

# 811 Emerson St. - Mixed Use Building

811 Emerson St.  
Evanston, IL 60201



CA Focus Evanston  
Property Owner, LLC  
Owner



**Construction Management Plan | Phase 2-4**

June 14th, 2018

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# CONSTRUCTION SITE MANAGEMENT PLAN

This Construction Site Management Plan has been prepared by Focus Construction and outlines the construction procedures that will be used during the construction of 811 Emerson Street Mix Use Building located at 811 Emerson Street 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 1 Previously submitted in Demolition an Site Prep Plan).**

**Phase 2** – Mobilization/ Caissons/ ERS System/ Mass Excavation/ Foundation, Underground Utilities, Basement Walls.

Approximate Duration 3 Months. Exhibit B

**Phase 3** – Vertical Construction/ Structural Steel and Precast Plank Tower Operations. Approximate Duration 12 Months. Exhibit C

**Phase 4** – Façade/ Interior build-Out/ Site concrete.

Approximate Duration 3 Months. Exhibit D

The field office for the site will be located with the northwest corner of the construction site.

**Phase 2** – Caissons/ ERS/ and foundation operations will commence upon receipt of the caisson and foundation permit and the enclosure will be reconfigured per Exhibit B. During this phase, right of way encroachment is limited to approximately 2-3' of the existing sidewalk along Emerson Street. A minimum of 6' of pedestrian sidewalk will remain at all times except at existing obstructions per Illinois Accessibility Code a 3' pathway will be maintained at obstructions. Required sidewalk width shall be maintained at walk obstructions such as a fire hydrant or street light. Access to existing fire hydrant will remain open to public, as shown on Exhibit B. The site will be secured with an 8' high fence with screening and weights fence stands with wind bracing as required. At all times the excavation will be protected with 42" high cable rail per OSHA standards.

**Phase 3** – Vertical Construction. During vertical construction, a tower crane with an approximate jib length of 140' will be erected and loading of pre-cast and steel will occur on the Emerson street side. For the protection of vehicles and pedestrians, the site fence shall be placed at the existing curb line, a truck unloading zone shall be created beyond the fence with

traffic water barrels 13' wide. Barrels shall be equipped with (2) bidirectional blinking lights for visibility. West bound traffic lane is reduced to 11' wide. South half of the street and East bound traffic is not affected. The loading zone will be left in place 24 hours a day. Pedestrian traffic will be directed to walk on the south side of Emerson with posted signage from the east and west approaches. Accessible ramps and crosswalk striping shall be added as required in accordance with Illinois Accessibility Code(s) and approved by City Traffic Engineer. The West temporary cross walk shall be placed as far East as possible by angling it toward Elgin and a warning sign shall be placed West of the CTA tracks warning traffic of cross walk ahead. The East temporary crosswalk shall be placed at a slight angle from North to South. The North side will be placed at the West side of the alley and the South side will angle to the West just enough to fall outside of the existing loading zone and just West of the stair access to the 1862 Sherman building. The 2 parking spaces West of the loading zone will be closed off to account for the 20'-0" of unobstructed access to the ramps on the temporary crosswalk, see exhibit C.3. The other parking spaces shall be adjusted to accommodate this new location. By shifting the (2) spots on the South side for the new crosswalk location, only 2 parking spots will be lost on the South side. (1) spot will need to be deleted on the North side for a buffer zone to crosswalk during this stage. A Knox box lock with a key will be attached to the fence for the Fire Department to have access to existing fire hydrant. A clear zone with a 4' minimum path to and around the fire hydrant shall remain at all times and the hydrant will be marked with a flag. No materials or laydowns will be allowed to take place in this clear zone, as shown on Exhibit C. A minimum of 15' of alley will remain open for traffic and one lane each way will be maintained on Emerson. Multiple gates will service the site to get trucks into and out the site. A man/ material lift will be erected on the west elevation within the property line but will utilize with CTA easement for truck access. The Chicago Transit Authority has agreed to lease the property located along the East side of CTA Right of Way at 833 West Emerson Street, Evanston, Illinois, to CA/Focus Evanston Purple Line, LLC. The agreement includes allowance of parking of up to twelve (12) motor vehicles in designated parking spaces on the premises, and the right to use the Licensed Premises for ingress and egress for parking and maintenance purposes. Truck traffic will be directed to approach the site going down Elgin to Sherman, north to Emerson and then west to the site. Trucks exiting the site will either head straight west on Emerson if they can clear the 13'-3" CTA bridge or they will head

south on Benson and loop around to approach the 14-3" CTA bridge on Elgin.

**Phase 4** – The fence line shown on Phase 4 on Emerson Street depicts the worst case scenario during this phase. The fence line will slowly recede back to the curb line once the street and curb are fully repaired and restored to its original state. Full alley and Emerson Street drive lanes will be restored during this phase. The Emerson street sidewalk frontage will need to remain closed to pedestrian traffic until sidewalk finish surfaces are restored during this final phase timeline. Access to existing fire hydrant will remain via 8' inset in fence line, as shown on Exhibit D. Required signage on the construction fence along Emerson Street shall include a rendering of the approved design, website address and emergency contact information. All other fence openings/gates shall have the required emergency contact information.

**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 phases above 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 with accessible curb ramps with detectable warnings at all curb cuts in accordance with the Illinois Accessibility Code. Required signage will be determined by City Traffic Engineer.

Street light removal and storage will be coordinated with the Traffic Supervisor. Installation of temporary lighting will be per Traffic Supervisor's instruction. Any sign removal will be coordinated with the Traffic Supervisor.

Scheduled work day ROW closures for portions of Emerson Street and the East Alley 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 Emerson Street 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.

A full closure will be required for the alley resurfacing east of the construction site at the tail end of construction. The anticipated closure duration is approximately 2 days. A 2 week notice will be provided to the City and effected residents prior to closure. Closure contingent on schedule progress and weather.

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.

**Project Schedule**

Demolition	January 2018
Earth Retention/Caissons/Foundation	February 2018
Building Structure	May 2018 - May 2019
Facade/Windows/Roof	April 2019 - June 2019
Interiors	January 2019 - August 2019

**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 special permission is granted from the City.

Construction hours are also noise limitation hours. There will be no deliveries, no daily construction preparations, etc., outside these hours. Building temporary lighting near the perimeter shall be switched separately to allow for these lights to be shut off after hours.

**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 at 1800 Maple self park or Sherman Plaza self park. A map of public parking off-street facilities and lots is included as – Exhibit G.

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 H. As noted above in Phase 3, Emerson Street is the best option for trucks entering and leaving the site. Trucks will all be directed to follow the



established routes

Staging of trucks on local residential streets will not be permitted. No Staging/idling on Emerson St. at any time.

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**

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.

Seismographs will be used and installed in accordance with manufacturer's and consultant's recommendations. We anticipate (2) units will be installed: one unit located in the lowest level of the existing building to the east of the property (Jane R. Perlman Apartments at 1900 Sherman Ave.), one unit located in the lowest level of the existing building to the south of the property (Sherman Garden Apartments at 1862 Sherman Ave.) Monitors will be placed at walls closest to the 811 Emerson site.

In addition a vibration monitor shall be placed on the 30" water main.

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 activities. Monitoring shall be continuous during caisson and sheeting install.

Our consultant 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 upon request. 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) of the building facades closest to the project site will be performed to document

the existing exterior conditions at the following properties:

- 1900 Sherman Avenue
- 1862 Sherman Avenue

### **Settlement Monitoring**

Survey points will be placed on site for monitoring and documentation in accordance with the damage control survey plan prepared by Certified Construction Services dated 2/7/18 and included within this CMP as Exhibit I:

1. Settlement/Lateral survey points on all surface utility structures within 40' of site property lines on Emerson, and in the Public Alley
2. Settlement/ Lateral survey points on the CTA bridge to the west of the property line and the CTA easement.
3. Settlement/lateral survey points on 20 foot intervals along east curb line of Emerson Street and on 200 foot intervals at the center line of Emerson Street.
4. Settlement/lateral survey points on 20 foot intervals at the center line of the public alley east of the project site.
5. Settlement/lateral survey reports will be forwarded to the city of Evanston upon request.

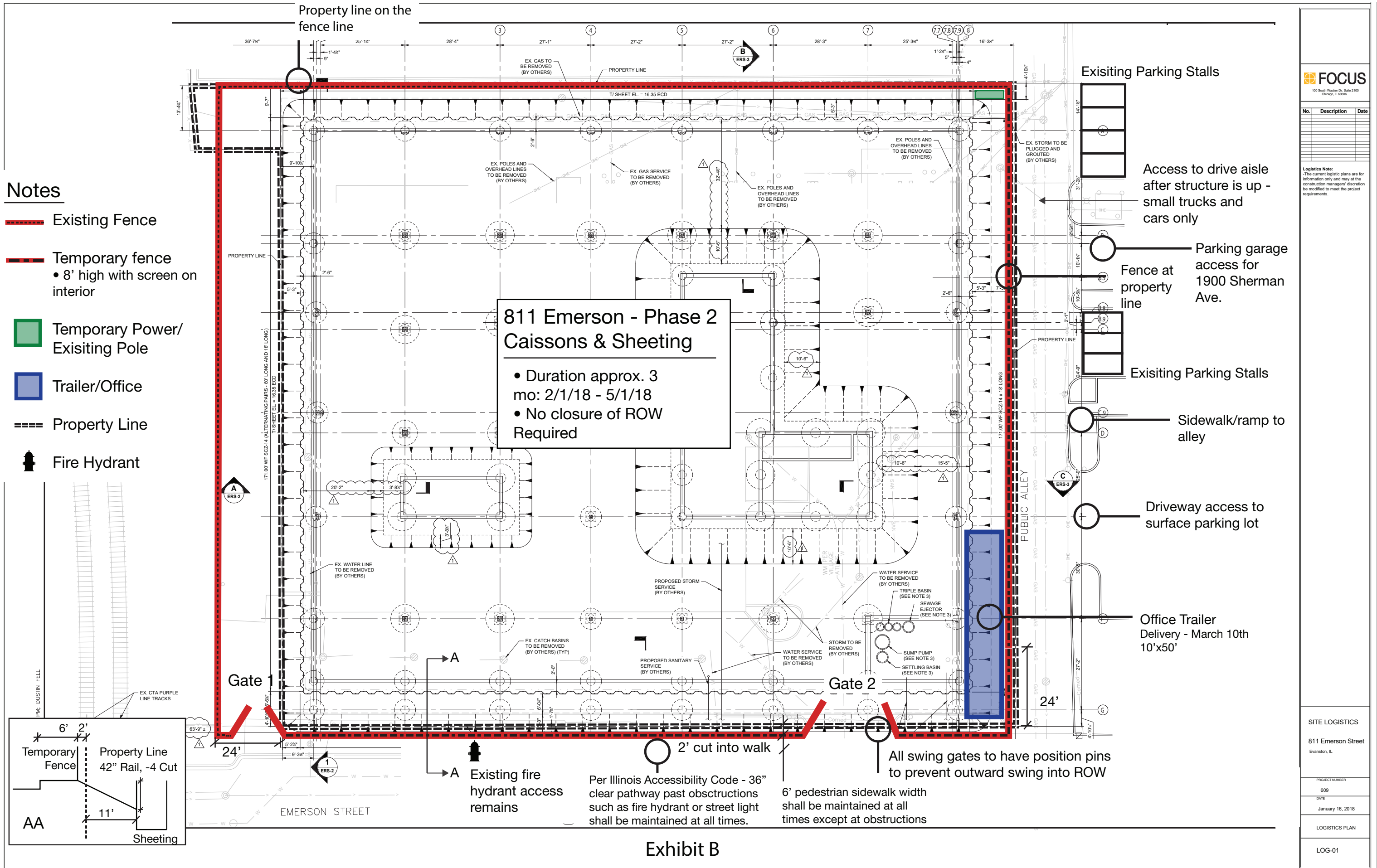
### **Work Site Communication with Neighborhood and Residences**

The project team will update the property owners or management companies of the neighboring buildings east of the site and South of the site of scheduled activities and milestones.

The initial letter will be delivered to referenced properties by US Mail. A website will also be set up and maintained for weekly construction updates - **www.811emerson.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 posted on the project website - www.811emerson.com. A copy of this CMP plan will also be posted on the project website.**





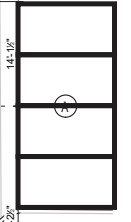
**Notes**

- - - - Existing Fence
- - - - Temporary fence
  - 8' high with screen on interior
- Temporary Power/ Existing Pole
- Trailer/Office
- = = = = Property Line
- Fire Hydrant

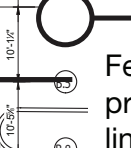
**811 Emerson - Phase 2 Caissons & Sheeting**

- Duration approx. 3 mo: 2/1/18 - 5/1/18
- No closure of ROW Required

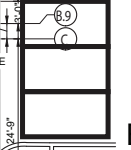
**Existing Parking Stalls**



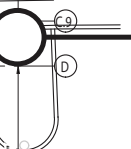
Access to drive aisle after structure is up - small trucks and cars only



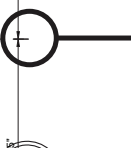
Parking garage access for 1900 Sherman Ave.



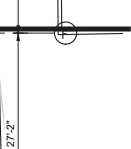
Existing Parking Stalls



Sidewalk/ramp to alley



Driveway access to surface parking lot



Office Trailer Delivery - March 10th 10'x50'

**Exhibit B**

No.	Description	Date

**Logistics Note:**  
The current logistic plans are for information only and may at the construction managers' discretion be modified to meet the project requirements.

**SITELISTICS**

811 Emerson Street  
Evanston, IL

PROJECT NUMBER  
609

DATE  
January 16, 2018

LOGISTICS PLAN

LOG-01

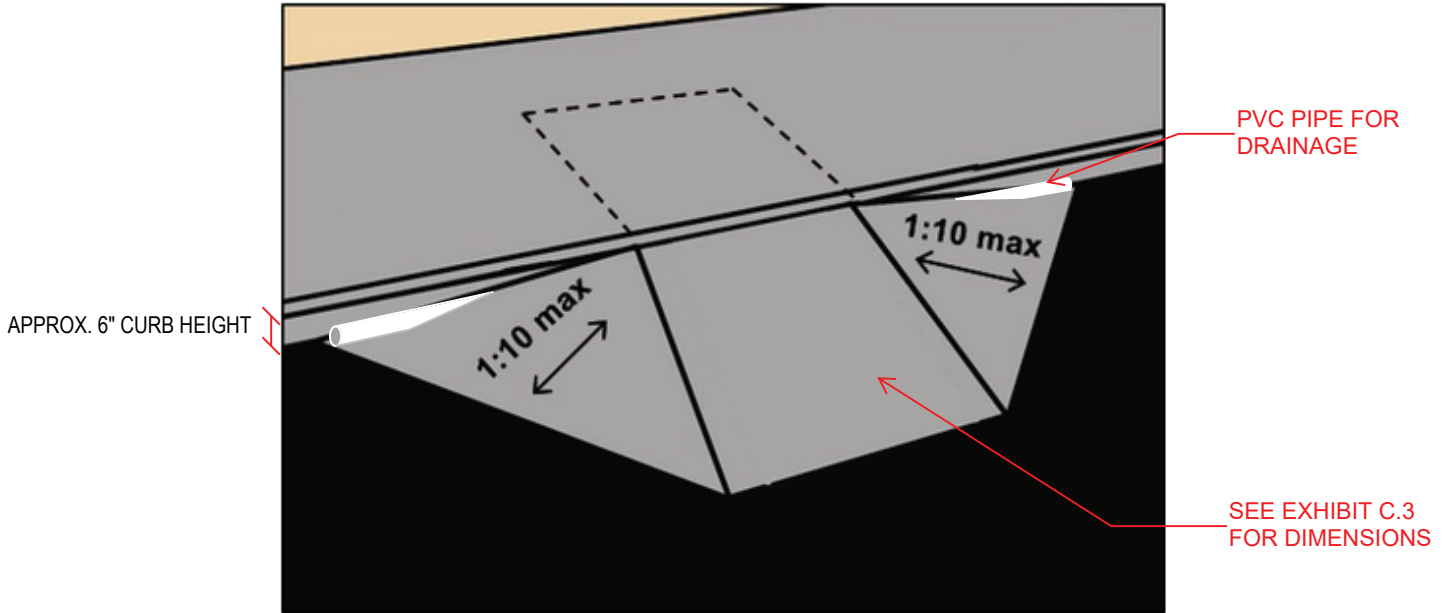


## EXHIBIT C.2 LOCATIONS A & B

### Built-Up Curb Ramps

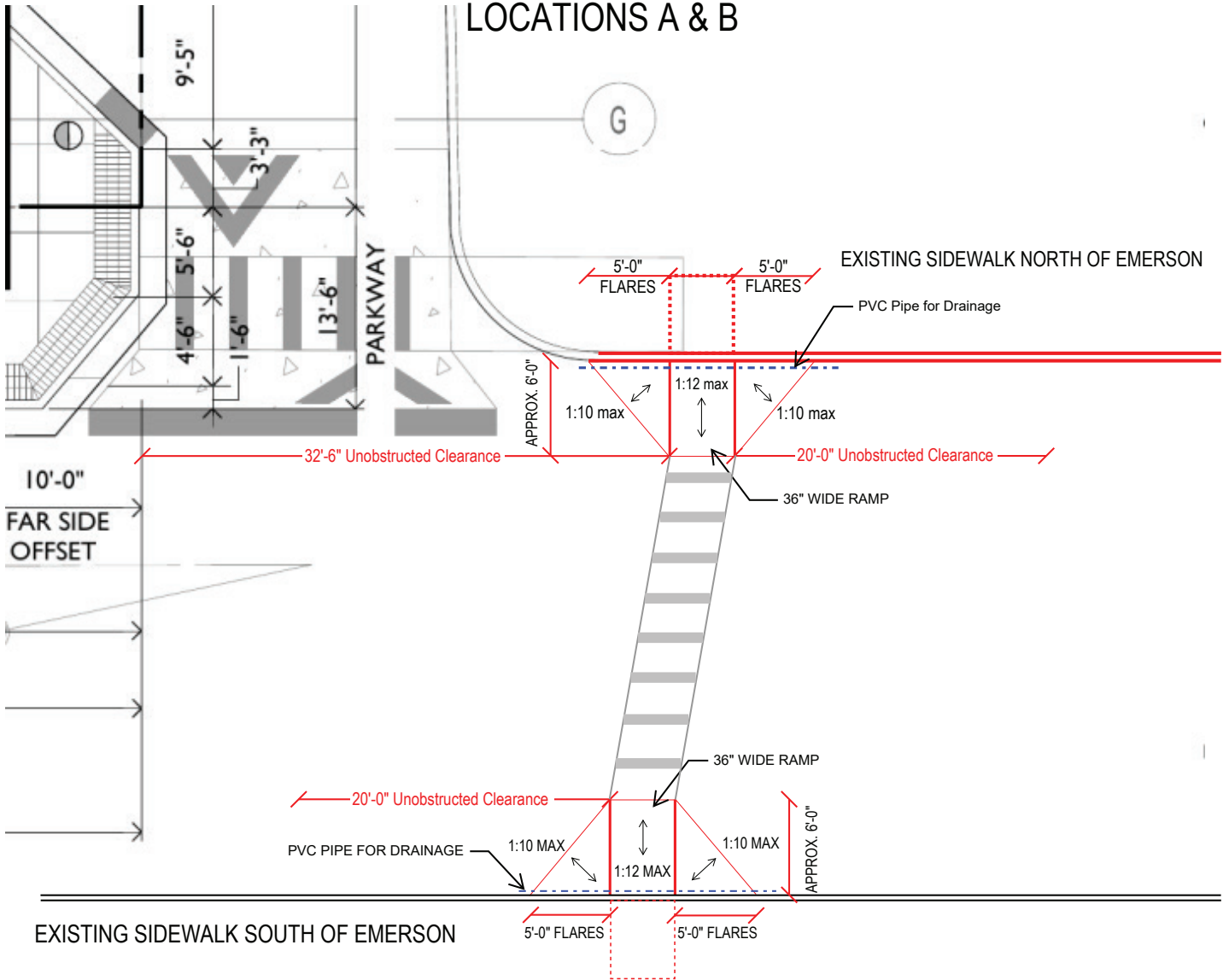
Built-up curb ramps are permitted, but they cannot project in parking spaces, access aisles, or vehicle traffic lanes. A top landing at least 36" deep is required at all built-up curb ramps.

#### Built-Up Curb Ramp with Side Flares



*Side flares can be provided to prevent tripping hazards. Edge protection is not specified for curb ramps.*

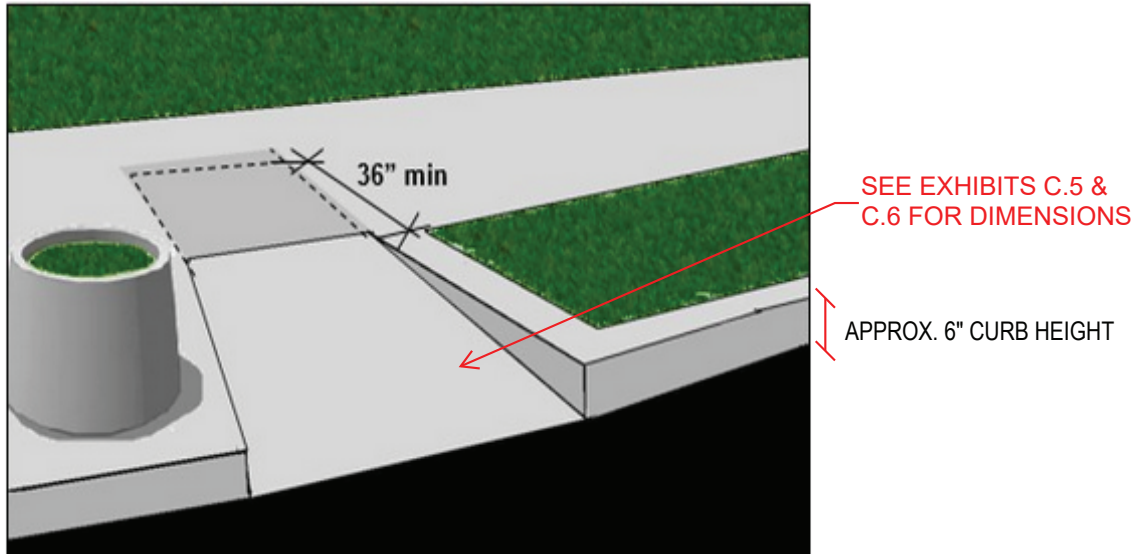
# EXHIBIT C.3 LOCATIONS A & B



## EXHIBIT C.4 LOCATIONS C & D

### Sides of Curb Ramps [[§406.3](#)]

Curb ramps can have returned sides, but a top landing is required under all conditions to allow maneuvering to and from the run.



*Recommendations:* To prevent tripping hazards, curb ramps with returned sides should be used only where foot traffic across ramps is prevented or discouraged.

# EXHIBIT C.5 LOCATION C

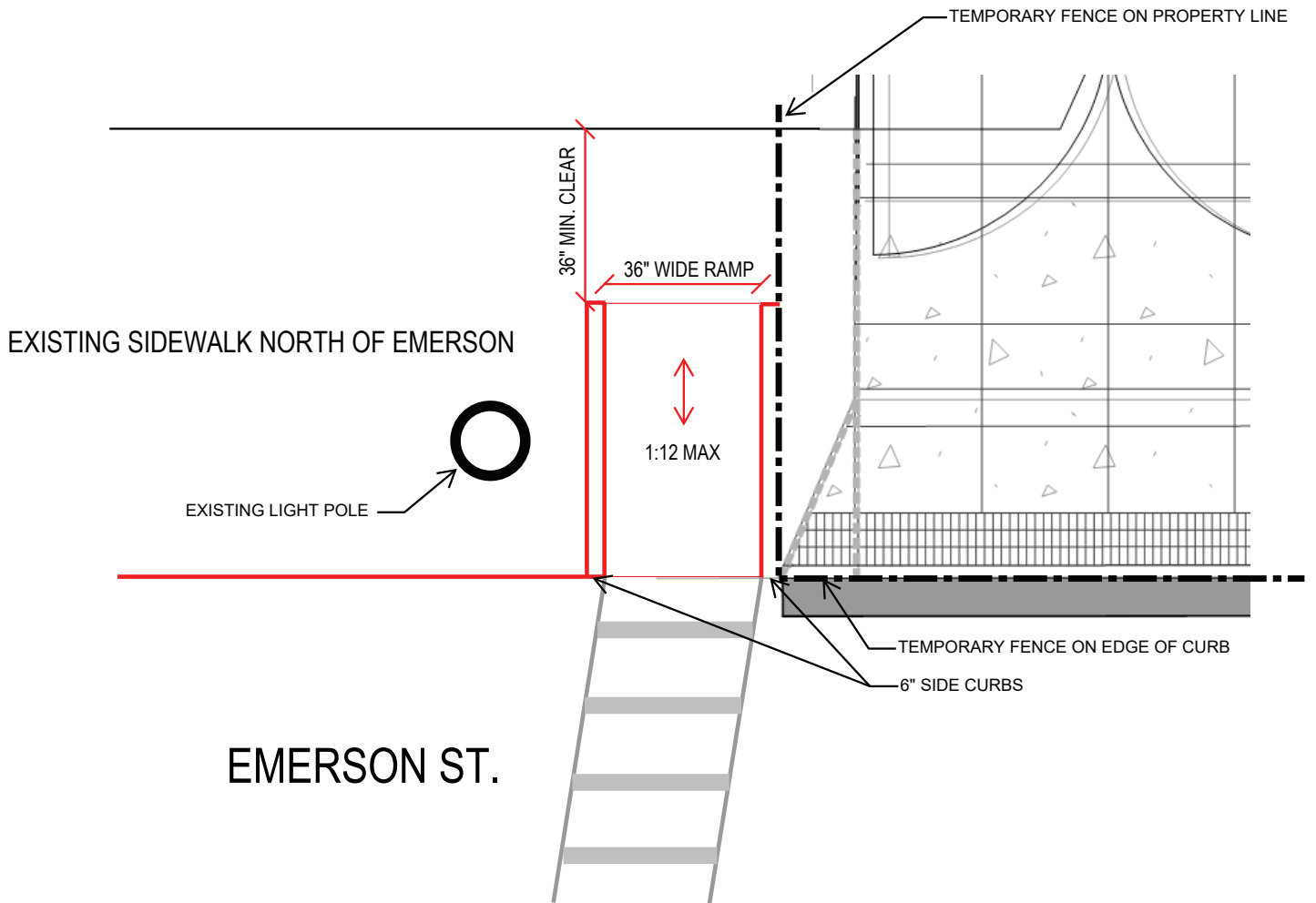
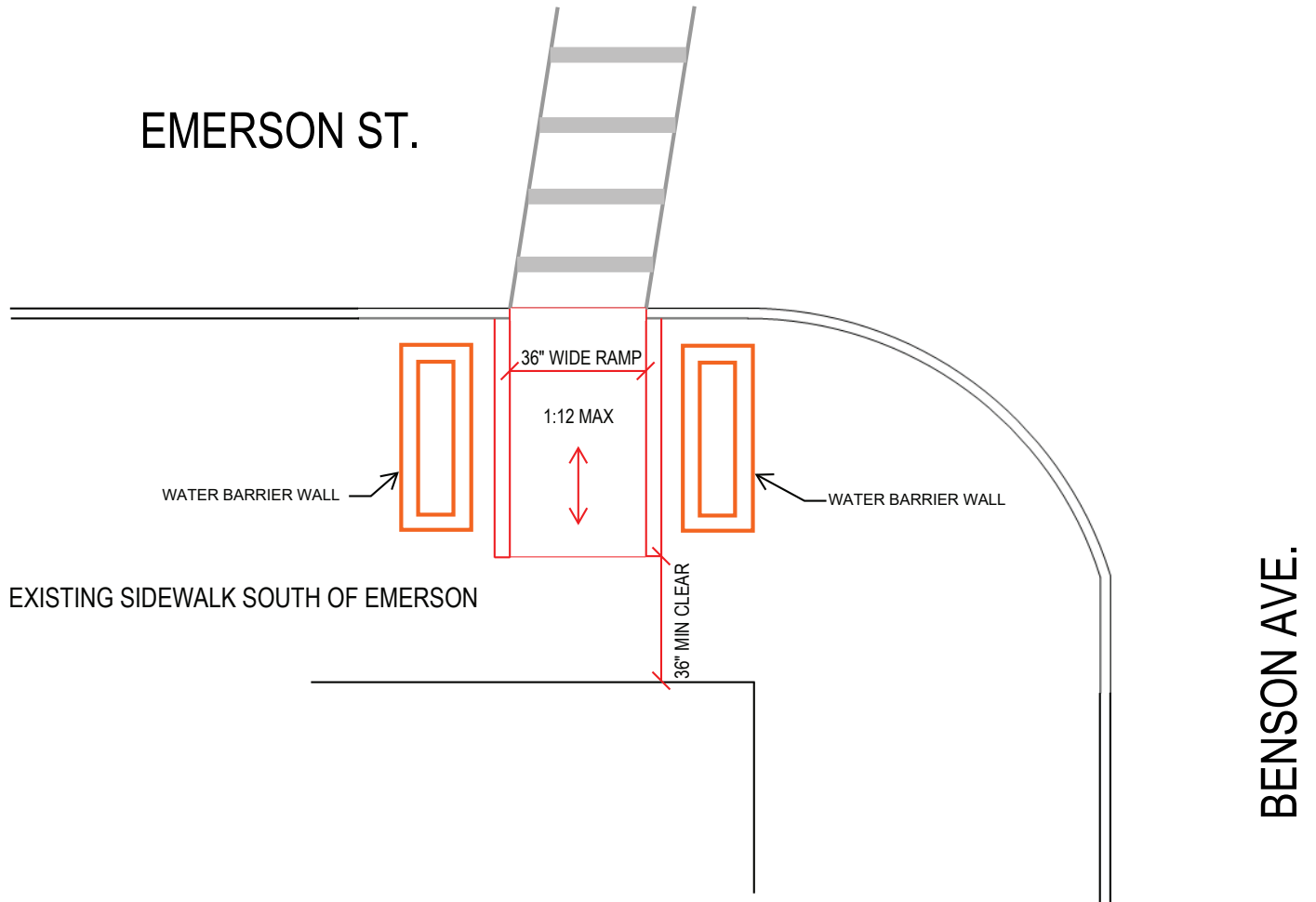


EXHIBIT C.6  
LOCATION D







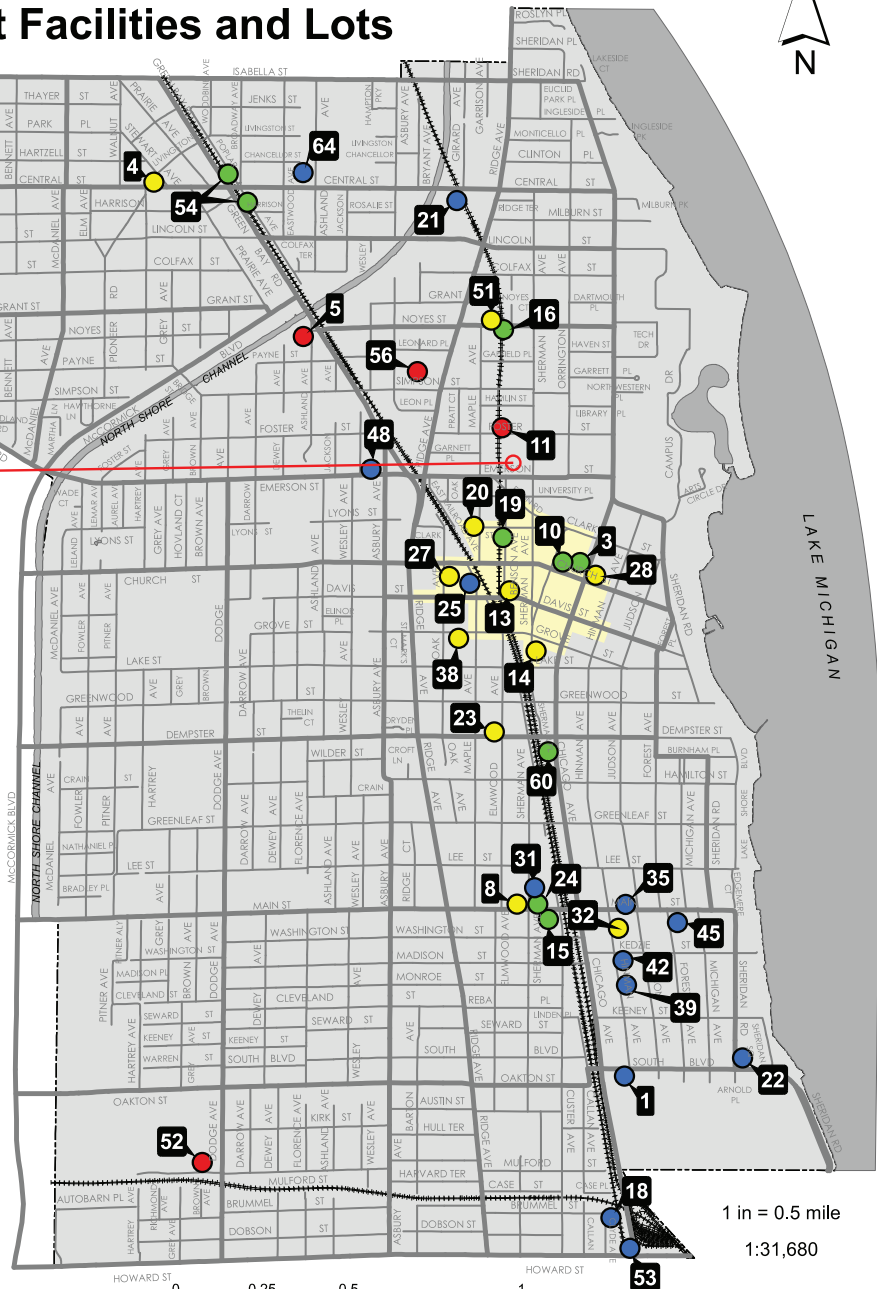
# Exhibit G - Public Parking Locations Off-Street Facilities and Lots



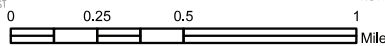
**811 Emerson  
Construction Site**

### Parking Lots

- Free
- Meters
- Permit Parking
- Meters and Permit
- Extended Meter Area
- Main Road
- Local Street
- Railroad
- Water
- City Boundary



1 in = 0.5 mile  
1:31,680



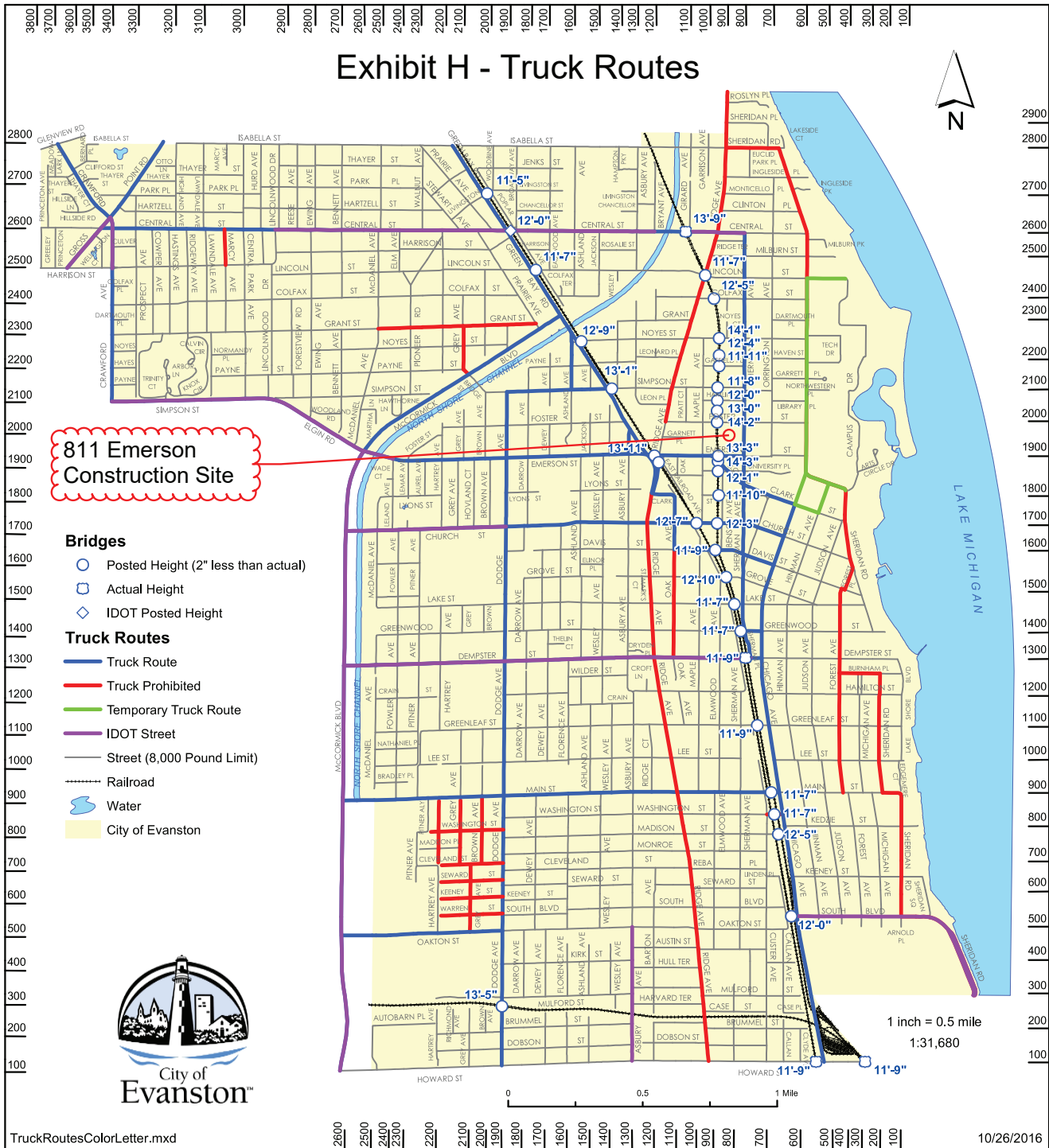
This map is provided "as is" without warranties of any kind.  
See [www.cityofevanston.org/mapsdisclaimers.html](http://www.cityofevanston.org/mapsdisclaimers.html) for more information.

1/12/2017  
OffStreetParkingLotsLetter.mxd

- |   |   |  |  |
|---|---|--|--|
| <p>1: South Blvd &amp; Hinman, 66 spaces [P]<br/>3: 1700 Blk Chicago Ave (behind library), 74 spaces [M]<br/>4: Central St. &amp; Stewart, 66 spaces [M,P]<br/>5: Ashland &amp; Noyes, 42 spaces<br/>8: 811 Main Street, 49 spaces [M,P]<br/>10: 1701 Orrington Ave (under library), 53 spaces [M]<br/>11: 800/900 Foster at "El" (gravel lot), 44 spaces<br/>14: 1505 Sherman Ave (Best Western Lower Level), 98 spaces [M,P]<br/>15: Rear of 716 Main - (behind Goods and Vogue), 33 spaces [M]</p> | <p>16: 800/900 Noyes - @ "L", 22 spaces [M]<br/>18: Clyde &amp; Brummel, 50 spaces [P]<br/>19: 1700/1800 Benson (west side), 69 spaces [M]<br/>20: 1800 Maple Ave. Self Park, 1400 spaces [M,P]<br/>21: Chandler Center - 1100 Central Street, 92 spaces [P]<br/>22: Sheridan Rd. &amp; South Blvd., 50 spaces [P]<br/>23: NW Dempster &amp; Elmwood, 38 spaces [M,P]<br/>24: 727 Main St., 32 spaces [M]<br/>25: 1614 Maple Ave., 8 spaces [P]</p> | <p>27: 621 Oak Ave. - across from Post Office, 36 spaces [M,P]<br/>28: Church &amp; Chicago Self Park, 600 spaces [M,P]<br/>31: 925 Sherman, 20 spaces [P]<br/>32: 825 Hinman Avenue, 77 spaces [M,P]<br/>35: NW Main &amp; Judson, 56 spaces [P]<br/>38: 1010 Grove St. - west side of YMCA, 39 spaces [P]<br/>39: 711 Hinman Ave., 48 spaces [P]<br/>42: 743 Hinman Ave., 24 spaces [P]<br/>45: 833 Forest Avenue, 25 spaces [P]<br/>46: Sherman Plaza Self Park - Davis &amp; Benson, 1250 spaces [M,P]<br/>48: 1315 Emerson St., 13 spaces [P]</p> | <p>51: 927 Noyes - Noyes Center Lot, 23 spaces [M,P]<br/>52: James Park Lots, 240 spaces<br/>53: 100 Chicago Avenue, 24 spaces [P]<br/>54: Central Street Metra Station, 217 spaces [M]<br/>56: Civic Center - 2100 Ridge Ave., 232 spaces<br/>60: 1234 Chicago Avenue, 35 spaces [M]<br/>64: Ryan Field West Lot, 100 spaces [P]<br/><b>[M=Metered, P=Permit Parking]</b></p> |
|---|---|--|--|

# City of Evanston Truck Routes

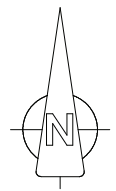
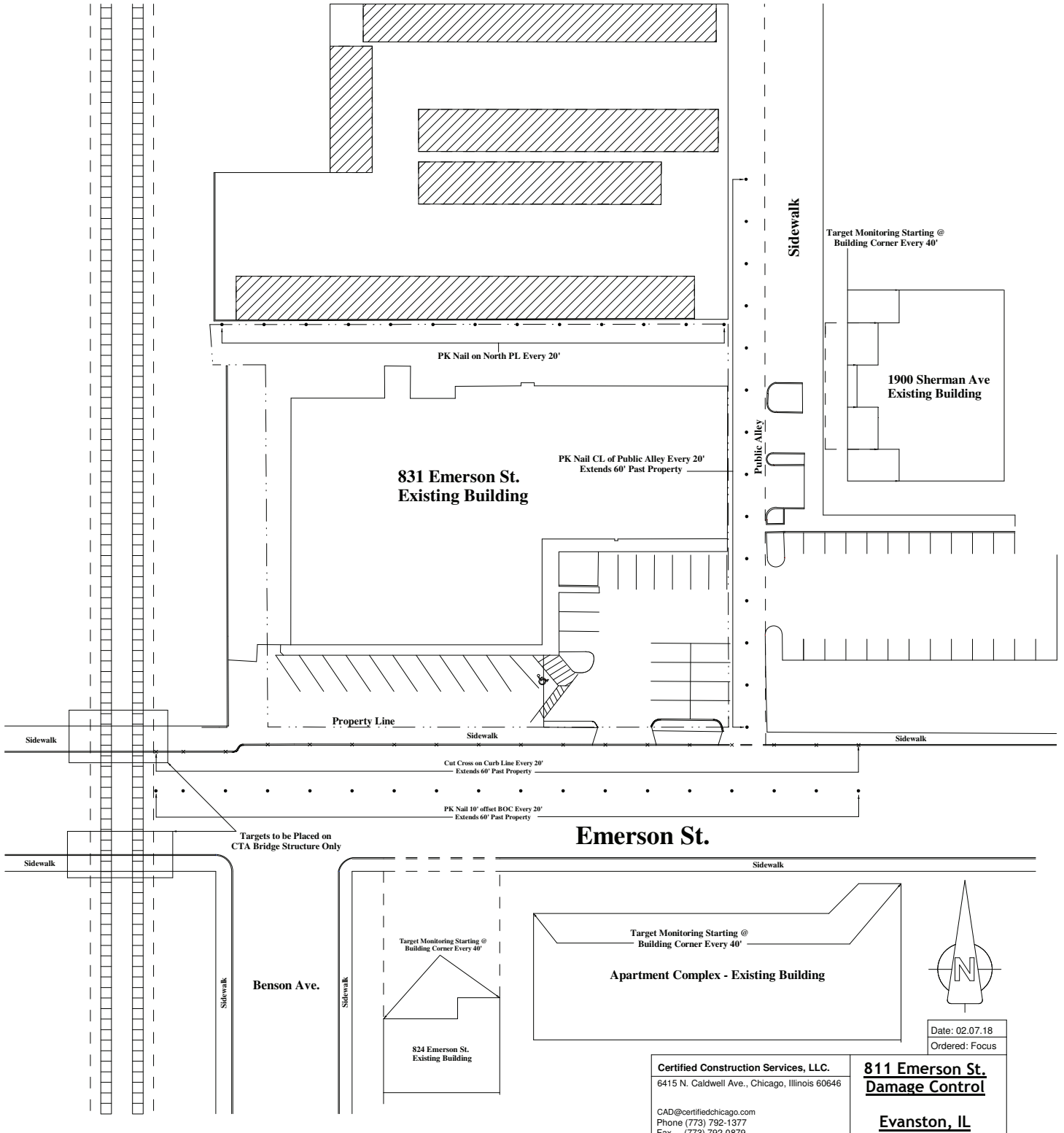
## Exhibit H - Truck Routes



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

# Exhibit I - Damage Control Survey Points

**All Utilities Within 40' of Property to be Monitored**



Date: 02.07.18  
Ordered: Focus

**Certified Construction Services, LLC.**  
6415 N. Caldwell Ave., Chicago, Illinois 60646  
CAD@certifiedchicago.com  
Phone (773) 792-1377  
Fax (773) 792-0879

**811 Emerson St.**  
**Damage Control**  
**Evanston, IL**