

1815 RIDGE AVENUE EVANSTON, IL 60201



Construction Management Plan

December 11, 2019

Project Team



Owner



General Contractor



Architect



This Construction Management Plan has been prepared by Valenti Builders and outlines the construction procedures that will be used during the 1815 Ridge Avenue project located in Evanston, Illinois.

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STAGING & LOGISTICS

The attached Exhibit A is the construction site logistics/staging plan that will be used during the project. An eight foot temporary fence with mesh screening will be installed around the perimeter of the project site to protect the public from the construction work. The primary point of access to the site is at the corner of Clark St. and Oak Ave. A secondary point of access to the site will be from Ridge Rd. north of Clark St. Construction staging areas will be maintained within the temporary site fence. The portion of Oak Ave. north of Clark St. and south of the project site will closed for the duration of the project and will be utilized for access to the jobsite.

Pedestrian traffic along the east side of Ridge Ave. will be protected from construction by a temporary pedestrian walkway and by the 8 foot screened construction fence. Signage directing pedestrians to the walkway will be in place and maintained throughout construction. Traffic control flagmen will be provided on the street when trucks are entering or leaving the project site for the safety of pedestrians.

Access to Mt. Zion Missionary Baptist Church will be maintained from Clark St. at all times, and the Church will have use of their parking lot to the west of the Church.

Scheduled closures for portions of Ridge Ave and the sidewalk will be required for the connection of the new water service and associated paving work. This work will be scheduled with the City and at least one drive lane in each direction at Ridge Ave. will be maintained during the work.

Scheduled closures for a portion of the intersection of Clark St. and Oak Ave. will be required for the installation of underground utilities and associated paving work. This work will be scheduled with the City and traffic flow will be maintained in both directions during these partial closures. The underground utility work will happen during Phase 1. At this time, the existing island will be removed and will be temporarily paved over following utility installation. The island will be reconstructed according to the approved construction plans concurrent with the rest of the sitework during Phase 4.

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

PROJECT SCHEDULE

Milestone dates for the project:

- | | |
|---|---------------------------|
| » Phase 1: Foundations & Site Utilities | March 2020 – July 2020 |
| » Phase 2: Church North Parking | July 2020 – November 2020 |
| » Phase 2A: Water Service | August 2020 |
| » Phase 3: Structure, Enclosure & Interiors | July 2020 – May 2021 |
| » Phase 4: Complete Interiors & Sitework | June 2021 – July 2021 |

CONSTRUCTION WORK HOURS

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

Monday - Friday:	7:00am - 7:00pm
Saturday:	8:00am - 5:00pm
Sunday:	Work not allowed

CONTRACTOR PARKING

There will be no onsite parking for contractors. All parking will be in city garages and the closest of which is 1800 Maple Ave. Subcontractors will not be allowed to park on residential city streets. 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 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 C.

The following traffic controls will be in place during the project:

- » Traffic to the site will only use the approved truck routes from the North, South East and West to access the site, keeping in mind the posted height restrictions as noted in Exhibit C.
- » Traffic exiting the site onto Ridge Ave. will only exit to the north on approved truck routes per Exhibit C that will take them to the North, South or West to exit the City of Evanston. Traffic will also exit the site from Oak Ave onto Clark and follow approved truck routes per Exhibit C.
- » Contractors and Subcontractors will be directed to use “just in time” deliveries. Staging of trucks on local streets will not be permitted.

EROSION AND SEDIMENT CONTROL PLAN

Erosion and sediment control measures will be implemented in accordance with the Erosion Control Plan on drawing C3.0 prepared by Kimley Horn and Associates.

VIBRATION MONITORING AND SURVEYS

Vibration Monitoring

Prior to the start of construction, continuously monitoring digital seismographs will be installed to document vibrations associated with construction activities. One seismograph will be located in the Mt. Zion Missionary Baptist Church, and one seismograph will be located in the residential structure to the east of the Church. Monitoring shall be continuous throughout the excavation, earth retention, and foundation work. Our consultants will define acceptable limits for the vibration measurements results, and the seismographs will alert the project team in the event of a measurement exceeding the predefined threshold. The data from the seismographs will be recorded and reports will be made available.

Building/Foundation Survey

Prior to the start of construction, a survey will be conducted and documented consisting of a full exterior inspection and an interior inspection of the Mt. Zion Missionary Baptist Church and the residential structure to the east of the Church. A similar survey will be conducted at the completion of construction activities.

Exterior Building Survey

Prior to start of construction, a photo and video survey will take place at the following addresses to document the existing exterior conditions of the building and surrounding areas.

- » 1740 Oak Ave
- » 1800 Ridge Ave
- » 1820 Ridge Ave
- » 1822 Ridge Ave
- » 1830 Ridge Ave

Settlement Monitoring

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

- » Settlement/Lateral survey points on all surface utility structures within 50' of site property lines on Ridge Ave
- » Settlement/lateral survey points on 20' intervals along east curb line of Ridge Ave;
- » Settlement/lateral survey points on existing buildings south of the project site.

WORK SITE COMMUNICATION

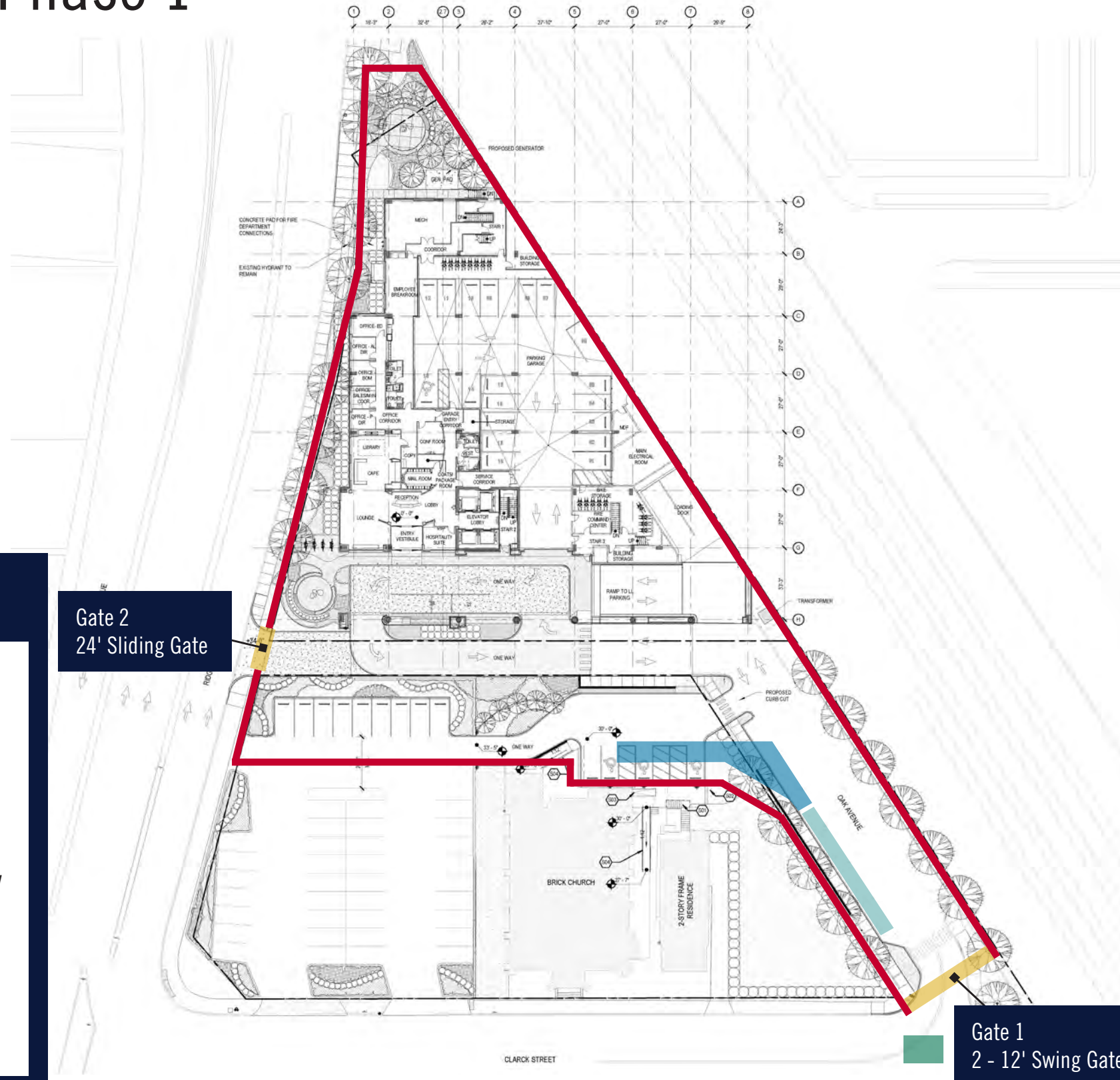
The project team will update the property owners or management companies of buildings on the same block as the project via newsletter and project website monthly beginning no later than March of 2020 and continuing through issuance of the certificate of occupancy.

Newsletters will be delivered to referenced properties by US Mail, email, and/or other means supported by property owners or their management companies. A website will also be set up and maintained for updates at <https://www.condorpartners.net>.

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 on the project website at <https://www.condorpartners.net>.

1815 Ridge Avenue: Phase 1

March 2020 - July 2020
Foundations & Site Utilities



KEY

- Fencing
8' High with Screening
- Gate
- Signage
- Street Closed - Construction Traffic Only
- Office
- Staging

Gate 2
24' Sliding Gate

Gate 1
2 - 12' Swing Gate

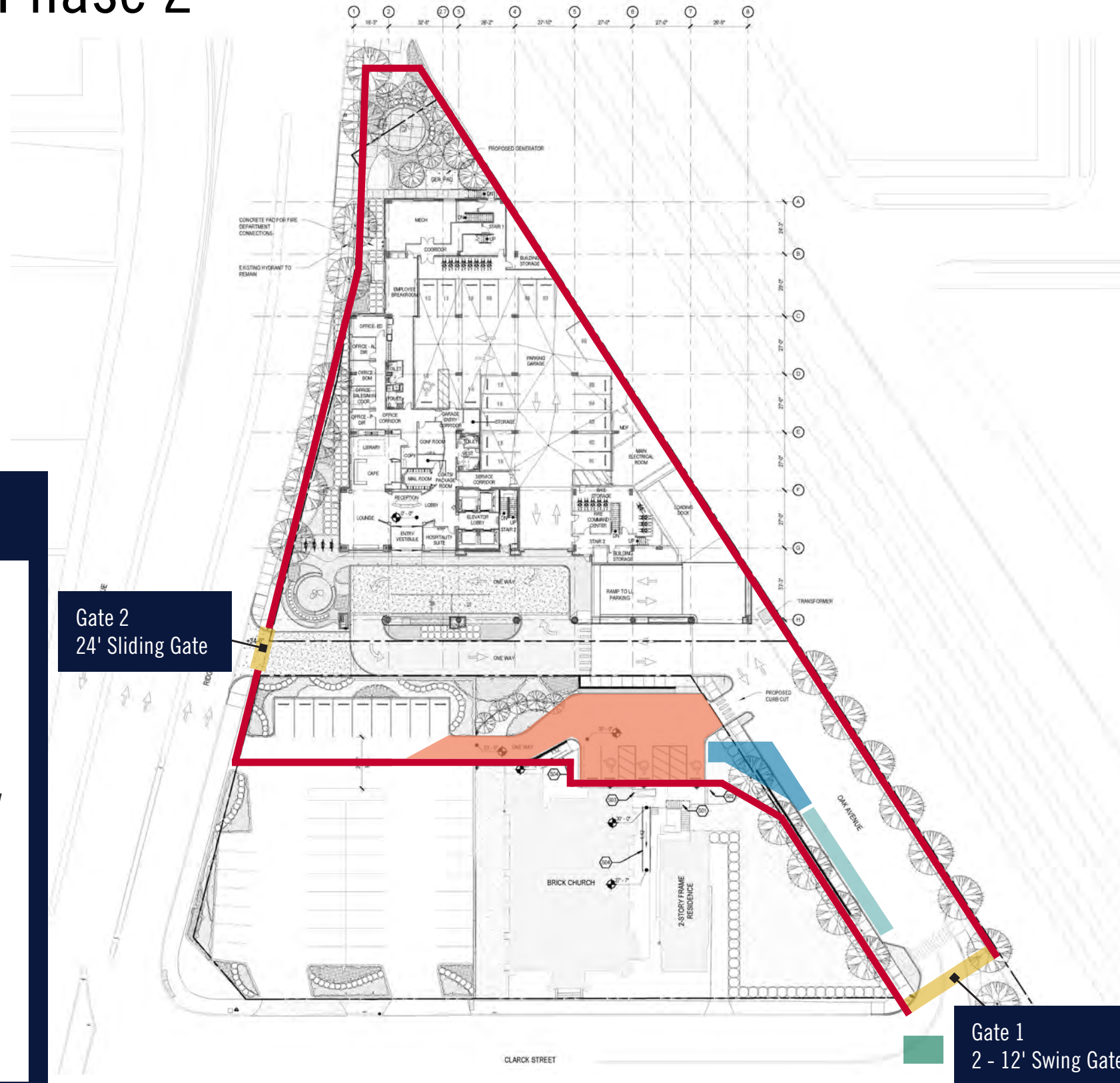
1815 Ridge Avenue: Phase 2

July 2020 - August 2020

Church North Parking

KEY









- Fencing
8' High with Screening
- Gate
- Signage
- Street Closed - Construction Traffic Only
- Office
- Staging
- Construct Church North
Parking Lot

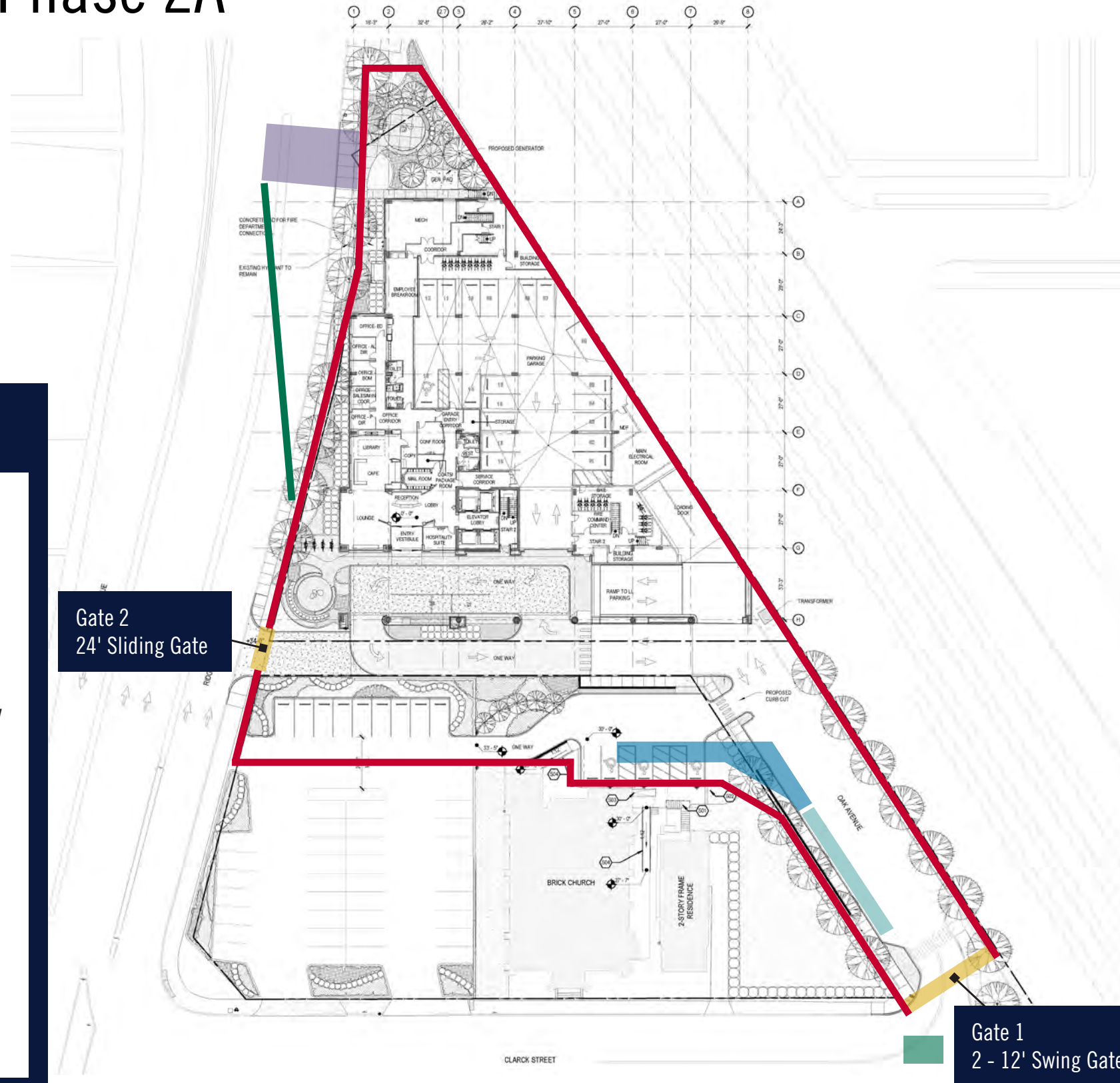


1815 Ridge Avenue: Phase 2A

August 2020
Water Service

KEY

-  Fencing
8' High with Screening
-  Gate
-  Signage
-  Street Closed - Construction Traffic Only
-  Office
-  Staging
-  Traffic Control
-  New Water Service



Gate 2
24' Sliding Gate

Gate 1
2 - 12' Swing Gate

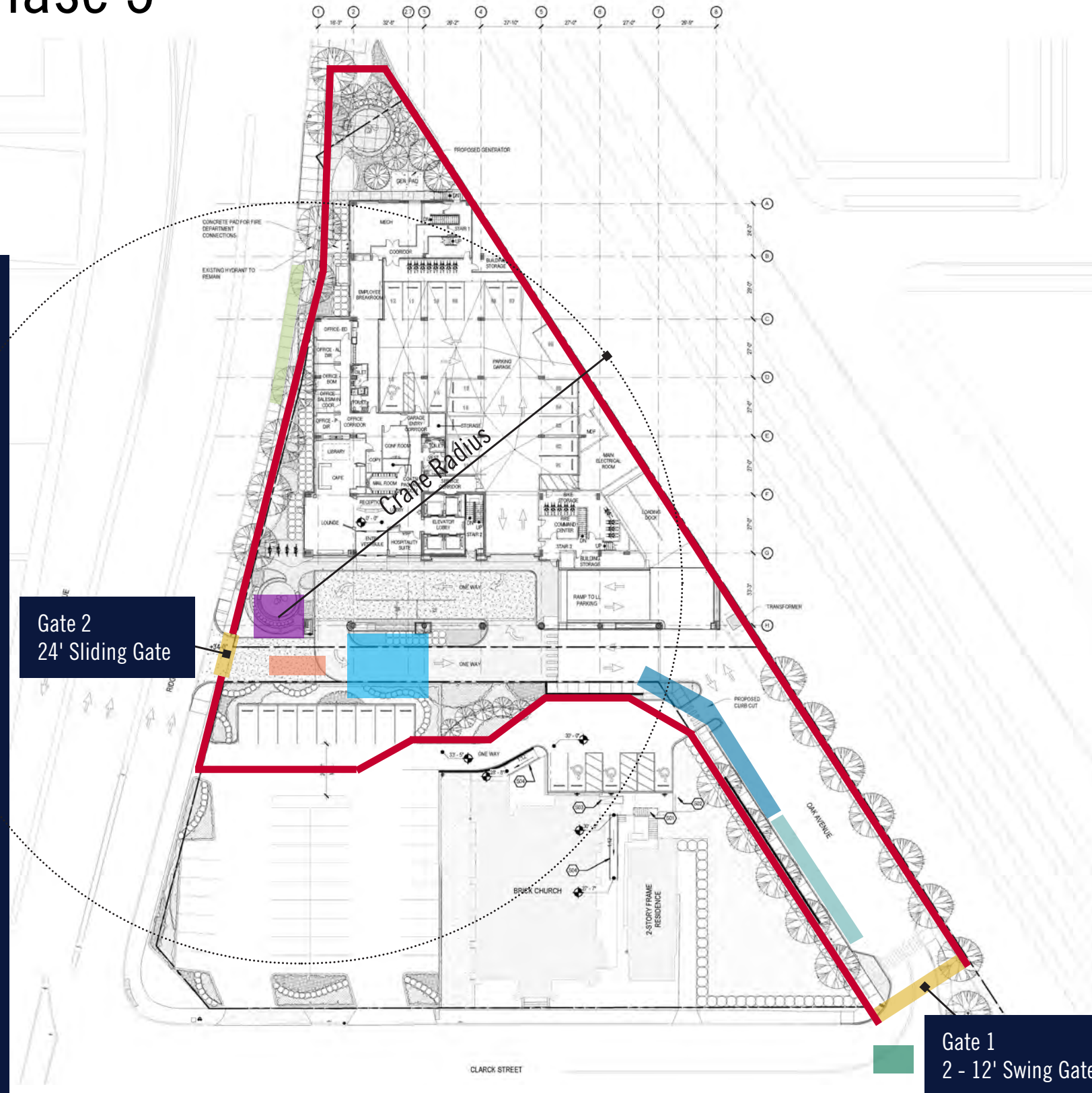
1815 Ridge Avenue: Phase 3

July 2020 - May 2021

Structure, Enclosure and Interiors

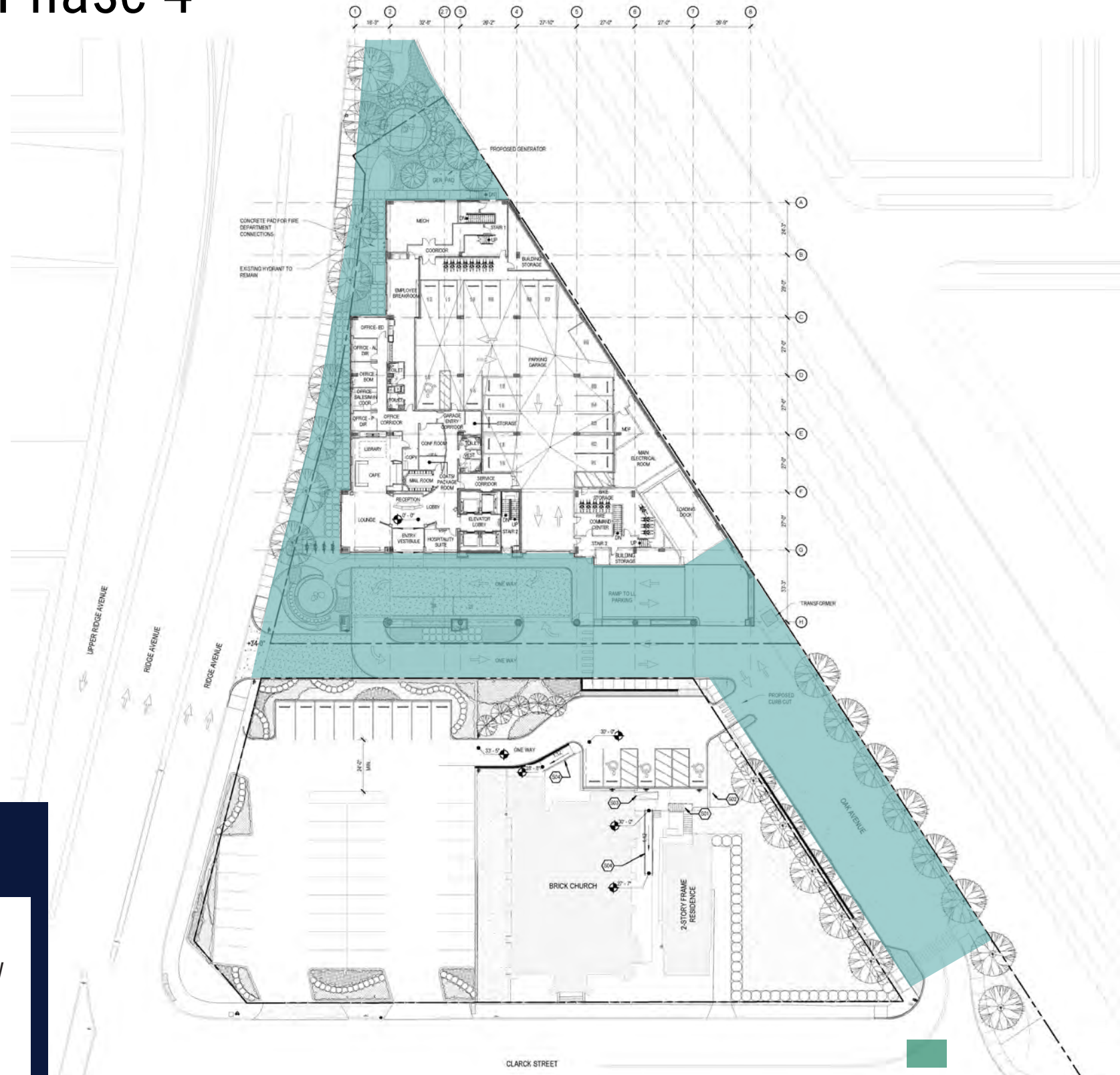
KEY

- Fencing
8' High with Screening
- Gate
- Signage
- Street Closed - Construction Traffic Only
- Office
- Staging
- Dock & Hoist
(September 2020 - May 2021)
- Tower Crane
(June 2020 - January 2021)
- Pedestrian Canopy Illuminated
- Dumpster



1815 Ridge Avenue: Phase 4

June 2021 - July 2021
Interiors and Sitework



KEY

- Signage
- Street Closed - Construction Traffic Only
- New Site Concrete, Asphalt, and Landscaping

EXHIBIT B

Public Parking Map

Downtown Evanston Parking Options

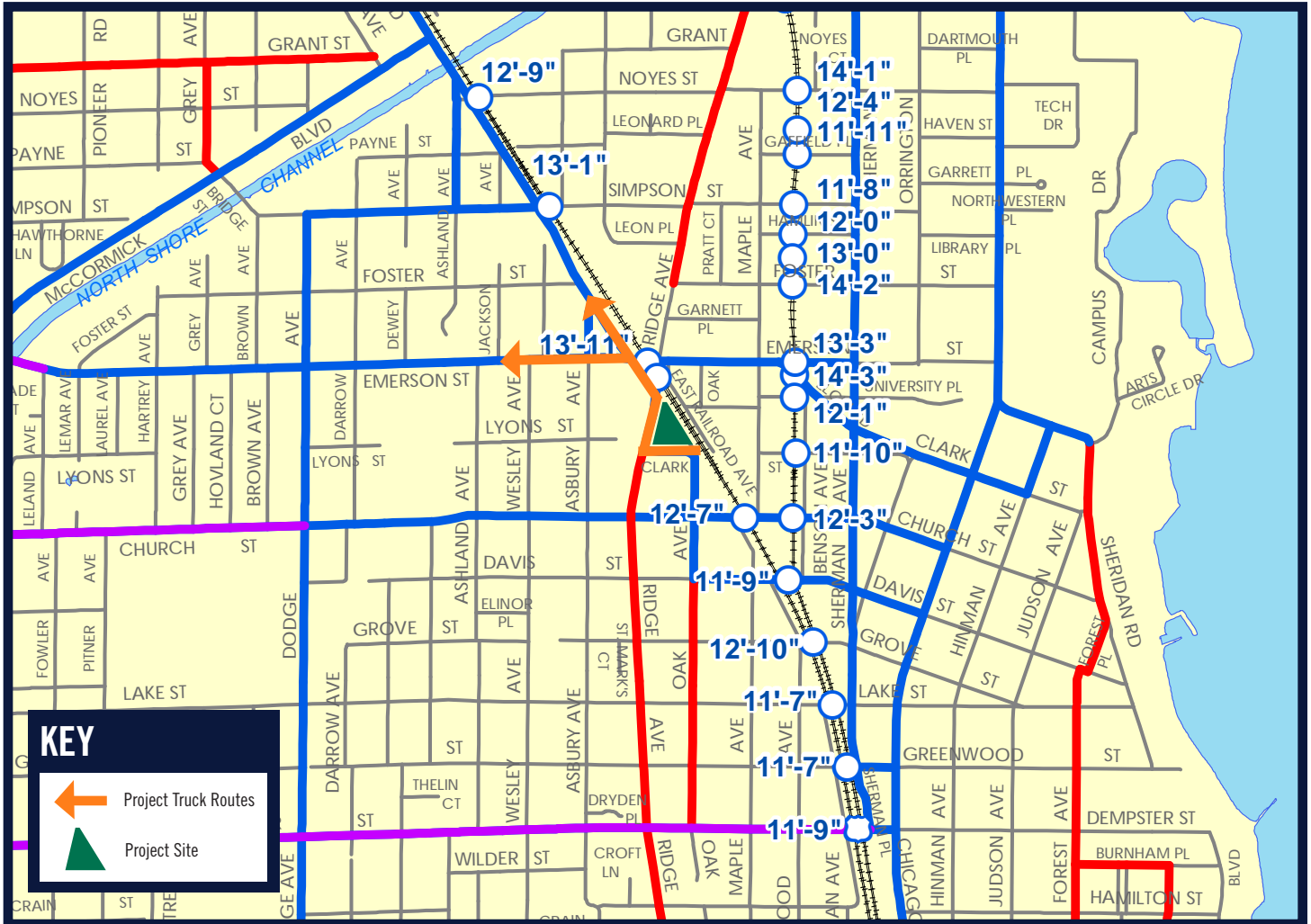


Map Key

- Parking Garage
- Parking Lot: 4 hr. limit
- 2hr. limit: 8am–9pm
- 2hr. limit: 8am–5pm
4hr. limit: 5pm–9pm
- 4hr. limit: 8am–9pm
- 12 hr. limit

EXHIBIT C

City of Evanston Truck Routes





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