

# Albion at Evanston

1500 Sherman Avenue, Evanston, Illinois, 60201



## Construction Management Plan

July 23, 2018

General Contractor: Clark Construction Group – Chicago, LLC. Evanston GC License # 09LICC-0053

Owner: Albion Residential

Architect: Hartshorne Plunkard Architecture

This Construction Management Plan has been prepared by Clark Construction Group - Chicago and outlines the construction procedures that will be used during the Albion Evanston Mix Use Building project located at 1500 Sherman Avenue in Evanston, Illinois.

## **Construction Management Plan Contents**

Staging and Logistics	Page 2
Project Schedule	Page 3
Construction Work Hours	Page 3
Contractor Parking	Page 4
Delivery Routes and Staging	Page 4
Hazardous Material Abatement	Page 5
Vibration Monitoring and Surveys	Page 5
Building/Foundation Survey	Page 6
Settlement Monitoring	Page 6
Work Site Communication with Neighborhood and Residences	Page 7

### **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 3 major phases.

- Phase 1 - Existing Building Demolition, Caisson Installation, and Site Utilities. Approximate Duration 3 Months. Exhibit A, B, C.
- Phase 2 - Concrete Structure and Exterior Enclosure. Approximate Duration 12 Months. Exhibit D, H, I, J .
- Phase 3 - Interior Buildout, Hardscaping/Landscaping, and Partial Occupancy. Approximate Duration 5 Months. Exhibit E, F, K.

Jersey barriers with a fence/wind screen tops will be installed along Sherman Avenue and Lake Street to separate traffic from the construction staging area and site. Proper Fence Permits and Right-of-Way (ROW) permits will be obtained prior to installation of fencing that will result in closing of sidewalks or otherwise affect the ROW. Construction staging areas will be maintained within the project fence-line. Sliding Gates, swing gates, and/or removable fence panels will be used to access the interior of the site. An eight foot fence system with mesh screening will be installed along the alley west of the construction site. The northern end of the fence enclosure will terminate to the adjacent existing structure to create an enclosed site. All fence openings/gates will have the required emergency contact information for the projects key employees.

Pedestrian traffic along the west side of Sherman Avenue will be redirected utilizing existing crosswalks to the east sidewalk of Sherman Avenue with signage. Pedestrian traffic along the north side of Lake Street will be redirected utilizing existing crosswalks to the south sidewalk of Lake Street with signage. The Sherman Avenue and Lake Street sidewalk and parking lane along the project site will be closed for Phase 2 of the construction process.

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. Traffic control flagmen will be provided on the street when trucks are entering or leaving the project site for the safety of pedestrians and motorists on Sherman Avenue and Lake Street.

Scheduled work day closures for portions of Sherman Avenue will be required for the demolition and connection of underground utilities. The disconnection of the existing water connections and the new water connections will require a shutdown of the water main. This will affect the water service to the neighboring buildings, including the restaurants to the north, the spa to the northeast, and the hotel to the east. Clark will coordinate with the City and the neighbors to determine a mutually acceptable timeframe to perform the shutdown to minimize the impact to all parties involved. The work will be coordinated so as to avoid disruption to the NU move-in period in September. This work will be scheduled with the City and two-way traffic on Sherman Avenue will be maintained during the work.

The alley west of the project site will require extended closures during demolition, utility installation, and foundation work. All activities and closures will be scheduled with the city and affected neighbors so as to minimize disruption to deliveries and trash pickup. Besides for the scheduled closures, the West Alley will be available for access to the construction site and adjacent businesses. Vehicles will not be allowed to stage in the alley in a manner that will interrupt traffic flow.

The project field office will be located on the east and south side of the site along Sherman Avenue and Lake Street.

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

### **Project Schedule**

Project Milestone durations for the project:

- |   |                            |
|---|----------------------------|
| ✓ Demolition, Deep Foundation, and Utilities: | July 2018 - September 2018 |
| ✓ Building Structure:                         | September 2018 - June 2019 |
| ✓ Enclosure:                                  | June 2019 - October 2019   |
| ✓ Interior Build-Out:                         | April 2019 – December 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**

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

Contractors and construction personnel will be required to park in one of the Public Parking garages in the surrounding area (see Exhibit L) the closest of which is at the corner of Lake Street and Sherman Avenue.

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 M. The construction truck routing is broken down per Phases below. When possible we will enter the project from the south so as to minimize the truck traffic from the north through downtown Evanston. Staging of trucks on local residential streets will not be permitted. Idling for periods longer than five (5) minutes is prohibited per City of Evanston ordinance. No standing or parked motor vehicle with a gross vehicle weight rating of eight thousand (8,000) pounds or greater shall be allowed to idle on any public street, public place, or private property for more than a total of five (5) minutes within a sixty-minute period.

### **Phase 1 - Existing Building Demolition, Caisson Installation, and Utility Installation.**

Construction traffic will arrive to the site using acceptable routes to Sherman Avenue as noted in Exhibit M City of Evanston Truck Routes. Traffic will enter the site at the east entrance gates as indicated on the Phase 1 Drawing and Exhibit B.

Traffic will exit the site onto Sherman Avenue and follow the approved truck routes per Exhibit M to exit the City of Evanston. Truck traffic transporting equipment, materials, or personnel to this site will be prohibited from using Lake Street during this phase of construction, with the exception of improvements to Lake Street and the West Alley.

Street parking and the sidewalk access will be maintained around the project during Phase 1. Intermittent daily closures of the west alley and sidewalk will be necessary during the demolition phase. These closures will be coordinated with the City and the surrounding businesses.

**Phase 2** - Concrete Structure and Exterior Enclosure. Construction traffic will arrive to the site using acceptable routes to Sherman Avenue as noted in Exhibit M City of Evanston Truck Routes. Traffic will enter the site at the east entrance gates as indicated on the Phase 2 Drawing and Exhibit D.

Traffic will exit the site onto Sherman Avenue and follow the approved truck routes per Exhibit M to exit the City of Evanston. Truck traffic transporting equipment, materials, or personnel to this site will be prohibited from using Lake Street during this phase of construction, with the exception of improvements to Lake Street and the West Alley.

During Phase 2 the parking and sidewalk along the west side of Sherman will be closed. Proper signage will be posted at the beginning and end of the street to allow for safe crossing of pedestrians to the open side of the street.

**Phase 3** - Interior Buildout, Hardscaping, Landscaping, and Partial Occupancy. Construction traffic will arrive to the site using acceptable routes to Sherman Avenue as noted in Exhibit M City of Evanston Truck Routes. Traffic will enter the site at the west entrance gates located at the loading dock and garage entrance as indicated on the Phase 3 Drawing and Exhibit E.

Traffic will exit the site onto Sherman Avenue and follow the approved truck routes per Exhibit M to exit the City of Evanston. Truck traffic transporting equipment, materials, or personnel to this site will be prohibited from using Lake Street during this phase of construction, with the exception of improvements to Lake Street and the West Alley.

Maintenance of the open sidewalks in front of the project will be performed , including snow removal of salting/sanding of sidewalks.

### **Hazardous Material Abatement**

Prior to commencement of demolition activities the buildings to be demolished will be abated of known asbestos including floor tile and roof flashing. This process will include notification to the Illinois Environmental Protection Agency (IEPA) and Cook County Department of Environmental Control (CCDEC) at least 10 days prior to the start of work. Negative air machines and wet removal methods will be utilized to secure material during removal. Third part testing will be performed for OSHA sampling. A compilation report will be provided that includes field paperwork, waste manifest, and field testing. Expected work duration is one work week.

### **Vibration Monitoring and Surveys**

Prior to commencement of construction activities, seismographs will be installed to monitor

vibrations at select buildings surrounding the project site to ensure that damaging levels of vibration are not transmitted to surrounding structures at the following properties, see Exhibit N:

- 1512 Sherman Avenue
- 1513 Sherman Avenue
- 616 Lake Street

Seismographs will be used and installed in accordance with manufacturer's and consultant's recommendations. We anticipate monitoring of the small businesses to the north and the church to the south east of the project site.

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 and mass excavation operations.

Resulting documentation of the vibration monitoring will be sent to Scott Williams and Gary Gerdes with the City of Evanston on a weekly basis.

Written documentation of the final results from the monitoring equipment will be available one week 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, see Exhibit N:

- 1501 Sherman Avenue
- 1505 Sherman Avenue
- 1512 Sherman Avenue
- 1513 Sherman Avenue
- 616 Lake Street

Written report will be sent to Scott Williams and Gary Gerdes with the City of Evanston one week after building survey is complete.

### **Settlement Monitoring**

Survey points will be placed on the project site and surrounding properties for monitoring and documentation as follows:

Settlement survey points on exterior of existing buildings within 150' radius of project site property lines along Sherman Avenue, Lake Street, and the West Alley. Settlement survey points on existing buildings immediately north of the project site.

Written documentation of the final results from the settlement monitoring will be sent to Scott Williams and Gary Gerdes with the City of Evanston one week after completion of the below grade construction operations for review and documentation.

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

The project team will update the property owners or management companies of all adjoining buildings on Sherman Avenue, Lake Street and the West Alley as the project progresses. Initial notification will occur via newsletter beginning no later than one month after initial work on site has commenced along with subsequent updates by project website. The website will provide monthly updates throughout the duration of the project.

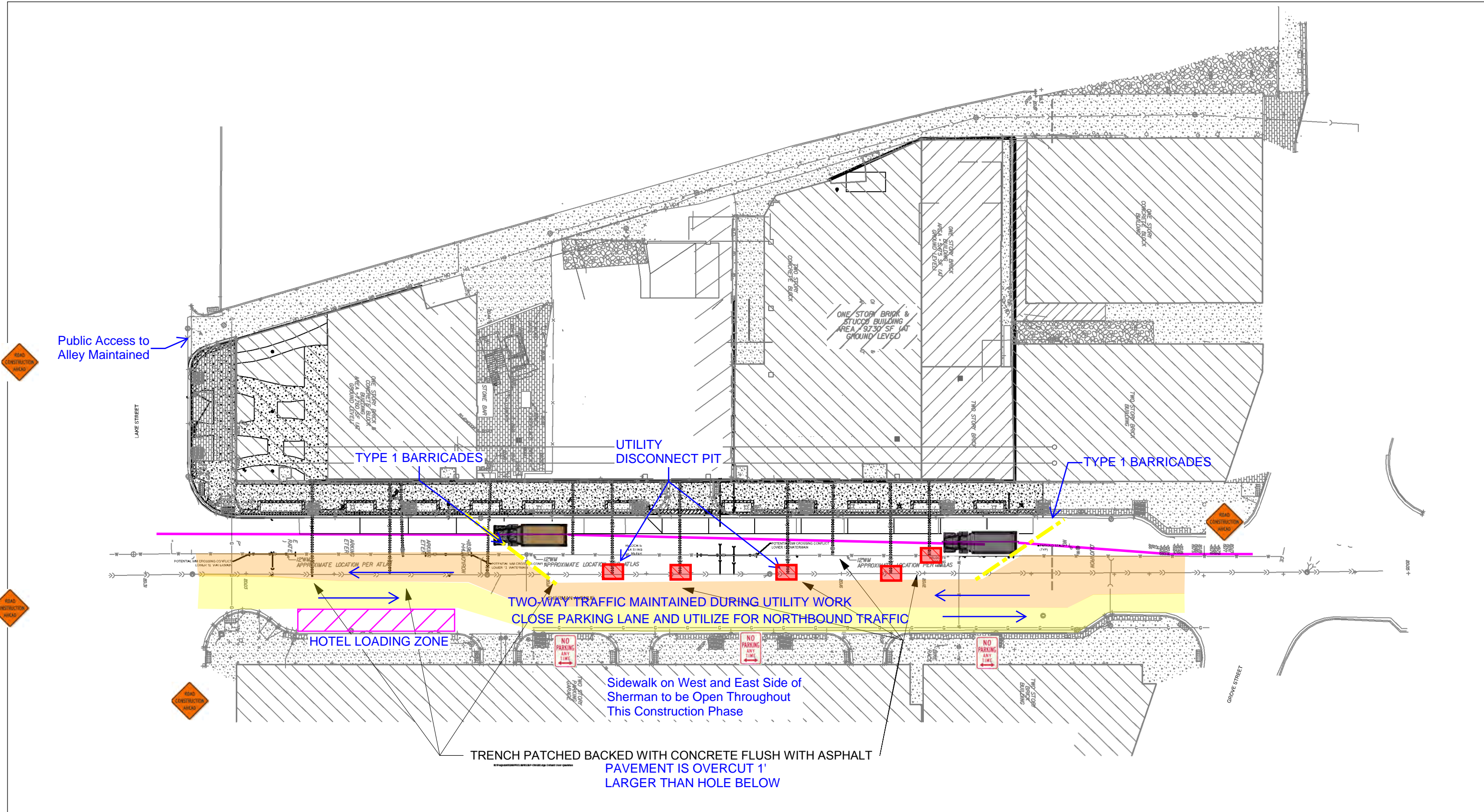
All inspections by the city are to be schedule at least 48 hours in advance utilizing the City of Evanston 311 call system. Removal of city fixtures/structures (ie light poles, parking meters, bike racks, etc.) are to be scheduled with their respective department utilizing the 311 call system.

All fence openings/gates will have the required emergency contact information for the projects key employees. Those employees and their contact information is as follows.

- Project Superintendent: Greg Akers [greg.akers@clarkconstruction.com](mailto:greg.akers@clarkconstruction.com) (312) 446-7140
- Project Manager: Joe Boisvert [joseph.boisvert@clarkconstruction.com](mailto:joseph.boisvert@clarkconstruction.com) (202) 997-3196
- Project Safety Manager: Eric Green [eric.green@clarkchicago.com](mailto:eric.green@clarkchicago.com) (224) 213-8871

The initial letter will be delivered to referenced properties by US Mail. A website will also be set up and maintained for monthly updates - [www.1450sherman.com](http://www.1450sherman.com).

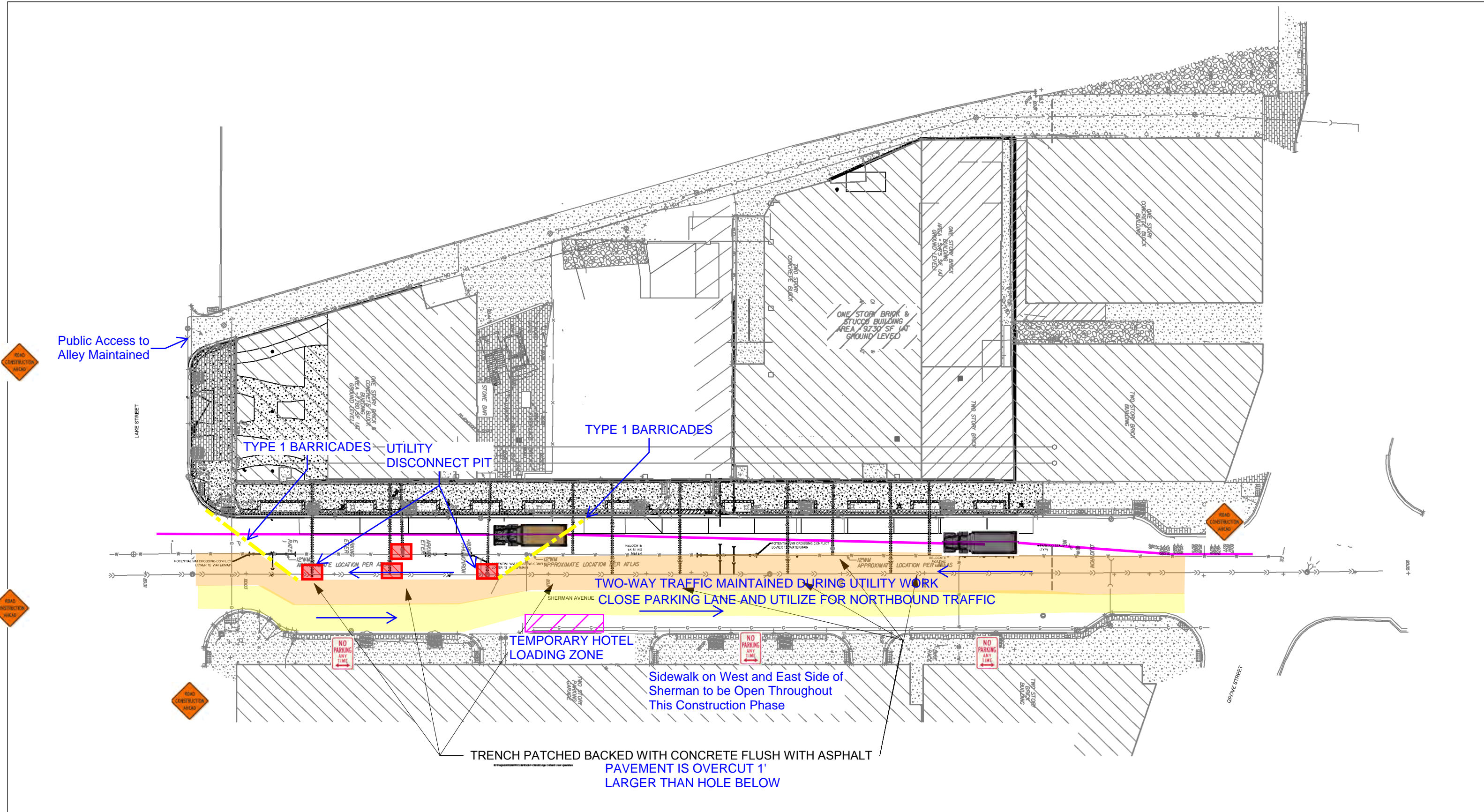
All public way closure notifications will be provided one (1) week prior to commencement. Emergency phone numbers of contractor's key employees will be posted on the construction gates and on the project website - [www.1450sherman.com](http://www.1450sherman.com).



**DEMOLITION OF SANITARY AND WATER CUTOFF - PHASE 1**  
**2-3 DAY DURATION**

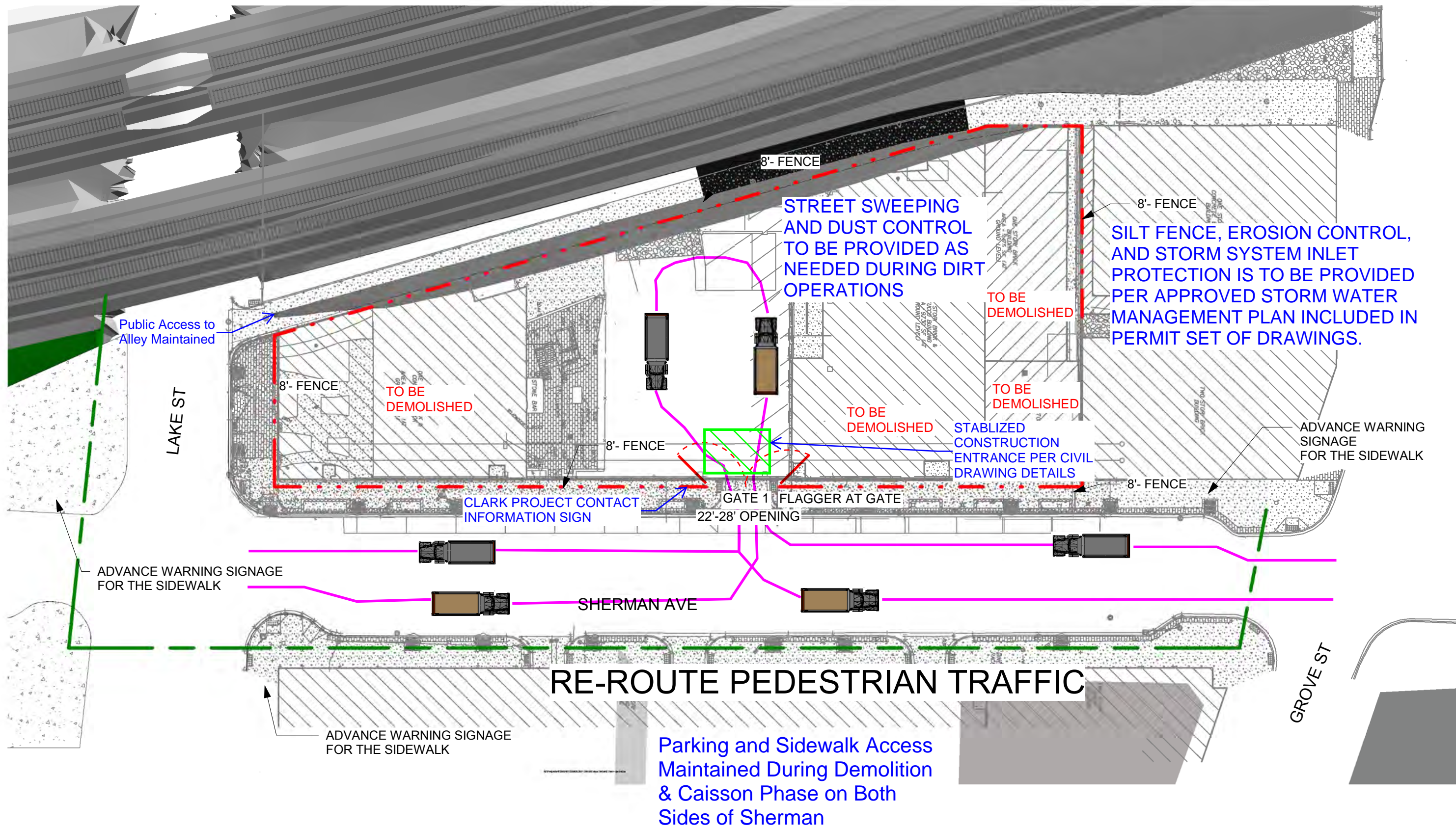
ALBION EVANSTON		<b>EXHIBIT A1</b>
Date	7/23/2018	
Drawn by	JRB	
		Scale 1" = 40'-0"





**DEMOLITION OF SANITARY AND WATER  
CUTOFF - PHASE 2  
1-2 DAY DURATION**

ALBION EVANSTON		<b>EXHIBIT A2</b>
Date	7/23/2018	
Drawn by	JRB	Scale 1" = 40'-0"



**PHASE 1 (DEMOLITION AND CAISSONS)  
3 MONTHS**

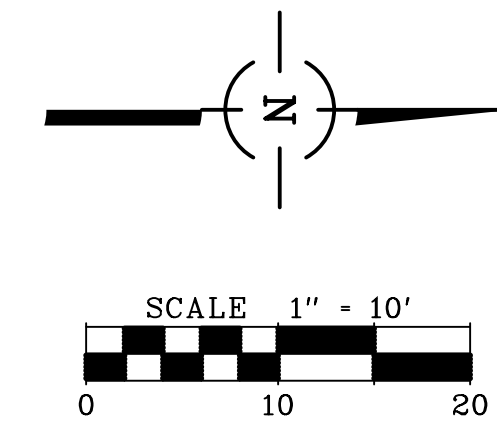
ALBION EVANSTON	
Date 7/23/2018	<b>EXHIBIT B</b>
Drawn by JRB	
Scale 1" = 40'-0"	

**NOTES:**

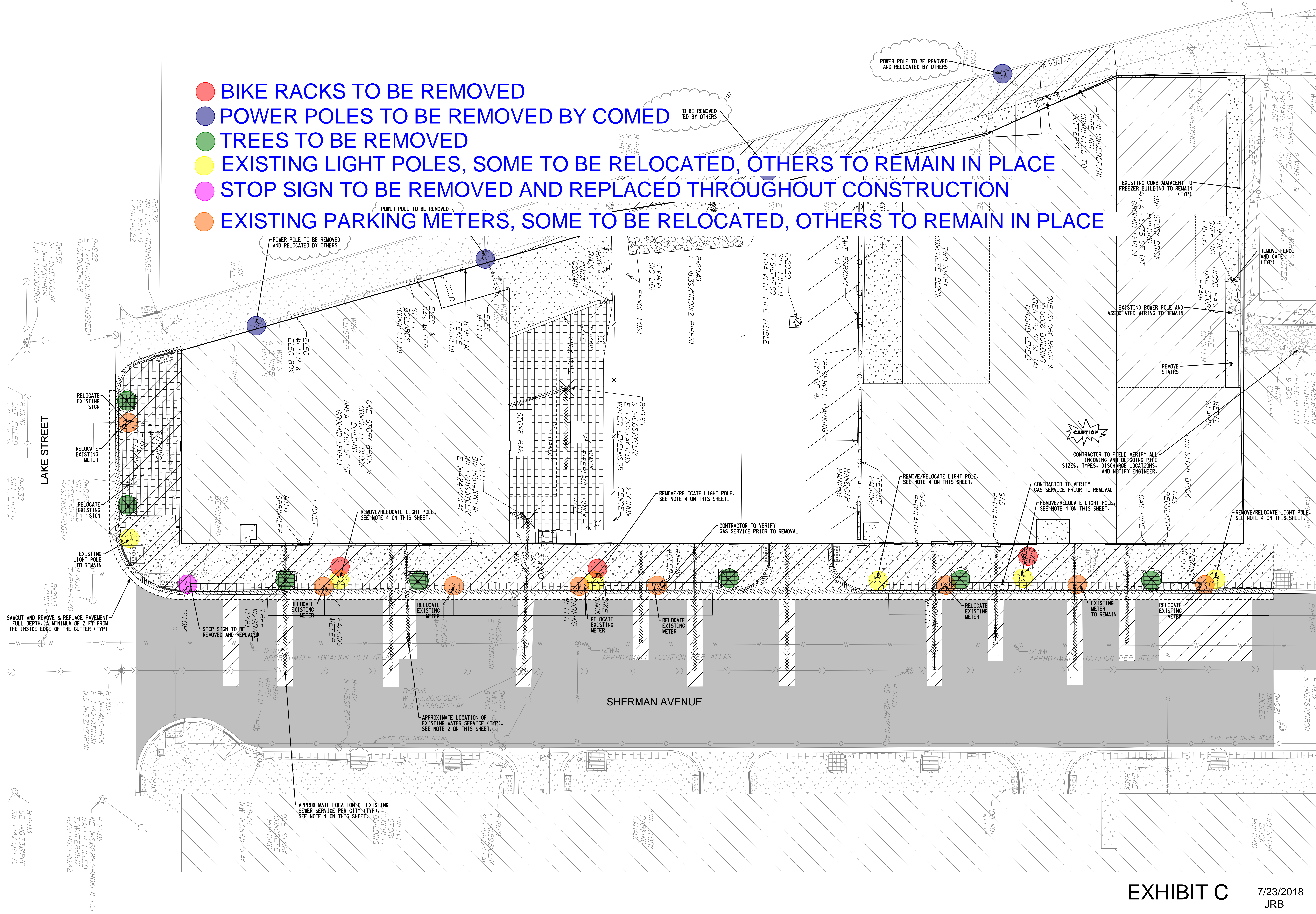
- 1A. EXISTING SEWER SERVICES TO BE DISCONNECTED BY CONTRACTOR AND INSPECTED BY CITY PLUMBING INSPECTOR.
- 1B. EXISTING SEWER SERVICES TO BE DISCONNECTED ARE TO BE PLUGGED WITH A MINIMUM OF 2 FEET OF NON-SHRINK GROUT PLUGS (PER MWRD).
2. EXISTING WATER SERVICES TO BE DISCONNECTED BY CONTRACTOR. CONTRACTOR TO VERIFY LIVE CONNECTIONS WITH CITY. ALL DISCONNECTS TO BE SCHEDULED WITH TIM BARTUS (847-448-8220).
3. ITEMS SHOWN IN FULL-TONE TO BE REMOVED.
4. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE ONLY. SEE SITE LIGHTING PLAN (SHEET E2000) BY BONUS ELECTRIC FOR LIGHT POLE LOCATIONS AND DETAILS.

**LEGEND**

- PAVEMENT SAWCUT (FULL DEPTH)
- ===== CURB AND GUTTER TO BE REMOVED
- ===== UNDERGROUND UTILITY REMOVAL
- ===== BUILDING/SIDEWALK/PAVEMENT REMOVAL
- ===== ASPHALT SURFACE REMOVAL AND REPLACEMENT
- ⊗ ITEM REMOVAL



- BIKE RACKS TO BE REMOVED
- POWER POLES TO BE REMOVED BY COMED
- TREES TO BE REMOVED
- EXISTING LIGHT POLES, SOME TO BE RELOCATED, OTHERS TO REMAIN IN PLACE
- STOP SIGN TO BE REMOVED AND REPLACED THROUGHOUT CONSTRUCTION
- EXISTING PARKING METERS, SOME TO BE RELOCATED, OTHERS TO REMAIN IN PLACE



AREA FOR CITY APPROVAL STAMP



1500 SHERMAN AVENUE  
EVANSTON, IL

DATE	ISSUED FOR
05/01/2018	ISSUED FOR PERMIT
05/18/2018	FOUNDATION PERMIT
06/01/2018	ISSUED FOR DD
06/08/2018	MWRD PERMIT
06/11/2018	FOUNDATION PERMIT CONNECTION
07/06/2018	FOUNDATION PERMIT CORRECTIONS

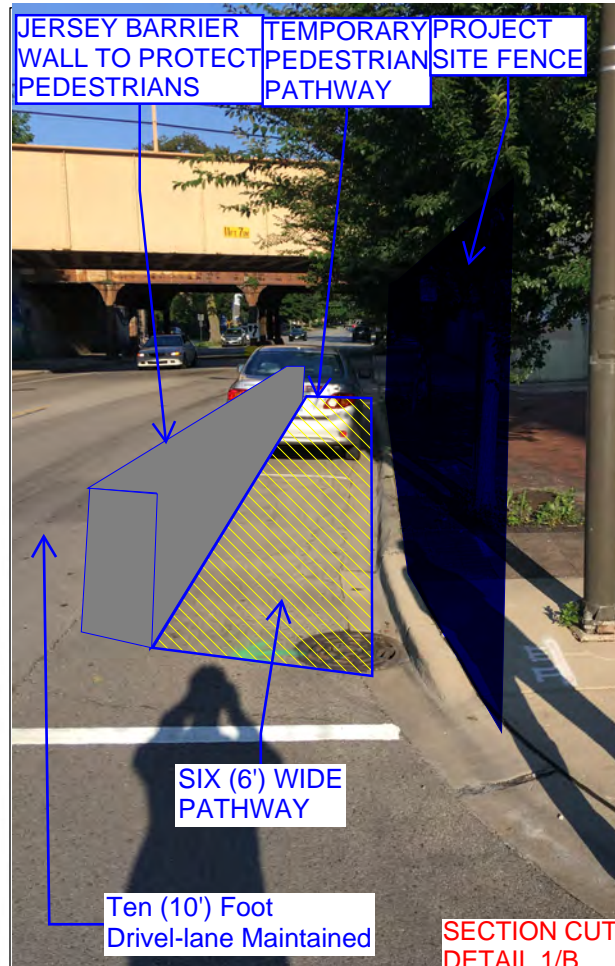


PROJ.# 9538 SCALE:  
CK BY: DN BY:

REMOVAL PLAN

C6

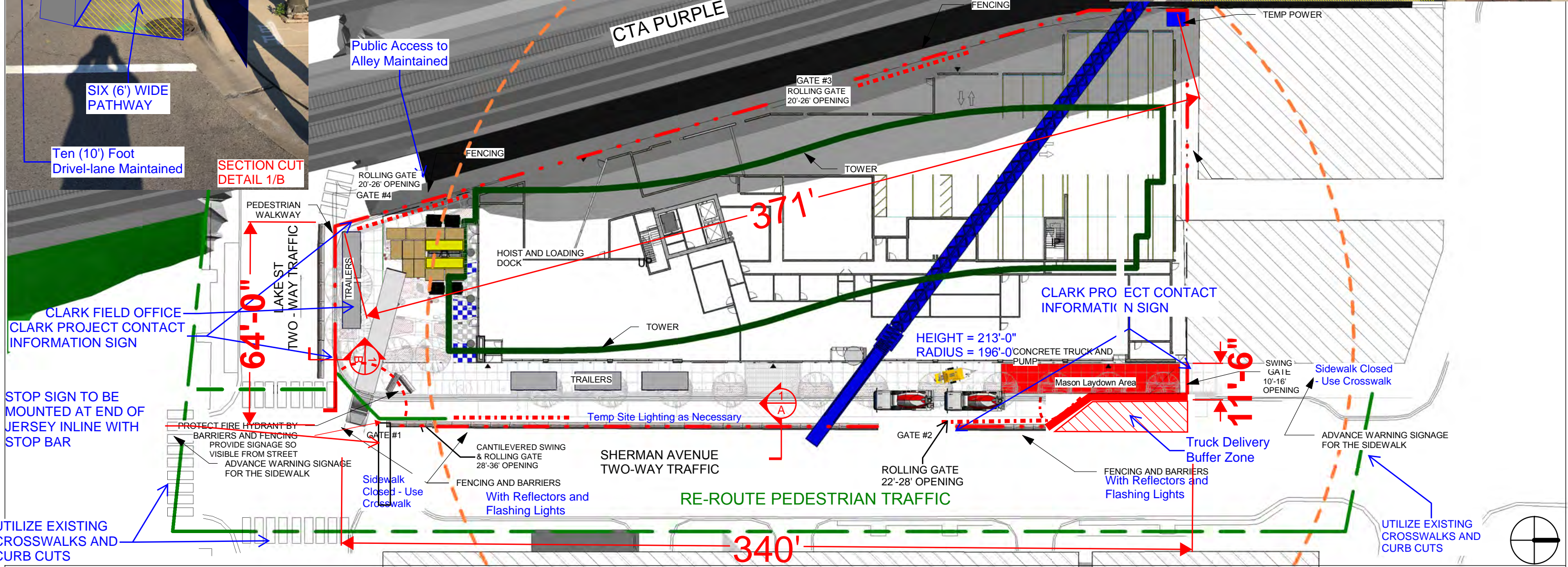
EXHIBIT C 7/23/2018 JRB



SECTION CUT  
DETAIL 1/B

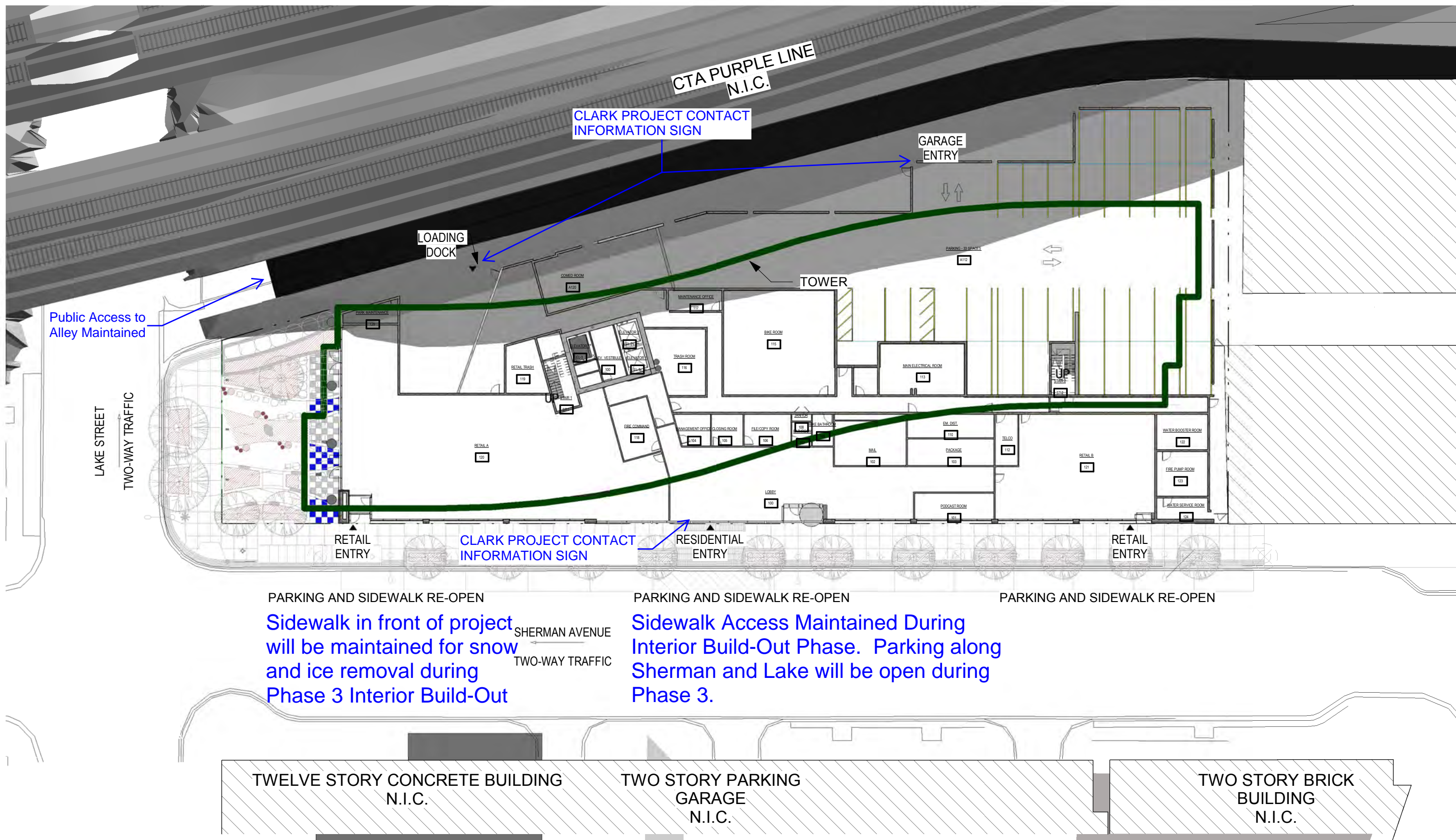


SECTION CUT  
DETAIL 1/A



**PHASE 2 STRUCTURE AND ENCLOSURE**  
 Sidewalk on East Side of Sherman to be Open Throughout Construction (12 MONTHS) Parking and Sidewalk Closed West Side of Sherman  
 CRANE LOADS ARE NOT TO BE SWUNG OVER PRIVATE PROPERTY

ALBION EVANSTON		<b>EXHIBIT D</b>
Date	10-5-18	
Drawn by	JRB	
		Scale 1" = 40'-0"



PARKING AND SIDEWALK RE-OPEN  
 Sidewalk in front of project will be maintained for snow and ice removal during Phase 3 Interior Build-Out

PARKING AND SIDEWALK RE-OPEN  
 Sidewalk Access Maintained During Interior Build-Out Phase. Parking along Sherman and Lake will be open during Phase 3.

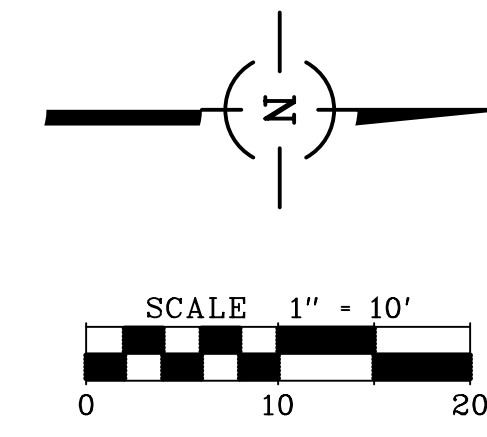


# PHASE 3 INTERIOR BUILD-OUT (5 MONTHS)

ALBION EVANSTON		<b>EXHIBIT E</b>
Date	7/23/2018	
Drawn by	JRB	
		Scale 1/32" = 1'-0"

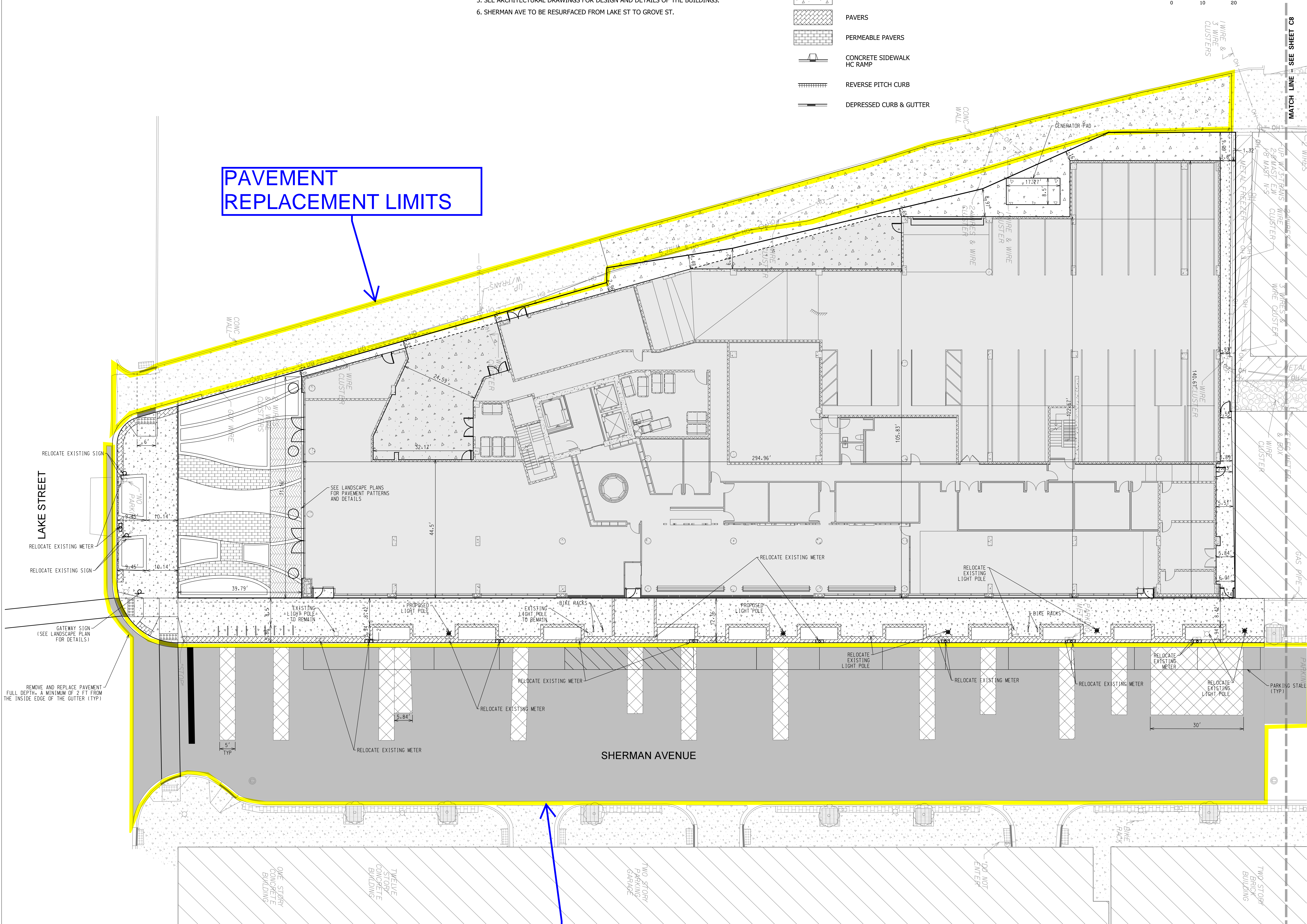
- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURBS AND GUTTERS ARE STANDARD PITCH UNLESS OTHERWISE NOTED.
  3. SEE SHEET C2 FOR PAVEMENT SECTION DETAILS.
  4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
  5. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
  6. SHERMAN AVE TO BE RESURFACED FROM LAKE ST TO GROVE ST.

- LEGEND**
- FULL-DEPTH PAVEMENT RESTORATION (MATCH EX. SECTION)
  - ASPHALT RESURFACE
  - CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - PAVERS
  - PERMEABLE PAVERS
  - CONCRETE SIDEWALK HC RAMP
  - REVERSE PITCH CURB
  - DEPRESSED CURB & GUTTER



**PAVEMENT REPLACEMENT LIMITS**

**PAVEMENT REPLACEMENT LIMITS**



AREA FOR CITY APPROVAL STAMP



1500 SHERMAN AVENUE

1500 SHERMAN AVE.  
EVANSTON, IL

DATE	ISSUED FOR
05/01/2018	ISSUED FOR PERMIT
05/18/2018	FOUNDATION PERMIT
06/01/2018	ISSUED FOR DD



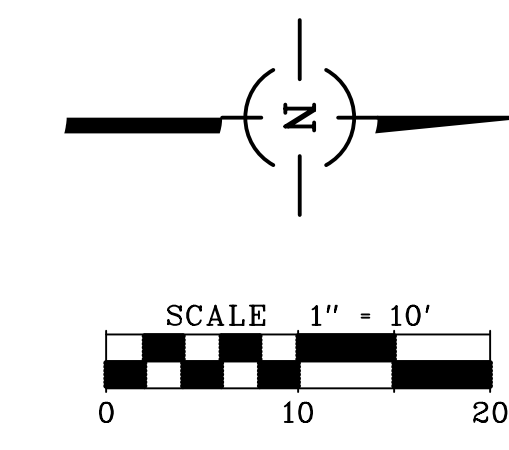
PROJ. # 9536 SCALE:  
CK. BY: FOUNDATION PERMIT  
DN. BY:

GEOMETRIC PLAN - 1

C7

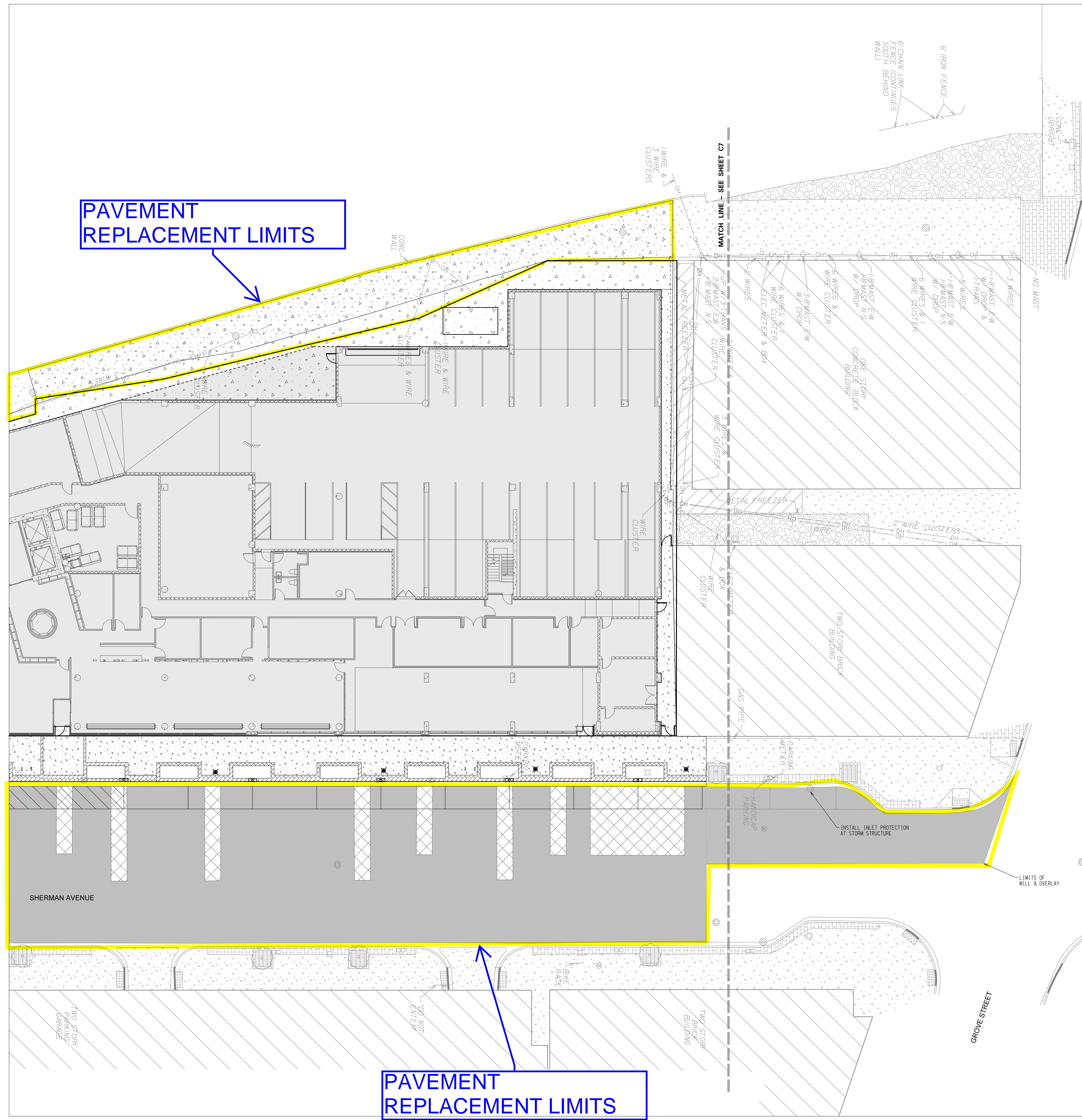
**EXHIBIT F**

7/23/2018  
JRB



NOTES:  
SEE SHEET C7 FOR GEOMETRIC NOTES AND LEGEND

AREA FOR CITY APPROVAL STAMP



PAVEMENT REPLACEMENT LIMITS

PAVEMENT REPLACEMENT LIMITS



1500 SHERMAN AVENUE

1500 SHERMAN AVE. EVANSTON, IL

DATE	ISSUED FOR
05/01/2018	ISSUED FOR PERMIT
05/18/2018	FOUNDATION PERMIT
06/01/2018	ISSUED FOR DD



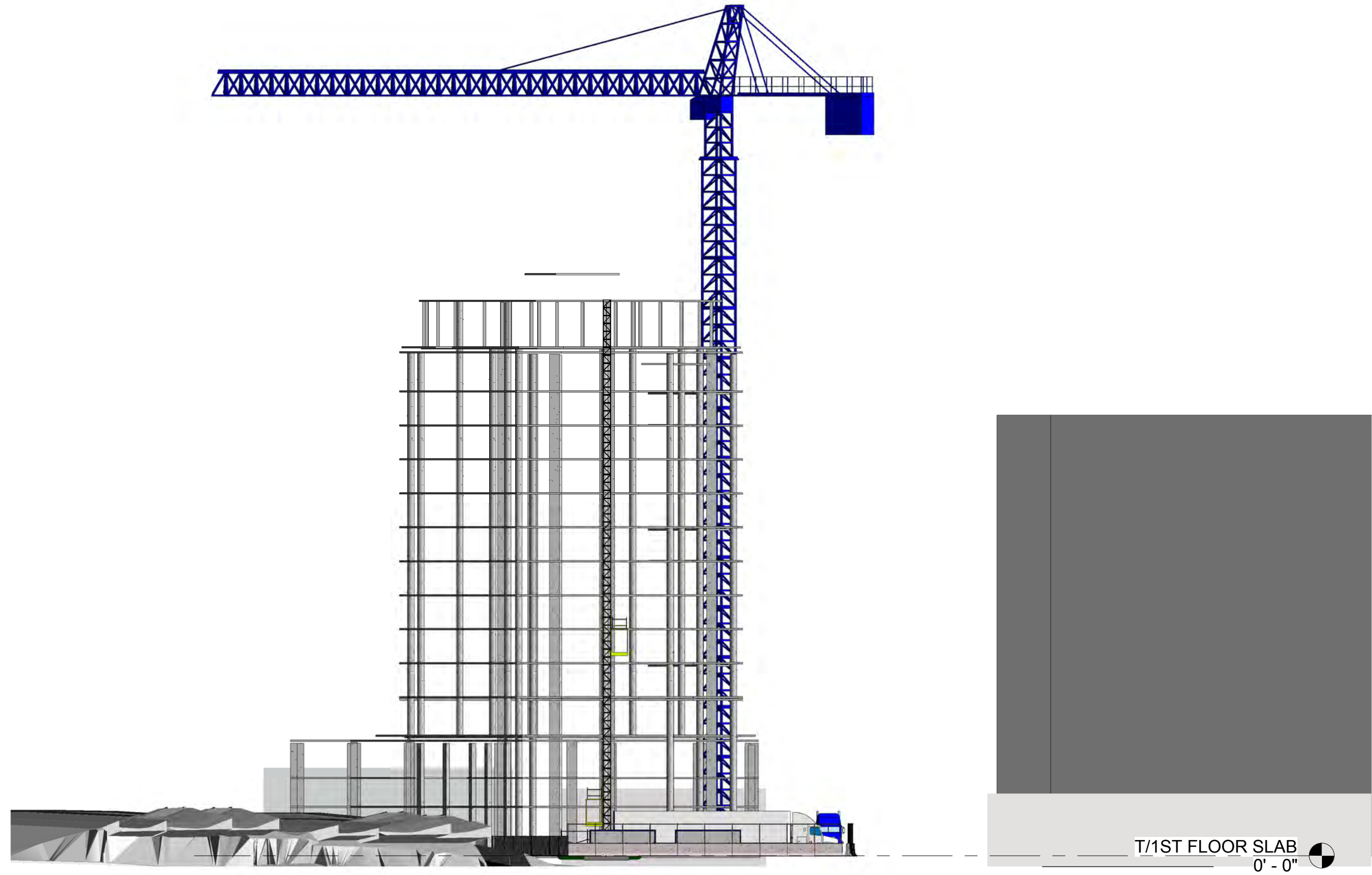
PROJ. # 9536 SCALE: CK. BY: DN. BY:

GEOMETRIC PLAN - 2

C7

EXHIBIT F

7/23/2018 JRB



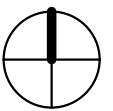
T/1ST FLOOR SLAB  
0' - 0"



1500 SHERMAN AVE

SITE LOGISTICS SECTION NORTH		<b>EXHIBIT H</b>
Date	7/23/2018	
Drawn by	JRB	Scale 1" = 30'-0"





**CLARK**  
CONSTRUCTION

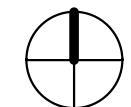
1500 SHERMAN AVE

STRUCTURAL

Date 7/23/2018  
Drawn by JRB

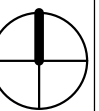
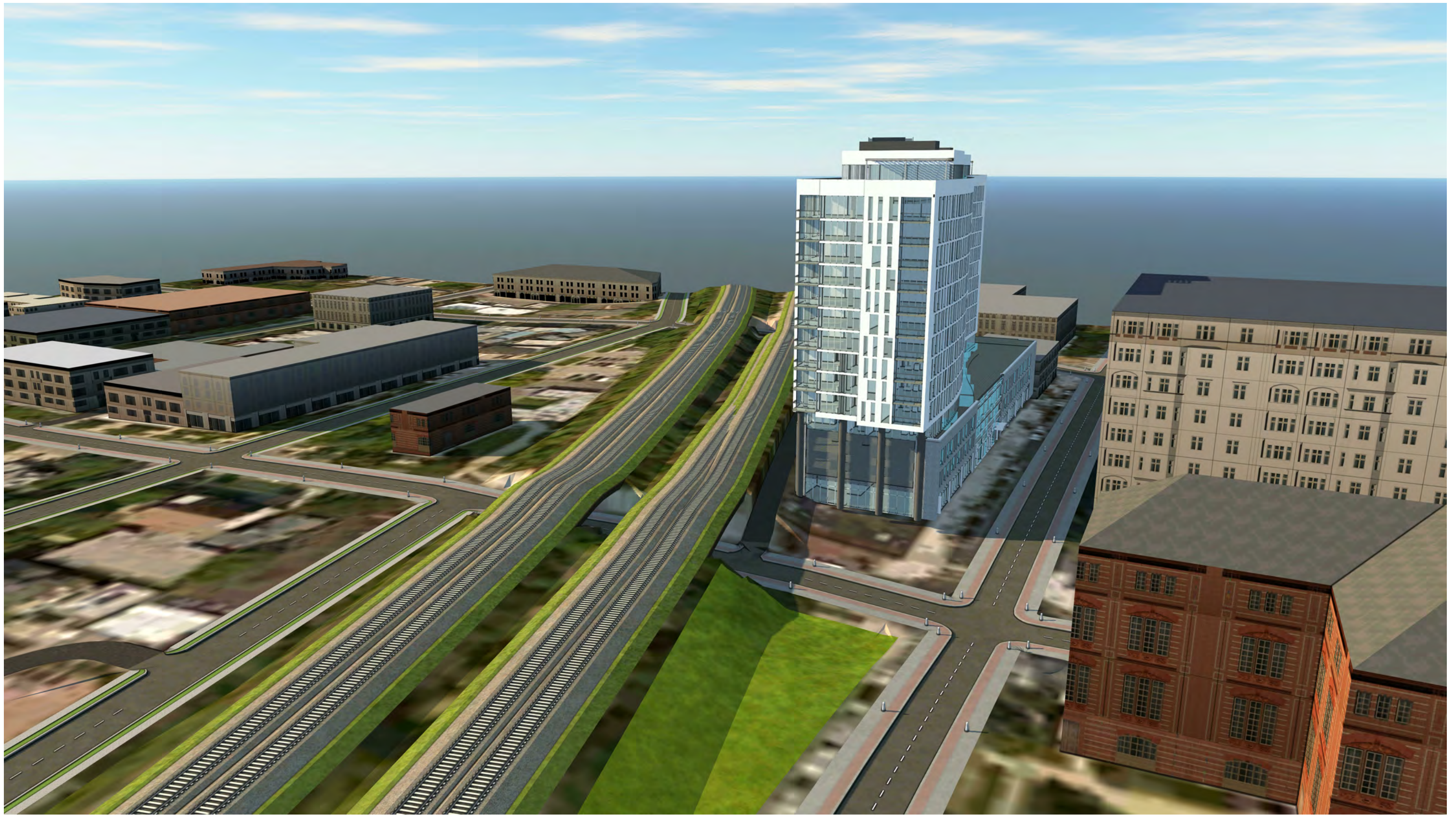
**EXHIBIT I**

Scale



1500 SHERMAN AVE

SHELL		<b>EXHIBIT J</b>
Date	7/23/2018	
Drawn by	JRB	Scale



**CLARK**  
CONSTRUCTION

1500 SHERMAN AVE

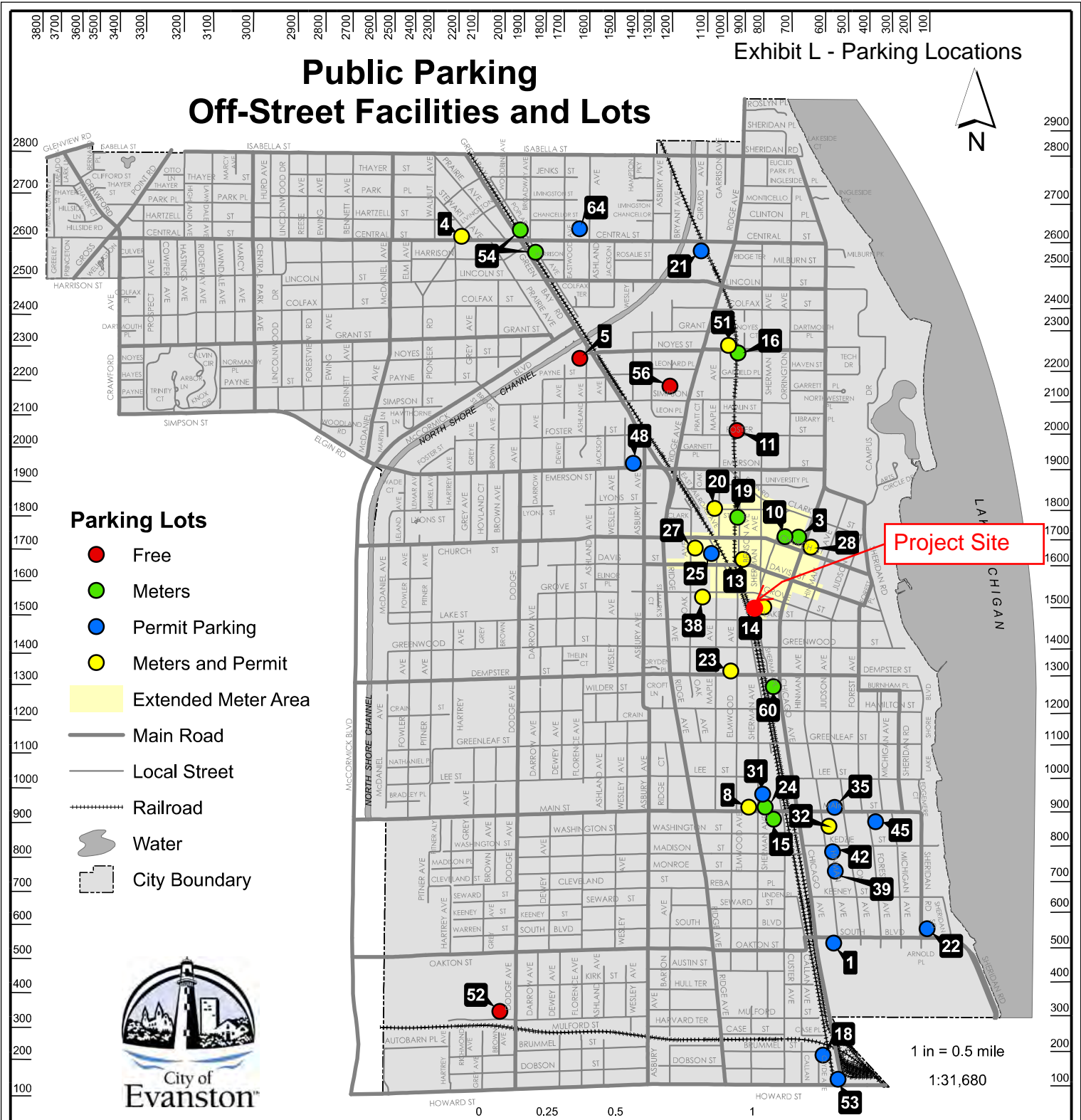
FINISH CONSTRUCTION

Date 7/23/2018  
Drawn by JRB

**EXHIBIT K**

Scale

# Public Parking Off-Street Facilities and Lots

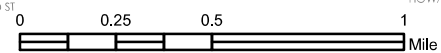


### Parking Lots

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



1 in = 0.5 mile  
1:31,680



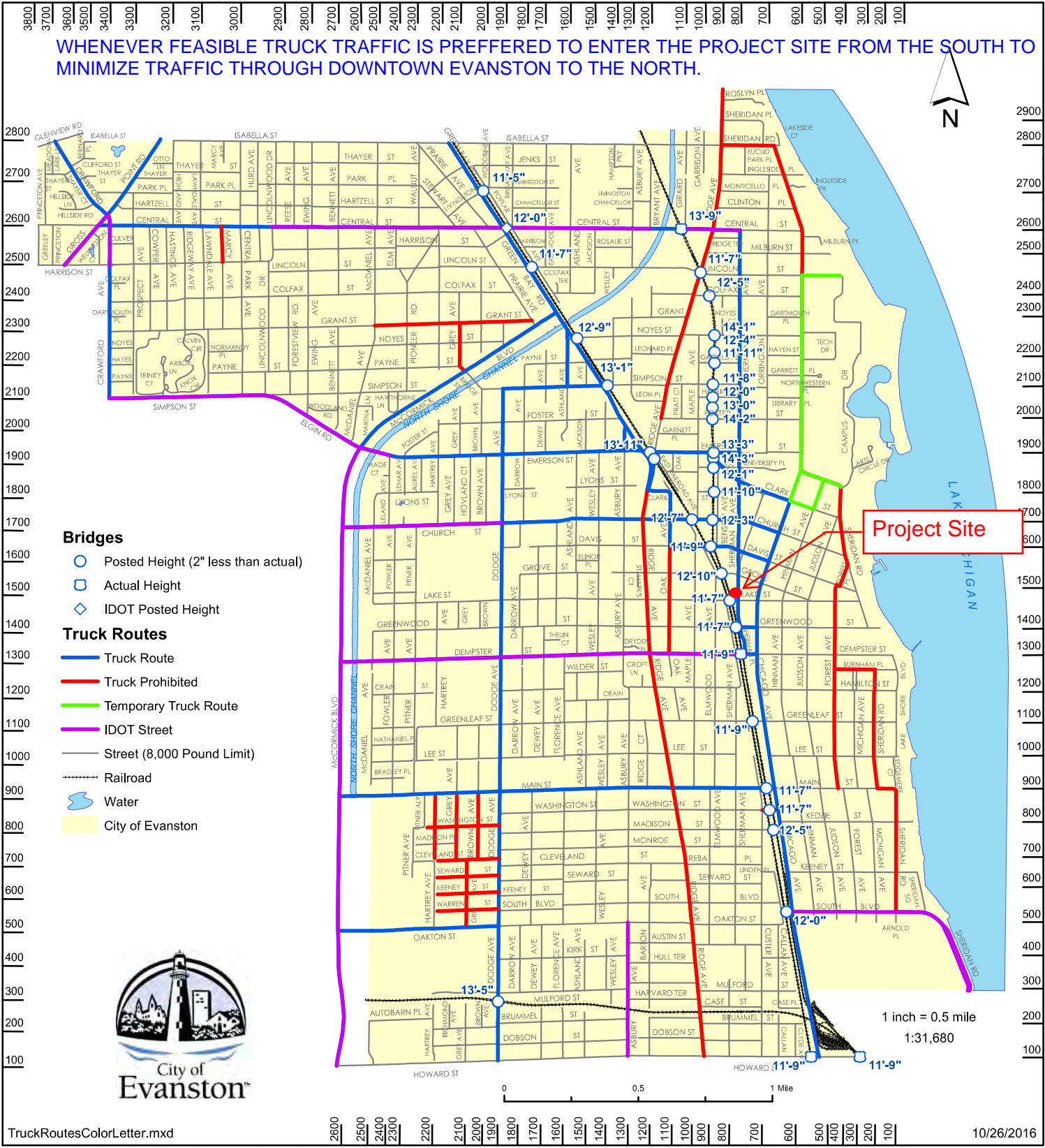
This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

1/12/2017  
OffStreetParkingLotsLetter.mxd

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

# City of Evanston Truck Routes

WHENEVER FEASIBLE TRUCK TRAFFIC IS PREFERRED TO ENTER THE PROJECT SITE FROM THE SOUTH TO MINIMIZE TRAFFIC THROUGH DOWNTOWN EVANSTON TO THE NORTH.



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 N - Building Surveying  
and Vibration Monitoring

