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The Construction Site Management Plan, prepared by Evergreen Construction, outlines the construction process and procedures that will take place during the construction of Evergreen Senior Housing Building located at 1015 Howard St.

**Site Logistics Plans**

The attached and following exhibits are the logistic plans that will be utilized during the project. The project will be completed in (3) phases.

**Phase 1 – Mobilization / Site Clearing / Potholing / Sheet Piling / Excavation**
Approximate Duration = 2 Months

**Phase 2 – Foundations / PreCast Erection/ Enclosure / Interior Finishes**
Approximate Duration = 10 Months

**Phase 3 – Streetscape Improvements / Landscaping / Interior Finishes**
Approximate Duration = 2 Months

The project’s field office is planned to be located at within the existing CJE building during the 1st phase of construction. The Construction office will be relocated within the new building once Precast erection is complete.

**Phase 1 - Excavation and Earth Retention**

Phase 1 will begin with us mobilizing on site and establishing our site perimeter with construction fencing. We will begin with clearing the jobsite of the existing Darry Queen building as well as clearing out the concrete/asphalt parking lots to begin our excavations. We will start our excavations first by potholing the areas where our Earth Retention Systems are being installed. Once the potholing is complete, we will begin with installing our earth retention systems. Once the ERS system is installed, we will begin with our site excavations. We will continue with site excavations until we are ready to begin our concrete foundations which will begin our phase 2. During Phase 1 work, IDOT will be performing work on the water main along Howard St. During this time, we will ensure we have proper access into the jobsite for our equipment and materials. All trucks to haul away and bring in dirt will be loaded within the site limits. During this phase the sidewalk will be closed and pedestrians will be notified to cross to the opposite side of the street at the nearest cross street.

**Phase 2 - Erection of Envelope**

The second phase of construction will start with the concrete foundations being placed. This work will continue in sections until all of the concrete foundations are poured in place and backfilled. This will be an ongoing process with multiple concrete trucks entering the jobsite daily as well dump trucks entering and leaving to provide clean dirt to backfill the jobsite. Once this process is complete, we will begin our precast concrete erection. This will require a crane to be stationed near the center of the jobsite. The crane will be unloading trucks with precast materials and begin erection of the building. Please see attached logistics plan that will show the flow of the
Construction Site Management Plan
1015 Howard Street, Evanston IL 60202

precast trucks. There will be approximately 10-12 trucks carrying precast entering the jobsite on a daily basis until the building is erected. Once the building is erected, we will begin with installing the windows, roofing membrane and other miscellaneous façade elements. While the façade is being completed, we will begin with the interior buildout of the building. This will continue until the project completion. *Note that preparatory work for this phase will occur through October 15, 2020, when the jersey barriers will be moved into the north travel lane of Howard Street.

Phase 3 - Streetscape Improvements and Landscaping

During phase 3, we will continue with the interior buildout of the building. While this work is ongoing, we will be doing final site improvements. This will include the street sidewalks, our driveway aprons, pavers & landscape items. After all site improvements are completed, we will be able to remove the temporary site fencing, blockades, etc. and re-open the site for peoples use. At that point, we would demobilize from the project and turn over the building for CJE use.

General

Periodic temporary closures during truck access and exiting, critical heavy lifts of large equipment, tower crane set up and removal, etc. will occur during any of the previously listed and described phases and will be submitted separately for specific ROW permitting. Certified flagmen will be present to ensure the safety of public and vehicular traffic. Signage directing pedestrians to the relocated walkway will be in place and maintained throughout construction.

Any sign removal will be coordinated with the Traffic Supervisor. Scheduled work day ROW closures for portions of Howard ST will be required for the connection of underground wet and dry utilities. This work will be scheduled with the City at the time needed and at least one drive lane at Howard St will be maintained during the work.

Fire department will have access to the site and proper arrangements will be made with the fire department for necessary safety orientation.

All temporary facilities such as fencing, barricades, and trailers will be removed from the site upon completion of the project. Required signage with contact information shall be present during all stages of construction. The contractor shall coordinate with the City’s Senior Project Manager and Resident Engineer for the Howard Street Construction Project and receive approval prior to any work on the ROW being commenced to address safety and operations impacts.

Project Schedule

Mobilization / Site Demo: July 2020
Excavation / Foundation: July 2020 – September 2020
Building Structure: September 2020* - December 2020
Interiors: December 2020 – July 2021
Streetscape / Hardscape / Landscape: May 2021 - July 2021

*Note that preparatory work that does not require the north travel lane of Howard Street will occur through October 15, 2020.
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**Construction Work Hours**

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

- Monday - Friday: 7:00 AM - 7:00 PM
- Saturday: 8:00 AM - 5:00 PM
- Sunday: Work not allowed unless permission is granted from the City

Construction hours are also noise limitation hours. There will be no deliveries, daily construction preparation/s, etc. outside of these hours. Temp lighting near the perimeter to be installed and maintained for safety and security purposes.

**Contractor Parking**

No onsite parking will be allowed for contractors with the exception of contractor loading and/or unloading of tools or equipment.

All construction personnel will be required to park at offsite parking lots or utilize metered parking near the jobsite. A map of public parking off-street facilities and lots is included as an Exhibit D.

No residential street parking will be allowed for contractors and/or subcontractors. Subcontractors will be reminded, weekly, of this rule during the project at weekly held jobsite meetings. *The project team is also working with local business to see if a deal can be arranged for workers to park on their lots.*

The previously mentioned parking rules will be incorporated into all Evanston – Evergreen Senior Housing project specific contractual agreements.

**Delivery Routes and Staging**

Deliveries will be accepted into the project site utilizing Howard street and our construction entrances along the East/West side of the project site. Please reference attached site logistics plan for further details.

The staging of trucks on local residential streets will not be allowed.

Contractors and/or subcontractors who fail to abide by the previous listed rules within the Delivery Routes and Staging portion of this plan will be required to utilize alternative delivery drivers for their deliveries.

**Vibration Monitoring**

Vibration monitoring will be installed, maintained and read at (2) points. (1) Point will be installed along the existing CJE building. The other point will be installed along the building located along the west property line.

Vibration monitoring will be maintained and read for the duration of all subgrade activities.
Settlement Monitoring

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

- Settlement/Lateral survey points on 20-foot intervals along southern property line
- Settlement monitoring will be maintained and read for the duration of all subgrade activities.
- Settlement monitoring will be forwarded to the City of Evanston shortly after foundations are complete.

Erosion and Settlement Control

Erosion and Sediment control measures will be conducted per the Civil Drawings as indicated in the project scope. Please see attached Exhibit F.

Environmental Remediation

Soil sampling/analysis for the Evergreen Senior Housing has been completed. Based on this sampling and analysis, soil to be removed from the Evergreen Senior Housing project will be removed to the proper locations.

Building / Foundation Survey

Before mobilizing to the project site, a building survey (with photos) of building’s facades that are closest to the project site will be completed.

Work Site Communication with Neighborhood and Residences

The project team will make sure to update surrounding property owners or management companies of scheduled activities and/or milestones. A Facebook page will be set up for all residents and local business to follow. It will provide detailed information and updates about the project and upcoming events.

The current project main contacts for construction are as follows:

Paul Laurinaitis, Project Manager, Evergreen Construction, plaurinaitis@evergreenreg.com
Josh Sainer, Assistant PM/Superintendent, jsainer@evergreenreg.com
Nick Ivancevic, Site Superintendent, nivancevic@evergreenreg.com

Additional contacts, as needed, will be added/shared with the City of Evanston. Also, as aforementioned, the emergency contact information, to be posted at the fence line of the project, will include all pertinent construction staff names and phone numbers. 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.
Exhibit A.1: Phase 1 - Excavation and Earth Retention

Construction fencing and jersey barriers will be inside the curb line in Phase 1 and will not conflict with the IDOT water main replacement work.

Construction signage will be added that reads as follows:
- At Asbury: “sidewalk closed ahead/cross here/arrow” sign directing pedestrians to cross at the east leg of the intersection.
- At Barton: “sidewalk closed ahead/cross at Asbury Avenue” sign on the east side of Barton
- At Ridge: “sidewalk closed ahead/cross here/arrow” sign directing pedestrians to cross at the west leg of the intersection
- On either side of the fenced off sidewalk closure, “sidewalk closed” signs
Exhibit A.2: Phase 1 - Dump Truck to Construction Site

- Overall Length: 39.500 ft
- Overall Width: 9.000 ft
- Overall Body Height: 12.402 ft
- Min Body Ground Clearance: 2.710 ft
- Track Width: 8.500 ft
- Lock-to-lock time: 4.00s
- Curb to Curb Turning Radius: 60.000 ft

Scale: 1 inch = 20'
Exhibit A.3: Phase 1 - Dump Truck from Construction Site

Scale: 1 inch = 20 feet

Dump truck
Overall Length
Overall Width
Overall Body Height
Max Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

39.500ft
9.000ft
12.402ft
2.710ft
8.500ft
4.00s
60.000ft
Exhibit B: Phase 2 - Erection of Envelope

Construction fencing and jersey barriers will not be placed in this location until on or after October 15.

Construction signage from Phase 1 will be maintained, as follows:
- At Asbury: "sidewalk closed ahead/cross here/arrow" sign directing pedestrians to cross at the east leg of the intersection.
- At Barton: "sidewalk closed ahead/cross at Asbury Avenue" sign on the east side of Barton.
- At Ridge: "sidewalk closed ahead/cross here/arrow" sign directing pedestrians to cross at the west leg of the intersection.
- On either side of the fenced off sidewalk closure: "sidewalk closed" signs.
Exhibit C: Phase 3 - Streetscape Improvements and Landscaping

Construction fencing and jersey barriers will be moved back inside the curb line in Phase 3 and will not conflict with remaining IDOT project work.

Construction signage from Phase 1 will be maintained, as follows:
- At Asbury: "sidewalk closed ahead/cross here/arrow" sign directing pedestrians to cross at the east leg of the intersection.
- At Barton: "sidewalk closed ahead/cross at Asbury Avenue" sign on the east side of Barton
- At Ridge: "sidewalk closed ahead/cross here/arrow" sign directing pedestrians to cross at the west leg of the intersection
- On either side of the fenced off sidewalk closure: "sidewalk closed" signs
Exhibit D: Parking Map

Public Parking
Off-Street Facilities and Lots

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

Main Road
Local Street
Railroad
Water
City Boundary

Project Site:
1015 Howard St.
Exhibit E: Truck Routes

City of Evanston Truck Routes

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

Truck Routes
- Truck Route
- Truck Prohibited
- IDOT Street
- Street (8,000 Pound Limit)
- Railroad
- Water
- City of Evanston

Project Site:
1015 Howard St.

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Exhibit F: Erosion Control Plan