2215 West Dempster
Evanston, Illinois 60201

Construction Management Plan

April 17, 2018

General Contractor: Urban Innovations, LTD
Owner: Housing Opportunities for Women
Architect: Shed Studios
This Construction Management Plan has been prepared by Urban Innovations Ltd and outlines the construction procedures that will be used during the construction of the project located at 2215 West Dempster 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 be completed in 4 phases.

**Phase 1** – Mobilization, removal of trees, construction fence, site preparation, and demolition. Approximate Duration Four Weeks. April 30th – May 30th 2018. Exhibit A

**Phase 2** – Excavation, Foundation, Underground Utilities, Ground Level Concrete, Asphalt. Approximate Duration Three Months. May 30th – August 15th 2018. Exhibit A

**Phase 3** – Structural Framing, floor slabs, exterior Skin, and interior build-out. Approximate Duration 8 Months. August 15th 2018 – May 15th 2019. Exhibit A

**Phase 4** – Landscaping, Sidewalks, Fencing, Site Clean-up Approximate Duration Eight Weeks. May 15th – June 15th 2019. Exhibit A

The Field Office for the Site will be located at the East side of the construction site. Dumpsters and concrete wash out will be adjacent to the Construction Entrance off the public alley on the East side of the site, accessed off Dempster Avenue. A secondary site entrance will be provided off Pitner only used for larger deliveries.

The entire site will be surrounded with a fence/wind screen as needed to prevent unauthorized access to the job site. Construction fence to be placed within the property line. Construction staging areas will be maintained within the project barricades. In-Swing Gates with stops to prevent out swinging and/or removable fend panels will be used to access the interior of the site. The fencing will be installed (post drive, wind screens and top rails) around the site to fully enclose the property. Required signage on the construction fence along Dempster and Pitner 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 Pitner street and the North side of Dempster street during the construction of phase 1, 3 and 4. The Fencing will be installed on the existing sidewalk leaving the existing accessible sidewalk for pedestrian traffic. If the sidewalk needs to be closed for more than a day, the pedestrians will be temporarily routed to the west side of Pitner or the south side of Dempster. ROW permits to be pulled.

For Phase 2 the sidewalks on both Pitner and Dempster will be closed for a portion of this phase and pedestrian traffic will be re-routed to the west side of Pitner and the south side of Dempster. Signage direction 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. See Exhibit D. Fence barrier for pedestrian protection will meet IBC requirements. Reference IBC Table 3306.1. IDOT permit has been received and will be produced for ROW permits for sidewalk work along Dempster.

Traffic control flagmen will be provided at the street when trucks are entering or leaving the project site for the safety of pedestrians and automobile drivers. ROW permits to be pulled. See Exhibit D.
During Phase 2, new waste and storm water lines are to be tie-in to shared sewer in the alley. We will attempt to schedule this work around Thursday garbage and recycling pickups. In the event alley thru traffic is not available on a Thursday, residents and Recycling and Environmental Services Divisions will be notified in advance.

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

**Project Schedule**

- Site prep and demolition: April 15th – May 15th 2018
- Excavation, foundations, site utilities, grading, flatwork: May 2018 – August 2018
- Building Structure, enclosure, interiors: July 2018 – March 2019
- Landscaping and fencing: March 2019 – June 2019

**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**

As part of the project, we are constructing a parking lot adjacent to the building structure. Prior to completion of this parking lot, there will be no onsite parking for contractors with the exception of the project superintendent and for contractor loading and unloading of tools and equipment only.

We have arranged for contractors and construction personnel to park in the private lot across Dempster run by Lark Management. See Parking Exhibit B for location. Subcontractors will not be allowed to park on any residential city streets. Any contractors who park on residential city streets will be removed from the jobsite. Parking restrictions will be monitored daily and communicated to all site personnel.

**Delivery Routes and Staging**

The majority of deliveries will access the site through the public alley off of Dempster St and access the site via the site fence gate on the east side of the site. See Exhibit A.

Upon delivery on the building’s panelized wall system and floor trusses, we will pull a ROW permit to utilize the east parking lane on Pitner to unload and erect this material. See Exhibit A.

There are no road height restrictions between our job site and I-94. See Exhibit C.

Flagman to be utilized for construction vehicle turning into Pitner and in/out alley off of Dempster.

No staging for deliveries will be allowed on local streets.

**Building/Foundation Surveys**

Prior to commencement of construction activities, a building survey will be performed to document the adjacent site conditions. This plan information will include:

- 1311 Pitner – House structure, property fence, and rear garage
- Public Alley Way
- Existing photos of the properties to the NORTH, EAST, and WEST have been recorded.
Work Site Communications with Neighborhood and Residences

The project team will update all of the property owners directly adjacent to the site and directly across the street on Pitner. Initial notifications to these residents will be made by notification letter which will include all contact information and emergency phone numbers for the project team’s key employees. This initial notification will be made at least 1 week prior to mobilization on the project. The initial notification will be delivered to the referenced properties by US Mail. The project website is https://www.1305pitner.com/. Project updates and contact information are to be provided to residents via the website.

All public way closure notifications will be provided (1) week prior to the commencement of the work. Emergency phone numbers for the project team key employees will be posted on the construction gates and on the project website.
Construction Boundary 8' Chain Link Fencing. Placed within property line.

Exhibit A - Phase 1 Logistics
Exhibit A - Phase 2 Logistics

Concrete wash out

Site Office/Storage

Primary Construction Entrance, In-Swing Gate

Gravel construction entrance

Secondary Construction Entrance, In-Swing Gate

Gravel construction entrance

Street to be restored after storm and sanitary waste tie-in. All traffic to be diverted to Greenwood St.

All resident garages have unrestricted access to Greenwood St.

Street to be restored after new water and gas service has been connected. Will require ROW permit for parking lane, street, and sidewalk. Flagman will be present to direct traffic at the time of the work.

Street to be restored after existing water and waste service has been disconnected. Will require ROW permit for parking lane, street, and sidewalk. Flagman will be present to direct traffic at the time of the work.

Curb, street, and sidewalk to be replaced after existing driveway has been demolished. Will require ROW permit for parking lane and sidewalk. Signs to be posted at nearest intersections.

Sidewalk to be replaced. Will require ROW permit for sidewalk. Signs to be posted nearest intersections.

Construction Boundary 8’ Chain Link Fencing. Placed within property line.

Public Alley to be restored after storm and sanitary waste lie-in. All traffic to be diverted to Greenwood St.
Exhibit A - Phase 3 Logistics

Concrete wash out

Site Office/Storage

Primary Construction Entrance, In-Swing Gate

Gravel construction entrance

Secondary Construction Entrance, In-Swing Gate

Concrete wash out

Unloading and hoisting area for panelized wall system and floor trusses. Will require ROW permit for parking spaces and sidewalk. Flagman to direct traffic to be utilized to direct traffic if necessary. (3) anticipated deliveries each requiring (1) week. Restricted sidewalk access during deliveries. Signs to be posted at all nearest intersections.
Exhibit A - Phase 4 Logistics

All site fencing and temporary items to be removed. Installation of site fencing and landscaping.
Exhibit D - Pedestrian and Vehicular Signage

Ped. Signage: "Sidewalk Closed Ahead. Cross Here"

Veh. Signage: "Alley Closed Ahead"

Veh. Signage: "Alley Closed"

Ped. Signage: "Sidewalk Closed Use Other Side"

Ped. Signage: "Sidewalk Closed"