

**1215 Church St.
Evanston, Illinois
60201**



Construction Management Plan

April 10, 2020¹

REV 1

General Contractor: *WB Olson, Inc.*
Owner: *YWCA Evanston – North Shore*
Architect: *Landon Bone Baker*

¹ Item #15 – CMP revision date

This Construction Management Plan, prepared by WB Olson, outlines the construction procedures that will be used during the construction and remodel of the YWCA Evanston located at 1215 Church Street Avenue in Evanston, Illinois.

Staging and Logistics Plans:

The Attached Exhibits are the site logistics/staging plans that will be utilized during the course of the project. The project will be broken down into (3) phases.

Phase 1: Mobilization/ Demolition of Existing Structures on North Side of Property. Approximate Duration 45 Days. Exhibit A.

Phase 2: New Entrance Off of Ridge Ave/ North Building Addition/ New Water and Gas Services/ New North Parking Lot. Approximate Duration 12 Months. Exhibit B.

Phase 3: Relocation of Construction Fencing/ Demolition of Existing Structure on South Portion of Project/ Site Work Including Storm Sewer on South Portion of Project/ Interior Buildout of Existing Building/ New South Parking Lot. Approximate Duration 7 Months. Exhibit C.

Construction staging areas will be maintained within the project barricades. Gates with wheels and/or removable fence panels will be used to access the interior of the site. The fencing will be installed (8' tall post driven where possible, wind screens and top rails) around the site to fully enclosure the property. No windscreen will be installed approx. 20' on either side of Ridge Ave access gate (Gate A) to ensure vehicle visibility when entering and exiting the site.² Required signage on the construction fence along Ridge Ave will include emergency contact information. All fence openings/gates shall be secured with Knox padlocks keyed to EFD master.

All temporary facilities such as fencing, barricades, and trailers will be removed from the site upon completion of the project or as work progresses and no longer require their use.

Phase 1- Prior to mobilization a site survey of the existing conditions both on site and of the adjacent properties will be conducted and recorded for record.³ Similarly, the existing site will be surveyed, including adjacent infrastructure (curbs, gutters, manhole rims, etc) to verify elevations, and re-verify at the end of the project as part of the final site survey to ensure no elevations have changed that were not scheduled to change.⁴ Mobilization and fencing (per attached exhibit A) will commence once a demolition permit is obtained for the existing structures on the north end of the property. Once fencing and utility disconnects are completed the house and garage will be demoed. During this phase all truck traffic for debris removal will be routed thru the existing south parking lot and Church Street via gate D as shown on exhibit A.

Approximate duration 45 days.

Phase 2- This phase will commence once a full building permit is obtained. The initial part of phase 2 will include relocating and stoning the north entrance to the

² Item #3 – eliminate windscreen to allow for clear line of site when entering and leaving site at the Ridge access gate.

³ Item #9 – site survey of existing conditions has been performed and documented via photo for record purposes.

⁴ Item #10 – site survey of existing infrastructure performed for baseline, and re-verified at end of project.

property off of Ridge Ave and underground utility work per attached exhibit F. The underground utility work will include installation of the new 10" water service off of Church Street as well as a portion of the new storm sewer on the North end of the property that will be temporarily tied into the existing storm sewer west of the existing building. Once these items are completed foundations and precast installation for the north addition will take place.

The precast will be set via a crane from the North property. The trucks delivering the precast will enter the project via Gate A (see attached exhibit B), approaching from the South bound lane of Ridge, within the construction fencing. The trucks will also exit the site via Gate A (see attached exhibit B) proceeding South bound on Ridge to Church Street, where they will turn East bound following the City of Evanston's designated truck route map (see attached exhibit E). All construction traffic entering and leaving Gate A will have flagger assistance to minimize impact to normal traffic flow. At no time will delivery trucks be allowed to stage outside of the construction area.⁵

When the retaining wall along Ridge Ave is reworked the public sidewalk and the Westmost South bound lane of Ridge Ave. will have daily closures as needed and permitted by the City of Evanston. (See attached exhibit H). Lane closures will be between 8:30am and 4:00pm and specifically addressed on future ROW Permits applied and issued. Any sidewalk/lane closures required will be reopened at the end of each work day.⁶

The (2) existing water services on Ridge Ave will then be disconnected/abandon per attached exhibit B. During the disconnects North and South bound center lanes traffic will be impacted, but maintained by flaggers on both sides of the street. Steel plates will be set over open cuts when they are not being worked on as well as at the end of each work day when lanes are fully re-opened (see attached exhibit H).⁷ After the North parking lot and landscaping is completed the phase 2 fencing will be removed.

Approximate duration 12 months.

Phase 3- Once phase 2 is completed and staff/residents are relocated to the new addition phase 3 (the final phase) will start. At the commencement of this phase the existing building/pools will be closed.

The existing wood framed structure at the south end of the building will be removed while interior renovation of the existing structure occurs. After the wood structure is removed the remaining underground site utilities will be completed per attached exhibit F. As soon as the locker rooms are rebuilt and all work associated with and impacting the pools such as roofing, new plumbing to the basement and 1st floor, etc. are completed and as allowed by IDPH and the City of Evanston the 1st floor and lower level will be re-opened to the public. During this phase, we will pursue parking for YWCA patrons at the Mount Zion Missionary Baptist Church at 1113 Clark Street.

⁵ Item #2 – All construction traffic associated with Pre-Cast & Structural Steel will enter and exit Ridge. All other traffic will enter via Gate C until such a time access is cut off by new structure

⁶ Item #1 - Daily closure hours on Ridge, daily traffic control hours, and traffic control plan addressed here.

⁷ Item #5 – Traffic control plan attached, and will be submitted as part of future ROW Permit application.

Approximate duration 7 months.

Construction Work/ Noise Limitation 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 by The City of Evanston.

No work, deliveries, jobsite gatherings, etc. will take place outside of these hours.

No lane closures or work in the ROW will be scheduled/performed if winter precipitation is forecasted between Nov 1 and May 1.⁸

During any scheduled lane closure or ROW work, the contact listed on the ROW permit as well as the WBO site Superintendent shall be available at all times (24hr). Emergency contact information will be posted on site for this effort as well.⁹

Contractor Parking:

There will be no onsite parking for contractors except for loading/unloading of tools, materials, and equipment.

All construction personnel will be required to park in one of the Public Parking garages the closest of which is at 1800 Maple (see attached exhibit D– City of Evanston Parking Off-Street Facilities and Lots)

No residential street parking will be allowed for construction personnel.

Subcontractors will be reminded of the parking restrictions at the daily huddle meetings. The restrictions and exhibit's D will be posted on the jobsite and incorporated into all subcontractor agreements.

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 E. Staging of trucks on local residential streets will not be permitted. Idling for periods longer than five 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, place, or private property for more than a total of five minutes within a sixty-minute period.

⁸ Item #11 – No lane closures during forecasted winter precipitation events.

⁹ Item #12 – 24hr emergency contact for life of project, and when any traffic control measures are in place.

Communication

The project team will maintain communications with the surrounding property owners or management companies of scheduled activities and/or milestones.

The current project team contact for construction is:

Christopher Powell – Project Manager

W.B. Olson Inc.

3235 Arnold Lane

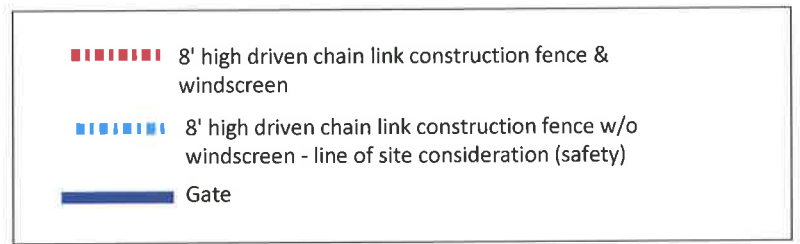
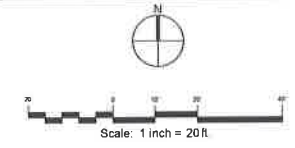
Northbrook, IL 60062

847.460.8581

cpowell@wbo.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 at the construction gates



NOTE: Fence along sidewalks to be set back 2'-0" +/- to allow for safe pedestrian travel

(2) 10' swing gates on wheels

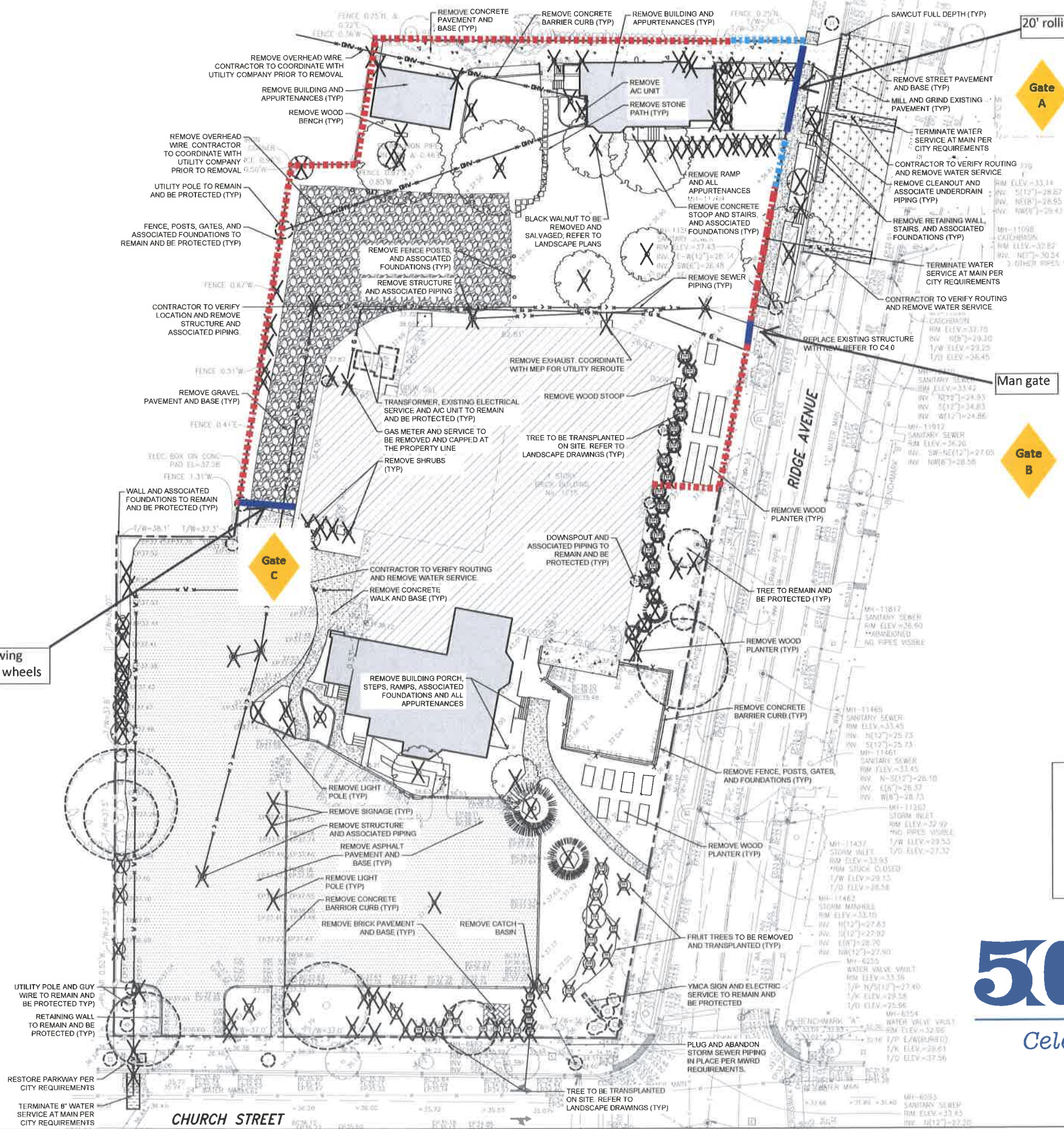
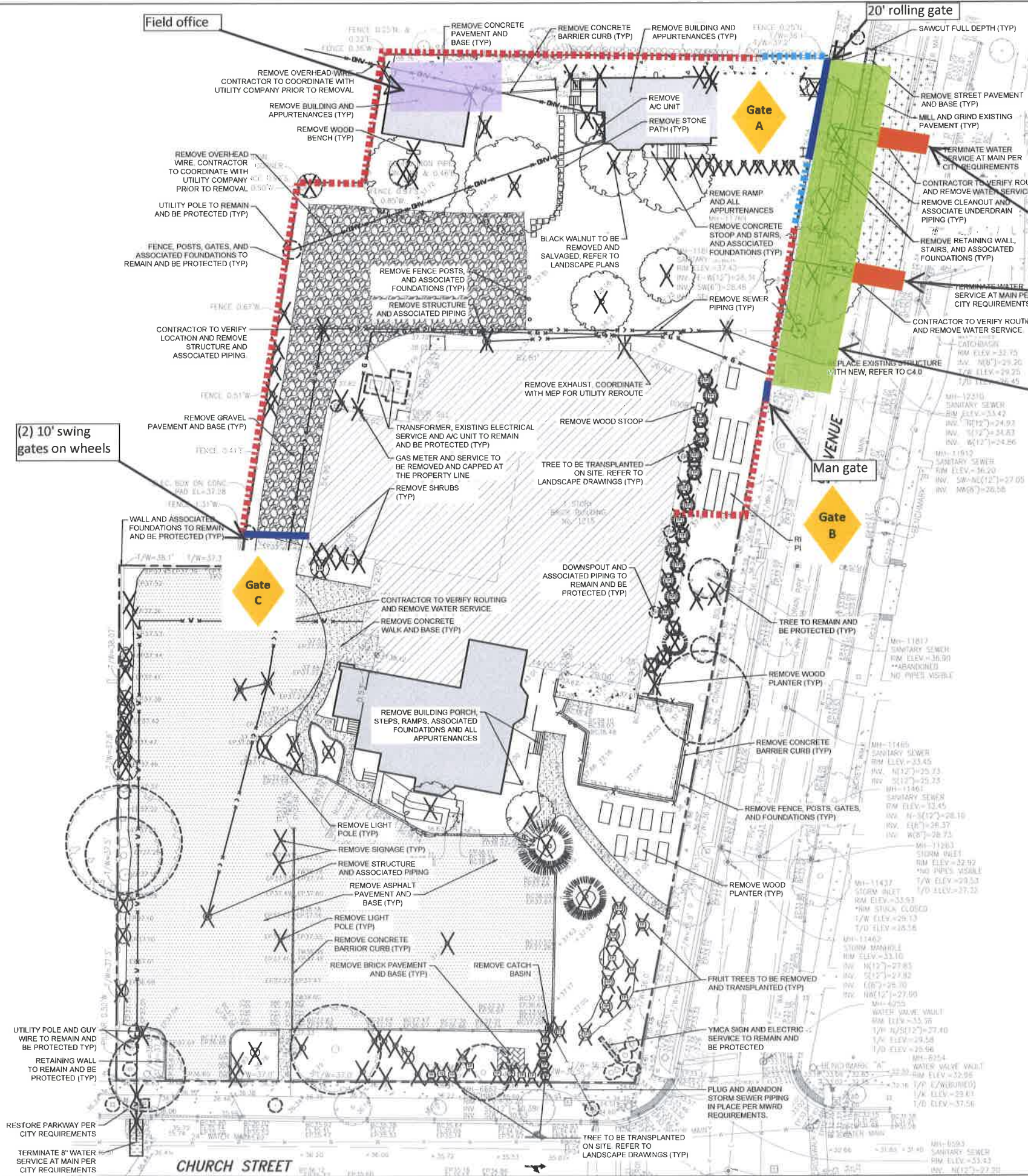


Exhibit A
Phase 1 Logistics Plan
(45 Days)

50 W.B. OLSON, INC.
The Construction People
Celebrating 50 years of service



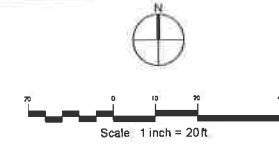
- 8' high driven chain link construction fence & windscreen
- 8' high driven chain link construction fence w/o windscreen - line of site consideration (safety)
- Gate

Open street for removal of existing water service. (Will work on one disconnect at a time. Will work to minimize lane closures. Steel plates will be set at open cuts when not being worked on, as well as at the end of each day when the lanes are reopened)(specifics detailed separately in ROW permit application process)

Temporary sidewalk and lane closures as required and permitted by the City of Evanston (to be detailed separately in ROW permit application process)

Exhibit B
Phase 2 Logistics Plan
(12 Months)

50 W.B. OLSON, INC.
The Construction People
Celebrating 50 years of service

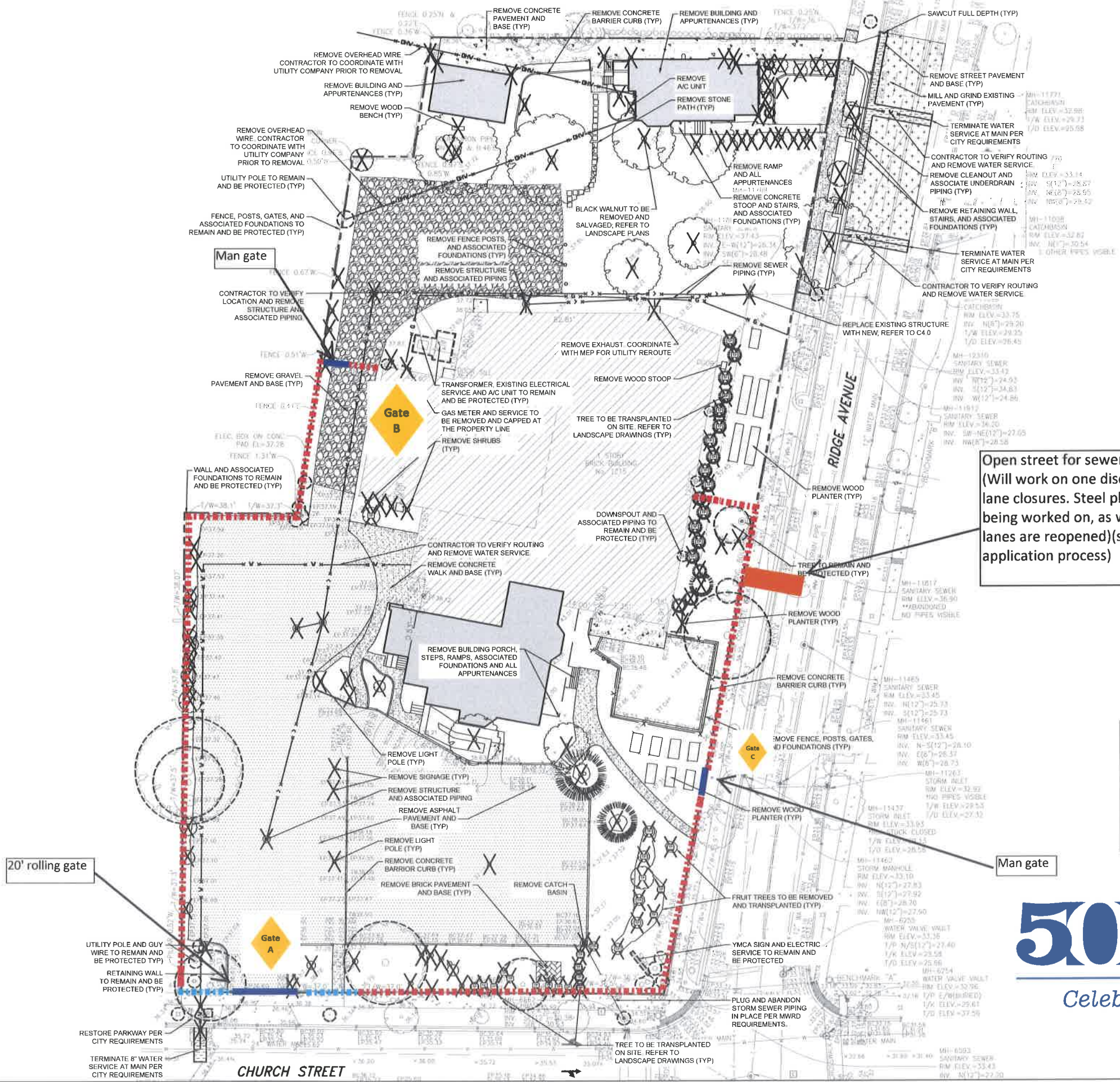


- 8' high driven chain link construction fence & windscreen
- 8' high driven chain link construction fence w/o windscreen - line of site consideration (safety)
- Gate

Open street for sewer connection.
 (Will work on one disconnect at a time. Will work to minimize lane closures. Steel plates will be set at open cuts when not being worked on, as well as at the end of each day when the lanes are reopened)(specifics detailed separately in ROW permit application process)

Exhibit C
Phase 3 Logistics Plan
(7 Months)

50 W.B. OLSON, INC.
The Construction People
Celebrating 50 years of service



Public Parking Off-Street Facilities and Lots

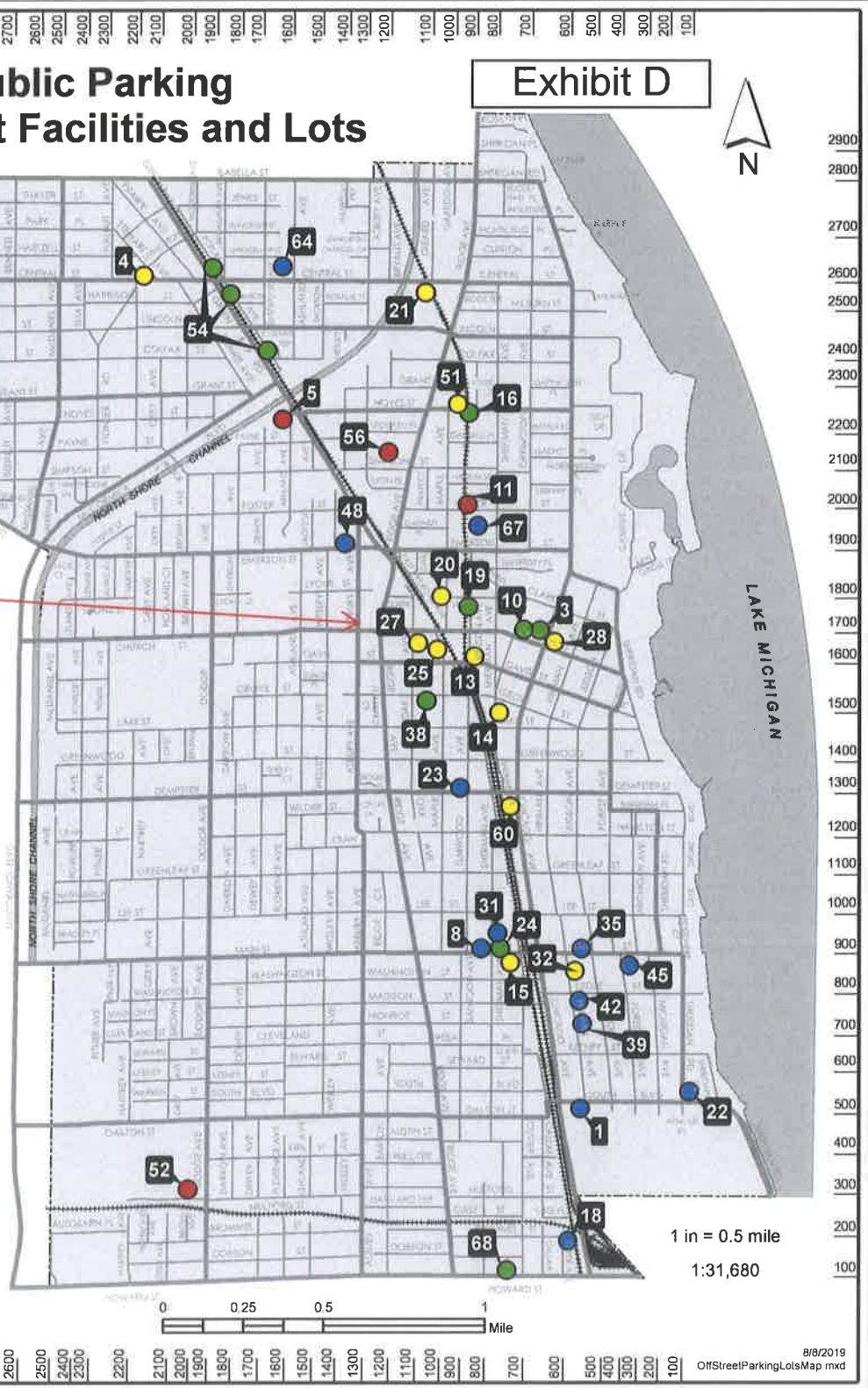
Exhibit D



1215 CHURCH
PROJECT SITE

Parking Lots

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



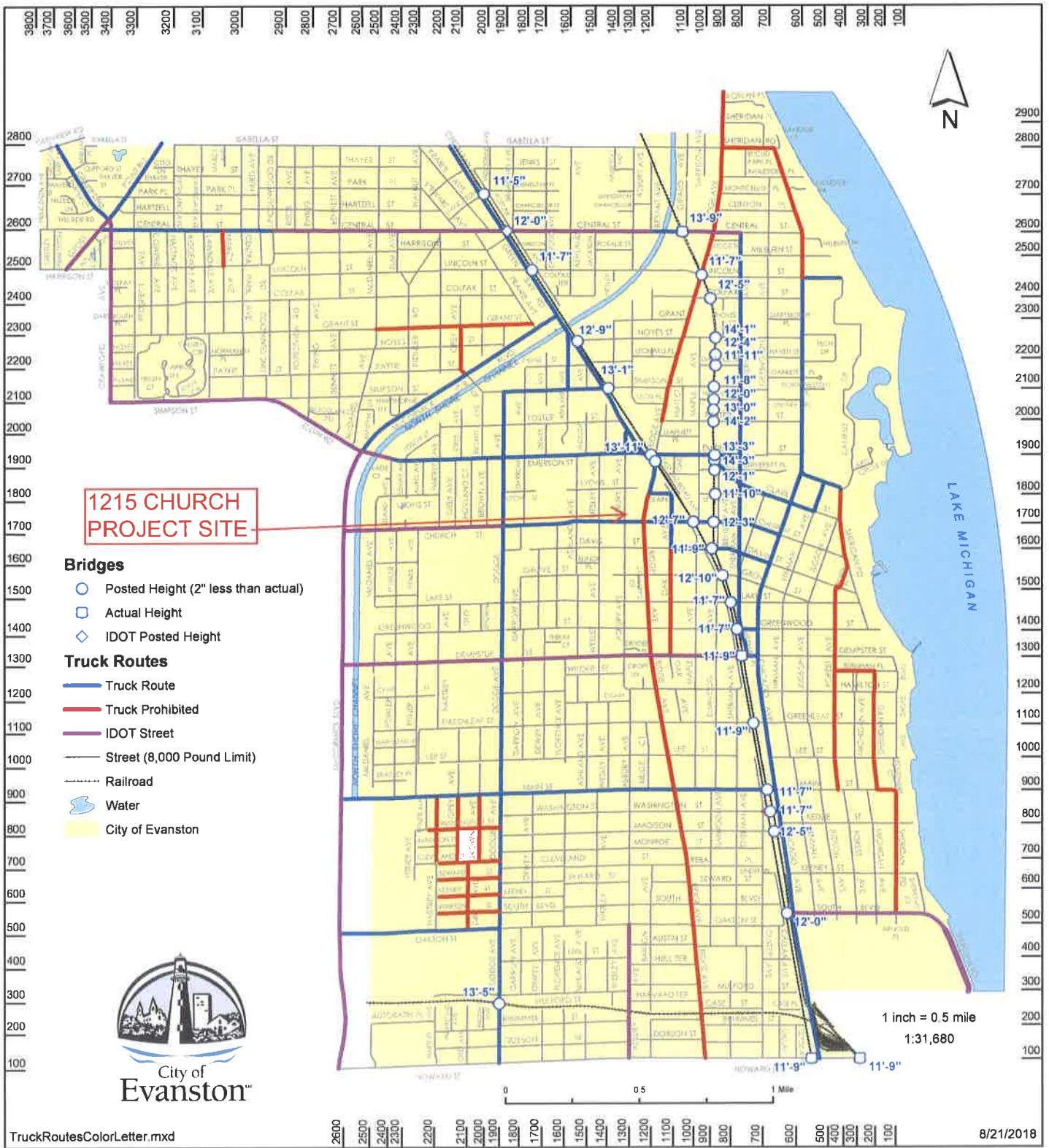
This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimer.html for more information.

8/8/2019
OffStreetParkingLotsMap.mxd

- | | | | |
|--|--|--|---|
| <p>1: South Blvd & Hinman, 66 spaces [P]
3: 1700 Blk Chicago Ave (behind library), 74 spaces [M]
4: Central St. & Stewart, 66 spaces [M,P]
5: Ashland Ave & Noyes St, 42 spaces
8: 811 Main Street, 49 spaces [P]
10: 1701 Orrington Ave (under library), 53 spaces [M]
11: 800/900 Foster at "El" (gravel lot), 44 spaces
14: 1505 Sherman Ave (Best Western Lower Level), 98 spaces [M,P]
15: Rear of 716 Main - (behind Goods and Vogue), 33 spaces [M,P]</p> | <p>16: 800/900 Noyes - @ "L", 22 spaces [M]
18: Clyde & Brummel, 50 spaces [P]
19: 1700/1800 Benson (west side), 69 spaces [M]
20: 1800 Maple Ave. Self Park, 1400 spaces [M,P]
21: Chandler Center - 1100 Central Street, 92 spaces [M,P]
22: Sheridan Rd. & South Blvd., 50 spaces [P]
23: NW Dempster & Elmwood, 38 spaces [P]
24: 727 Main St., 32 spaces [M]
25: 1614 Maple Ave., 32 spaces [M,P]</p> | <p>27: 621 Oak Ave. - across from Post Office, 36 spaces [M,P]
28: Church & Chicago Self Park, 600 spaces [M,P]
31: 925 Sherman, 20 spaces [P]
32: 825 Hinman Avenue, 77 spaces [M,P]
35: NW Main & Judson, 56 spaces [P]
38: 1010 Grove St. - west side of YMCA, 39 spaces [M]
39: 711 Hinman Ave., 48 spaces [P]
42: 743 Hinman Ave., 24 spaces [P]
45: 833 Forest Avenue, 25 spaces [P]
46: Sherman Plaza Self Park - Davis & Benson, 1250 spaces [M,P]
48: 1315 Emerson St., 13 spaces [P]</p> | <p>51: 927 Noyes - Noyes Center Lot, 55 spaces [M,P]
52: James Park Lots, 240 spaces
54: Central Street Metra Station, 217 spaces [M]
56: Civic Center - 2100 Ridge Ave., 232 spaces
60: 1234 Chicago Avenue 35 spaces [M,P]
64: Ryan Field West Lot, 100 spaces [P]
67: Alley between Emerson & Foster east of Purple Line, 34 spaces [P]
68: 700 block of Howard, 13 spaces [M]</p> |
|--|--|--|---|

[M=Metered, P=Permit Parking]

City of Evanston Truck Routes



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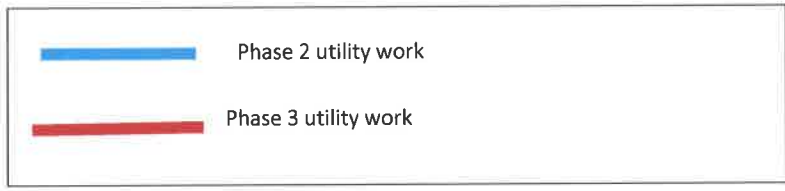
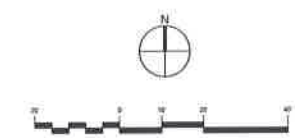
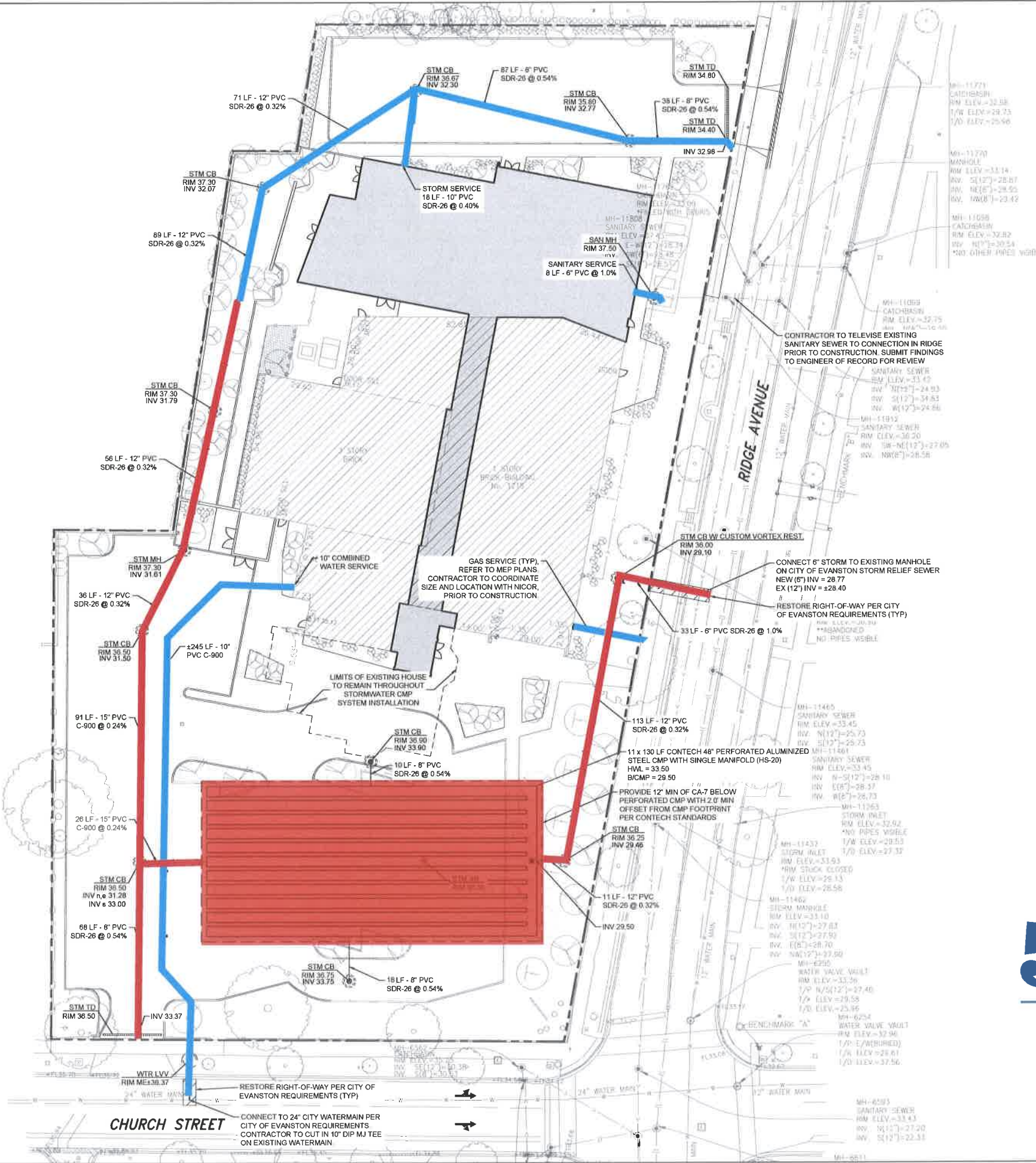


Exhibit F
Site Utility Phasing

50 W.B. OLSON, INC.
The Construction People

Celebrating 50 years of service

Exhibit G



1215 CHURCH
PROJECT SITE



Exhibit H

April 9, 2020

W.B. Olson is following up on our previous meeting with the City of Evanston as it pertains to the upcoming work at 1215 Church St/1730 Ridge Ave. W.B. Olson has been contracted by YWCA Evanston/Northshore to manage the Renovation and Expansion of the current campus at 1215 Church St (Permit Application 19BLDG-0005). This 2yr project consists of 3 Phases. Phase 1; will be the demolition of the existing structure and garage at 1730 Ridge Ave. Phase 2; a new 4-story Pre-Cast structure to house their Domestic Violence Support Shelter and Administration Center, will be the focal point of the project from Mar 2020 thru Mar 2021. Phase 3: will be the demolition of the of existing Domestic Violence Shelter at the South end of the property, a complete renovation of the existing facility, and installation of a new underground storm water retention system.

PHASE 1:

As part of each phase of this project Truck access to the site will be imperative. During Phase 1 it is WBO's intent to access the site from Ridge, by traveling South bound on Ridge, using the City of Evanston's designated truck routes, with the exception of approx. 500lf of roadway from Clark and Ridge to the site's access drive (and future permanent drive) at 1730 Ridge. Exiting the site will be through an existing access drive on the West side of the facility to Church Street where truck traffic from this project will enter Church Street and use the Designated truck routes off site. This method of routing truck traffic to this site location, minimizes congestion on Ridge and keeps construction traffic to the designated routes to the fullest extent possible. This method of access and exit will be in place from March of 2020 to Nov 2020. – SEE ATTACHED TRUCK ROUTE/ACCESS MAP FOR PHASE I.

PHASE 2:

Secondary access to the site as part of Phase I will be during the Pre-Cast Concrete Delivery and Erection phase of the project, which will be from Jun 20, 2020 to Aug 31, 2020, a total of 9wks. During this construction activity, Pre-Cast and Structural Steel delivery trucks will access the site from Ridge, by traveling South bound on Ridge, using the City of Evanston designated truck routes, with the exception of approx. 500lf of roadway from Clarke to Ridge, and using flaggers to back into the site at the access drive (and future permanent drive) at 1730 Ridge. Exiting the site will also be on to Ridge, where trucks will enter Ridge and head South bound to Church St where they will then head East bound on Church using the designated truck routes off site. This method of access and exit is the ONLY method available to access the site, while minimizing the construction traffic on Ridge. – SEE ATTACHED TRUCK ROUTE/ACCESS MAP FOR PHASE 2 (PRE-CAST DELIVERY).

W.B. Olson, Inc.

YWCA Evanston/Northshore – Renovation & Expansion Truck Routing Narrative

W.B. OLSON, INC.



The Construction People

PHASE 2a:

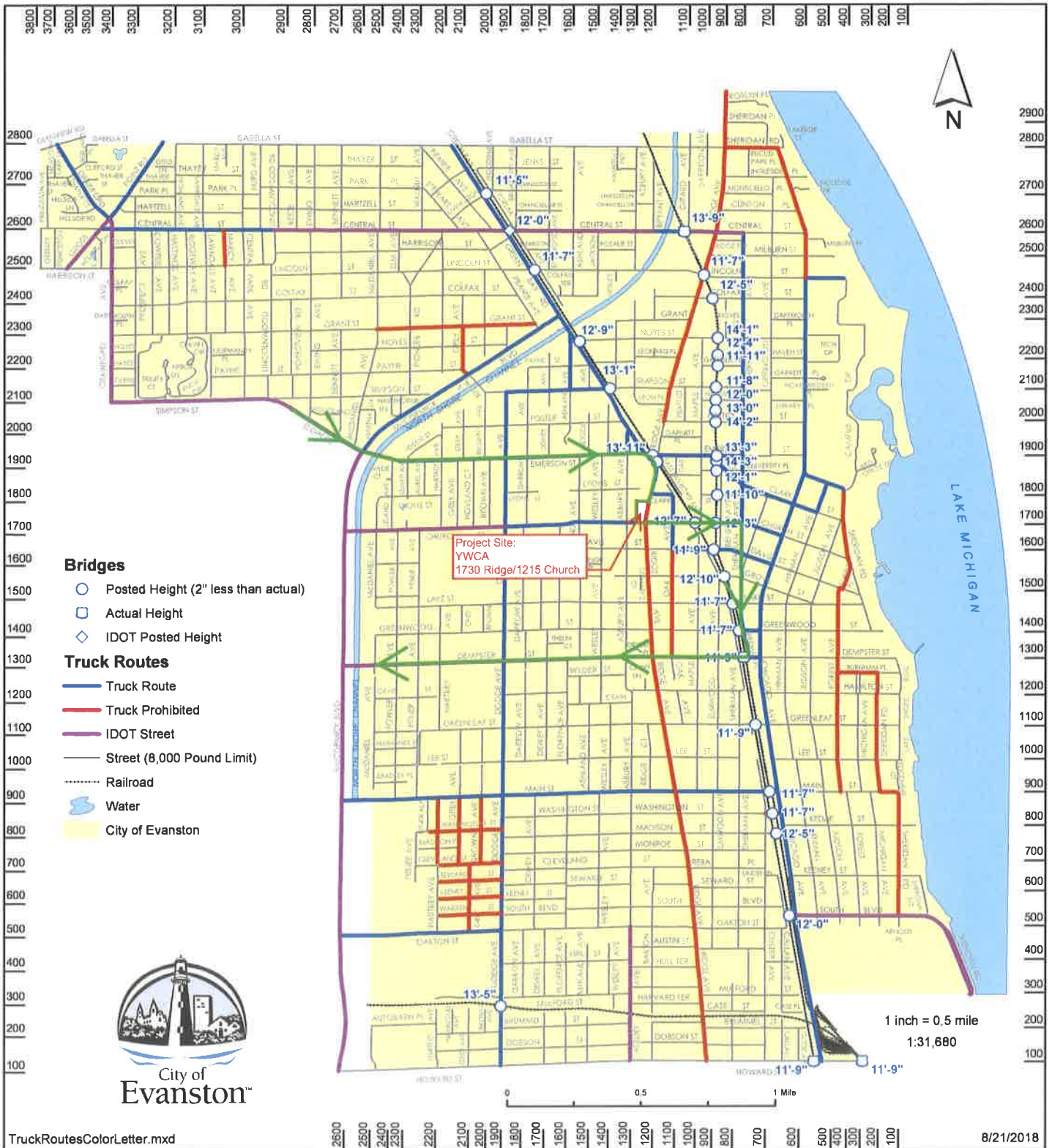
New entrance off of Ridge Ave and associated parking lot will be complete. Normal use of lot will be in place from Nov 30, 2020 thru Mar 2021. Access to lot will have limited use for Construction deliveries, consisting of various finish trades (flooring, ceilings, fixtures, paint, etc).

PHASE 3:

During Phase 2 of this project, all truck access to the project site will use the City of Evanston designated truck routes entering and exiting the YWCA facility at the Church St drive. No special access requirements are expected to be needed at this time.

Anticipated Truck Route from Mar 2, 2020 thru Jun 19, 2020
and from Sep 1, 2020 thru Nov 30 2020

City of Evanston Truck Routes



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1. LAYOUT, CONSTRUCTION AND CONSTRUCTION COSTS SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SUBJECT TO THE CITY OF CAMBRIDGE'S REVIEW AND APPROVAL.

2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND ANY OTHER AFFECTED AGENCIES.

3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND ANY OTHER AFFECTED AGENCIES.

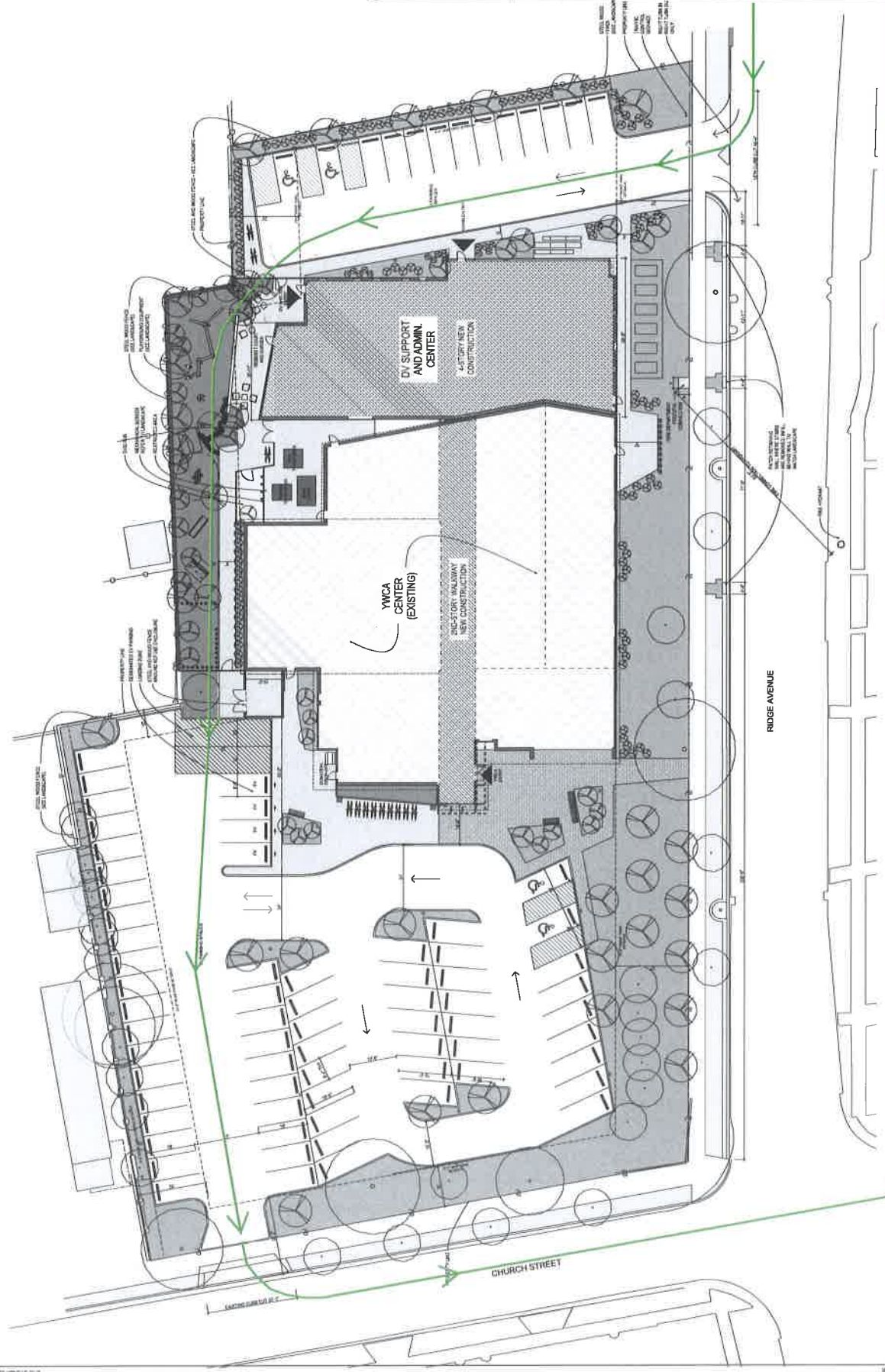
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE AND ANY OTHER AFFECTED AGENCIES.

**YWCA Evansston/
North Shore**
1215 Church Street
Evansston, IL 60011
1805

SITE PLAN

A-100

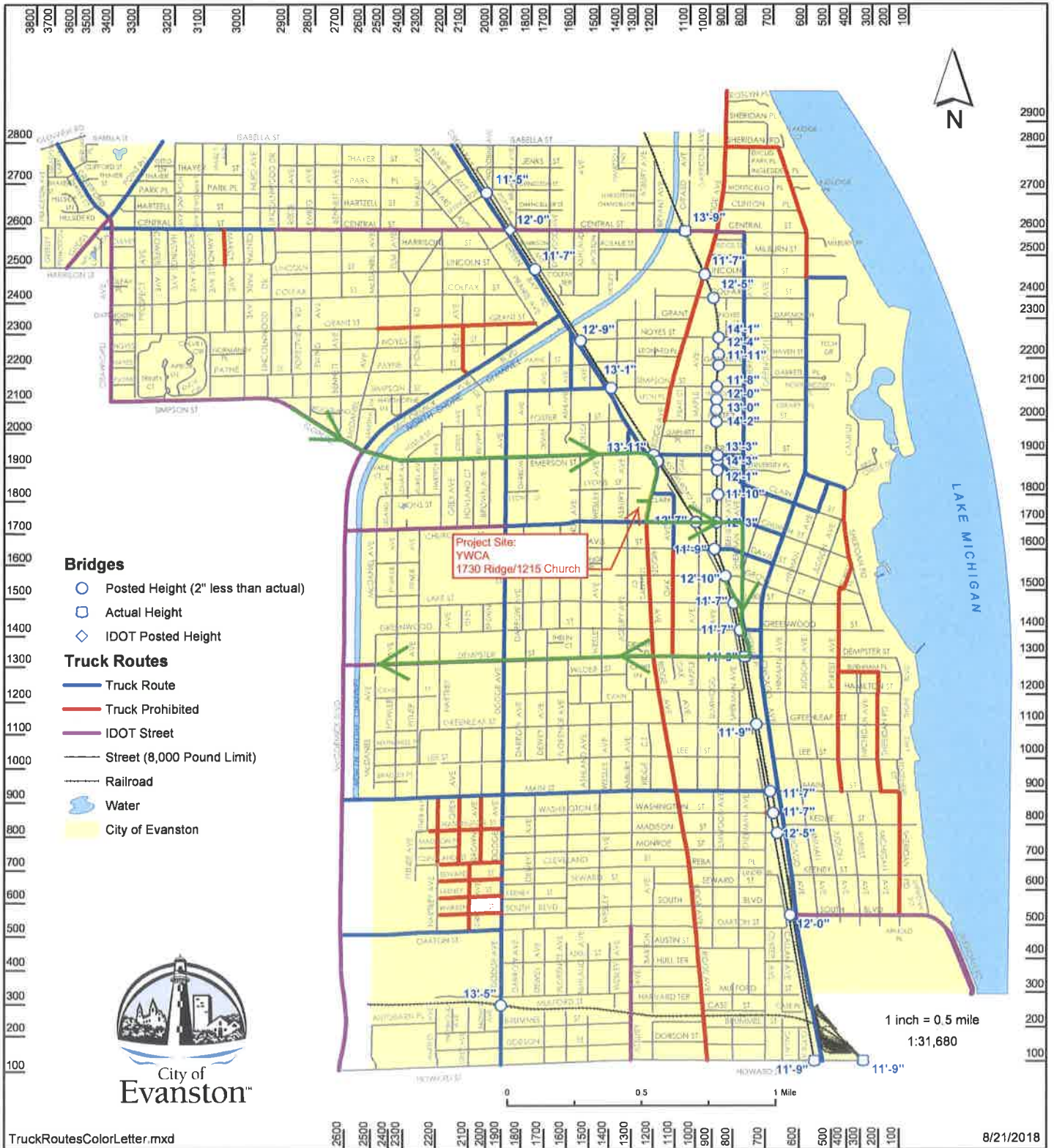
Anticipated Truck Route from Mar 2, 2020 thru Jun 19, 2020
and from Sep 1, 2020 thru Nov 30, 2020



1 SITE PLAN
SCALE: 1/8" = 1' - 0"

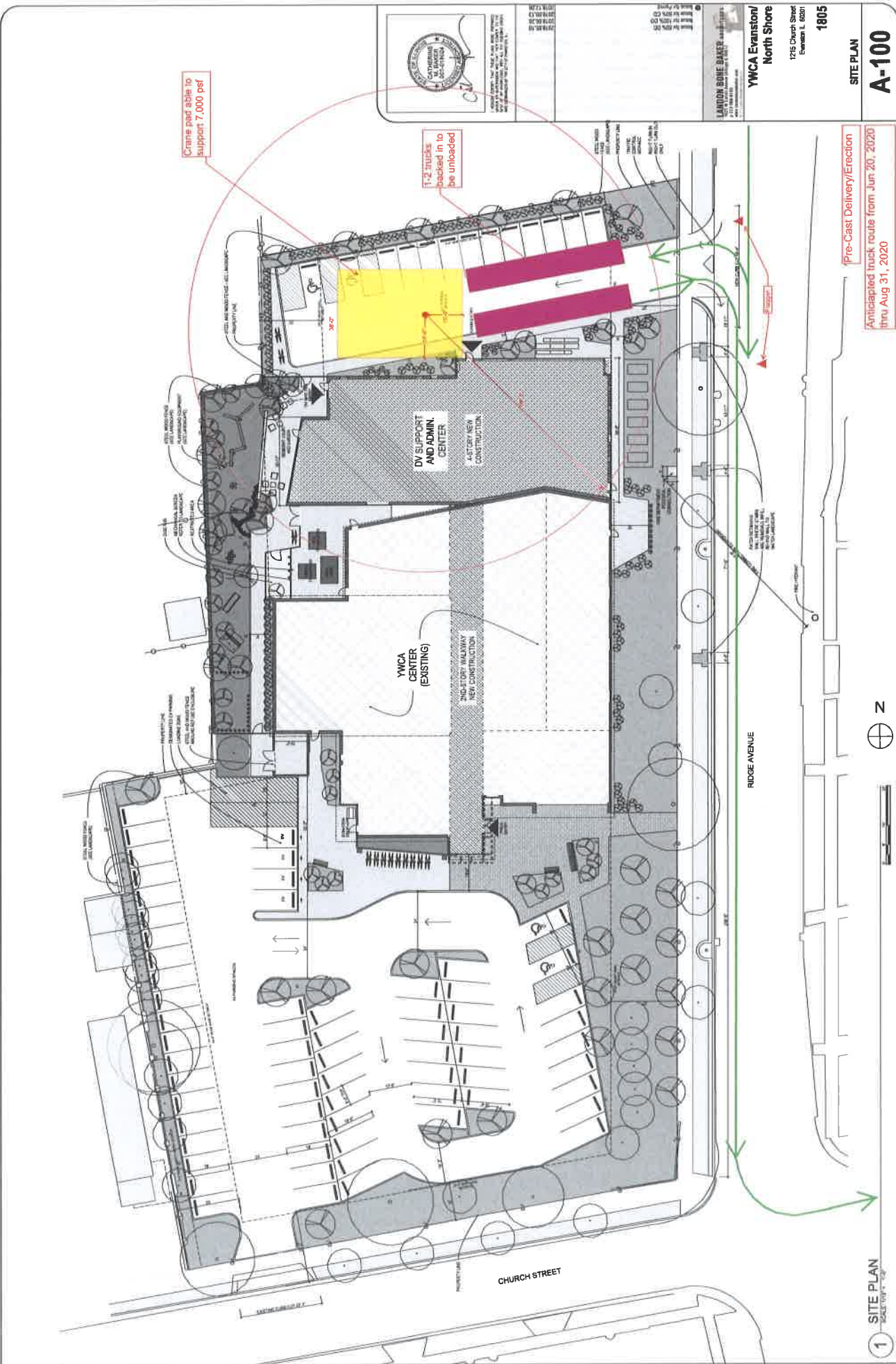
BY: [Signature]

City of Evanston Truck Routes



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Pre-Cast Erection Activities



Crane pad able to support 7,000 psi

1-2 trucks backed in to be unloaded

Pre-Cast Delivery/Erection
 Anticipated truck route from Jun 20, 2020
 thru Aug 31, 2020

LANDON BONE BAKER
 ARCHITECTS

1215 Church Street
 Evanston, IL 60201

1805

YWCA Evanston/ North Shore

SITE PLAN

A-100



1 SITE PLAN
 SCALE: 1/4" = 1'-0"