which is the City of Evanston Public Parking Off-Street Facilities and Lots).

Subcontractors will not be allowed to park on residential city streets. Any contractors who park on residential city streets will be removed from the jobsite.
Parking restrictions will be incorporated into all subcontract agreements and communicated weekly to all on site personnel.

**Delivery Routes and Staging**

We have reviewed the various streets entering and exiting Evanston and have developed a site access plan that is in strict accordance with the City of Evanston Truck Routes as published on the City of Evanston website as well as attached to this plan as Exhibit E. The construction truck routing is broken down per Phases below:

The following traffic controls will be in place during the project:

- **Phase 1 and Phase 2** – Caisson, Excavation, ERS and Foundation Operations

  Construction traffic will arrive to the site using acceptable routes to Maple Avenue keeping in mind the posted height restrictions as noted in Exhibit F, at which point enter the site at the southwest gate as indicated on the Phase Drawings.

  Traffic exiting the site will only exit on Maple Avenue and Elmwood Avenue to the approved truck routes per Exhibit H that will take them to the North, South or West to exit the City of Evanston.

  Staging of trucks will be on Elmwood Ave adjacent to the property, with one lane of traffic always open. Parking along Elmwood Ave will be allowed for the Public in metered spaces

- **Phase 3** – Structural Steel & Precast Erection of Tower

  Erection of Phase 3 (Structural Steel and Precast Plank) will be with a crane positioned in Elmwood Ave. Truck traffic and deliveries will be from the Elmwood Ave side, through the closed section of Street, then exiting Elmwood Ave. North on to Davis Street. When trucks are crossing any construction pedestrian lane, flagmen will be provided.

  Traffic exiting the site will only exit on Elmwood Avenue, North to Davis to the approved truck routes per Exhibit H that will take them to the North, South or West to exit the City of Evanston.

  Vehicular public traffic will be temporarily routed away from Elmwood Ave to Maple Ave for the duration of this work, which should be 50-60 days. Signage will be placed around the area as well as temporary traffic controls per Exhibit G.

  Street closure of Elmwood will be 24 Hours per day, 7 Days per week for the duration of the phase

- **Phase 4** – Exterior Enclosure & Interior Build-out

  Construction traffic will arrive to the site using acceptable routes to Maple Avenue keeping in mind the posted height restrictions as noted in Exhibit H, at which point enter the site at the southwest gate as indicated on the Phase Drawings.

  Traffic exiting the site will only exit on Maple Avenue to the approved truck routes per
Exhibit H that will take them to the North, South or West to exit the City of Evanston. Staging of trucks on local residential streets will not be permitted.

Any Contractor or Subcontractor whose personnel do not adhere to the foregoing contractual terms will be required to utilize other drivers for their subsequent deliveries.

**Vibration Monitoring and Surveys**

**Vibration Monitoring**

Prior to commencement of construction activities, seismographs to monitor vibrations will be installed at select buildings surrounding the project site to ensure damaging levels of vibration are not occurring at any neighboring properties.

Seismographs will be used and installed in accordance with manufacturer’s and consultant’s recommendations. We anticipate [4] units will be installed: two units located in the basement of the south existing structure (Winthrop Club at 1570 Elmwood), and one unit located on the Metra Wall Structure to the East of the site and one unit in the basement of the Building to the West of the site (922 Davis / 924 Davis / 1579 Maple). Novak Construction Company will provide a diagram indicating the locations of the [4] units prior to installation and be presented to the City for verification.

All units will be confirmed in the “on” status prior to commencement of work. Initial ambient/baseline readings will be recorded prior to below-grade construction to serve as a reference or comparison point to vibrations potentially caused by below-grade or mass grading activities. Monitoring shall be continuous during foundation, sheeting, and mass excavation operations.

Our consultants will utilize US Bureau of Mines Criteria for Building Damage as an acceptable threshold for the project, and will program seismographs, equipped with cellular modems, to e-mail project team members immediately if levels are greater than acceptable levels.

Resulting documentation of the vibration monitoring will be sent to the City of Evanston on a bi-weekly basis, or as required by the City.

Written documentation of the final results from the monitoring equipment will be available 7 days after completion of the below grade construction operations for review and documentation.

**Building/Foundation Survey**

Prior to commencement of construction activities, a building survey (with photos and video) of the building facades closest to the project site will be performed to document the existing exterior conditions at the following properties:

- 1570 Elmwood Avenue
- 922 Davis Street
- 924 Davis Street
- 1579 Maple Avenue
- Retaining Wall along Elmwood Avenue
Settlement Monitoring

Survey points will be placed on site for monitoring and documentation as follows:

1. Settlement/Lateral survey points on all surface utility structures within 40’ of the site property lines on Elmwood Ave, Maple Ave and Davis St.

2. Settlement/lateral survey points on 20 foot intervals along curb line of Elmwood Ave, Maple Ave and Davis St.

3. Settlement/lateral survey points on existing buildings immediately west and south of the project site.

Work Site Communication with Neighborhood and Residences

The project team will update all of the property owners or management companies for all of the adjoining buildings along Maple Ave, Davis S and Elmwood Ave. Initial notification to these businesses and properties will be made by a notification letter which will include all contact information and emergency phone numbers for the Construction Team’s key employees. This initial notification will be made at least 1 week prior to mobilization on the project. Updates will be provided weekly with a monthly newsletter published.

The initial letter will be delivered to referenced properties by US Mail. A website will also be set up and maintained for weekly updates – 1571maple.novakconstruction.com.

All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor’s key employees will be posted on the construction gates and on the project website.
Southwest Entrance Gate

Exhibit A Phase 1 and 2 Logistics
March 29, 2016

Temporary Fence

Construction Boundary
8" Chain Link Fencing

Remove Streetscape / Trees / Parking Meter / Light Pole (To be replaced at Completion)
Areas removed are to be filled with concrete level with existing sidewalk.

Gravel Construction Entrance

Concrete Wash Out

PHASE 1 and 2 - Pedestrian and Street Traffic Remain as is along Elmwood and Maple Ave
Approximate Time Period of 2 month

Maintain 6'-0" wide Access for Building

Truck Staging. Area will be increased as required for quantity. Parking / Traffic will be maintained throughout Phase 1 and 2 along Elmwood

Entrance in swing Gate, 20' Wide, with stop to prevent out swing. With pedestrian mirrors each direction at gate post.

Two Parking Spaces will need to be removed at the Temp Entrance for the entire duration of the Project. At the end of the project the two spaces may be relocated to the north where the Alley was before

5' existing Accessible Sidewalk from Fence to Curb

5' Accessible sidewalk from fence to street light

Where Street light is removed, temp lighting from within the site will be provided during construction

Remove Light Pole (To be replaced at Completion) to allow for 5' accessible sidewalk. Temp lighting of the area will be provided from within the site for the walk and street during construction.
Areas removed are to be filled with concrete level with existing sidewalk.

Remove Fire hydrant per demo drawings and relocate at completion. This will allow 5' accessible sidewalk.

Curb cut and construction drive detail are on Civil drawings.

Entrance in swing Gate, 20' Wide, with stop to prevent out swing. With pedestrian mirrors each direction at gate post.

One way only traffic sign, pointing North.
Exhibit A Phase 4 logistics
March 29, 2016
City of Evanston Truck Routes

Bridges
- ○ Posted Height (2" less than actual)
- □ Actual Height
- ◇ IDOT Posted Height

Truck Routes
- Blue: Truck Route
- Red: Truck Prohibited
- Purple: IDOT Street
- Gray: Street (8,000 Pound Limit)
- Black: Railroad
- Blue Water

1571 Maple Project Site

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Exhibit F - Truck Routes