CONSTRUCTION MANAGEMENT PLAN

1620 CENTRAL STREET

EVANSTON, IL

Prepared By:

McHugh Homes, Inc.

1731 Ridgewood Lane East

Glenview, IL 60025

July 22, 2015

Construction Work Hours:

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

Monday-Friday: 7am to 7pm
Saturday: 8am to 5pm
Sunday: Work not allowed unless special permission granted from City
Noise & Staging: Note that noise related to staging, material delivery and worker prep activities shall occur only during construction work hours. No staging permitted outside work hours.

Site Access

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 following traffic controls will be in place during the project:

Traffic entering and exiting the site will only use the approved truck routes from the North, East and West to access Central Street keeping in mind the posted height restrictions as noted in Exhibit E.

Both Ashland and Eastwood Streets to the east and west of the site will be used to access the 20’ public alley for “just in time” deliveries and during the demolition, mass excavation and foundation phases of the project.

Staging of trucks on local residential streets will not be permitted.

McHugh Homes, Inc. | 1731 E. Ridgewood Lane | Glenview, IL 60025
IDOT has granted a 20’ temporary drive from Central Street to the site. A temporary flagger will be available to coordinate traffic to and from the site onto Central Street and pedestrian traffic will be maintained at all times. See Exhibit C for depiction of IDOT approved temporary drive. Project engineer will self-certify that any Right-of-Way restoration work was done according to final approved streetscape plans and meets all Federal/State ADA requirements. Weekly updates will be provided to the City Engineering Division during Right-of-Way restoration activity.

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.

Knock Box. A minimum of one Knox Box shall be provided by the access gate to the site.

Demolition

We will be demolishing the existing 2.5 story structure and will follow requirements set forth in COE Demolition Instructions and IBC Section 3303.4.1.

Construction

Reference Exhibits A-D indicating a diagram of the construction site logistics/staging plan. The project will primarily be completed in 3 major phases.

1. Remediation/Demolition. Approximate duration of 5 weeks. Exhibit A
3. Main Construction - Exterior Skin System and Interior Build out. Approximate duration of 10 months. Exhibit C
4. Central Street Cross Section. Exhibit D

The field office for the site will be located at the southwest corner of the construction site.

Construction staging areas will be largely be maintained within the project barricades as noted in the exhibits. Sliding gates and/or removable fence panels will be used to access the interior of the site. An eight foot fence system, consisting of pole driven panels and silt fencing, will be installed along all four sides of the site to create an enclosed site. Required signage on the construction fence along Central Street shall include emergency contact information. All other fence openings/gates shall have the required emergency contact information.

Pedestrian traffic along the south sidewalk along Central Street will be provided at all timed during the construction. Traffic control flagmen will be provided on the street when trucks are entering or leaving the Central Street entrance for the safety of pedestrians.
St. A's School drop-off/pick up occurs in the alley. Extremely limited construction activity will be permitted in the alley during each 30 minute drop off/pick-up session each day. No trucks will be in the alley during those times.

Streets and sidewalks will be cleared the day before Northwestern games across the street. Street/sidewalk obstructions will not be allowed on game days.

Scheduled work day closures for portions of Central Street will be required for the connection of underground utilities. This work will be scheduled with both the City and IDOT and at least one drive lane at Central Street will be maintained during the work.

Worker safety will be in accordance with OSHA requirements and as required by the Contractor's safety program.

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

**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. There will be 15 dedicated parking spaces for subcontractors at the Ryan Field West Lot across the street from the site. McHugh Homes, has agreed to lease the spaces quarterly from the City.

In the unlikely event that it is needed, overflow parking, for subcontractors will be directed to metered areas identified in Exhibit F, at the corner of Central Street and Green Bay.

Parking restrictions will be incorporated into all subcontract agreements and communicated weekly to all on-site personnel.

**Vibration Monitoring, Settlement and Surveys**

**Vibration Monitoring**

Prior to commencement of construction activities, seismographs to monitor vibrations will be installed to monitor select buildings surrounding the project site to ensure that damaging levels of vibration are not transmitted to surrounding structures.

**Building/Foundation Survey**

Prior to commencement of construction activities, a building survey (with photos) will be made available to the City for the following properties (Exhibit G):

1606-10 Central Street, Evanston, IL
1624-28 Central Street, Evanston, IL
St. A's school building abutting Public alley to south of project

**Vibration Control Monitoring**

Seismographs will be used in accordance with manufacturer's and consultant's recommendations. We anticipate (2) units will be installed. One unit located inside one of the townhomes to the east (1606-10 Central Street) and one unit inside one of the townhomes to the west (1624-28 Central Street). A diagram will be prepared indicating the locations of the (2) units prior to installation.

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 all deep foundation and vibration producing operations. Reports shall be emailed to the City daily for pile driving and weekly for other work. Seismographs shall have real time monitoring and notification to City of Evanston representative.

Our consultants will define and communicate the acceptable range of measurement results and will work with McHugh Homes, Inc. and the City, to implement a mitigation plan immediately if levels are greater than acceptable levels. Our consultants will utilize US Bureau of Mines Criteria for Building Damage as an acceptable threshold for the project.

**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 site property lines
2. Settlement/Lateral survey points on townhomes to east, townhomes to west and school to south.

**Fire Prevention**

A fire prevention pre fire plan shall be submitted to the Evanston Fire Department for review and approval. Fire Safety during construction shall be in accordance to the 2012 International Fire Code Chapter 33 sections 3301 through 3317.

**Work Site Communication with Neighborhood and Residences**

The project team shall update the residents nearby the site with a monthly newsletter delivered by US Mail, email or and/or other means supported by tenants, property owners and their respective management companies. The list of nearby residents shall be provide by COE. The first update would occur no later than September 15, 2015.
Additionally, a website will be made available with weekly updates concerning proposed construction activities, utility work (shut offs), road closures, changes to pedestrian access, etc. The website address will be [www.1620Central.com](http://www.1620Central.com)

All public way closure notifications will be provided one week prior to commencement. Emergency phone numbers of contractor’s key employees will be posted on the construction gates, in addition to website information address and emergency contacts.
TABLE 3306.1 PROTECTION OF PEDESTRIANS

<table>
<thead>
<tr>
<th>HEIGHT OF CONSTRUCTION</th>
<th>DISTANCE FROM CONSTRUCTION TO LOT LINE</th>
<th>TYPE OF PROTECTION REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 feet or less</td>
<td>Less than 5 feet</td>
<td>Construction railings</td>
</tr>
<tr>
<td></td>
<td>5 feet or more</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Less than 5 feet</td>
<td>Barrier and covered walkway</td>
</tr>
<tr>
<td>More than 8 feet</td>
<td>5 feet or more, but not more than one-fourth the height of construction</td>
<td>Barrier and covered walkway</td>
</tr>
<tr>
<td></td>
<td>5 feet or more, but between one-fourth and one-half the height of construction</td>
<td>Barrier</td>
</tr>
<tr>
<td></td>
<td>5 feet or more, but exceeding one-half the height of construction</td>
<td>None</td>
</tr>
</tbody>
</table>

HEIGHT OF CONSTRUCTION = 47'-6"
47'-6"/4 = 11'-10 1/2"
11'-10 1/2" < 12'-6" SETBACK
47'-6"/2 = 23'-9"
23'-9" > 12'-6" SETBACK

HEIGHT OF CONSTRUCTION = 34'-5 5/8"
34'-5 5/8"/4 = 8'-7 7/16"
8'-7 7/16" < 12'-6" SETBACK
34'-5 5/8"/2 = 17'-5 13/16"
17'-5 13/16" > 12'-6" SETBACK

NOTE: PER TABLE 3306.1
8-FOOT CHAIN LINK FENCE PROVIDES SUFFICIENT PEDESTRIAN PROTECTION AS THE 12'-6" SETBACK IS GREATER THAN ONE FOURTH AND LESS THAN ONE HALF OF THE HEIGHT OF CONSTRUCTION. NO COVERED WALKWAY IS REQUIRED IN THIS CIRCUMSTANCE. THE VARIED HEIGHT OF CONSTRUCTION WAS CONSIDERED IN THESE CALCULATIONS.
City of Evanston Truck Routes

Bridges
- Posted Height (2\" less than actual)
- Actual Height
- IDOT Posted Height

Truck Routes
- Blue: Truck Route
- Orange: Truck Prohibited
- Purple: IDOT Street
- Dashed: Street (8,000 Pound Limit)
- Gray: Railroad
- Blue: Water
- Yellow: City of Evanston

1 inch = 0.5 mile
1:31,680

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Public Parking
Off-Street Facilities and Lots

Parking Lots
- Free
- Meters
- Permit Parking
- Meters and Permit

Extended Meter Area

Main Road
Local Street
Railroad
Water
City Boundary

City of Evanston

1: South Blvd & Hinman, 66 spaces [P]
2: 1700 Birk Chicago Ave (behind library), 74 spaces [M,P]
3: Central St. & Stewart, 66 spaces [M,P]
4: 811 Main Street, 49 spaces [M,P]
5: 791 Grinnell Ave (under library), 53 spaces [M]
6: 225 Foster at "E", 44 spaces
7: 1505 Sherman Ave (Best Western Lower Level), 98 spaces [M,P]
8: Rear of 715 Main (behind Goods and Vogue), 33 spaces [M]
9: 800/900 Noyes - @ "L", 22 spaces [M]
10: 1700/1800 Benson (west side), 69 spaces [M]
12: Chandler Center - 1100 Central Street, 92 spaces [P]
13: Sheridan Rd. & South Blvd., 50 spaces [P]
14: NW Dampier & Elmwood, 38 spaces [M,P]
15: 727 Main St., 32 spaces [M]
16: 1614 Maple Ave., 8 spaces [P]
17: 621 Oak Ave. - across from office, 36 spaces [M,P]
18: Church & Chicago Self Park, 600 spaces [M,P]
19: 925 Sherman, 20 spaces [P]
20: 711 Hinman Avenue, 48 spaces [P]
21: 743 Hinman Ave., 24 spaces [P]
22: 633 Forest Avenue, 25 spaces [P]
23: Sherman Plaza Self Park - Davis & Benson, 1250 spaces [M,P]
24: 1315 Emerson St., 13 spaces [P]
25: 927 Noyes - Noyes Center Lot, 23 spaces [M,P]
26: James Park Lots, 240 spaces [M,P]
27: 100 Chicago Avenue, 24 spaces [P]
28: Central Street Metra Station, 139 spaces [M]
29: Civic Center - 2100 Ridge Ave., 232 spaces [M,P]
30: 1234 Chicago Avenue, 35 spaces [M]
31: Ryan Field West Lot, 100 spaces [P]

[M=Metered, P=Permit Parking]

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1 inch = 0.5 mile
1:31,680
9/30/07
Exhibit G - Foundation Survey Addresses

- A: 1624 to 1628 Central Street
- B: 1600 to 1610 Central Street
- C: 2522 to 2530 Ashland Ave.
- D: St. A's School building on alley