

CONSTRUCTION MANAGEMENT PLAN

1555 Ridge Avenue

May 26, 2020; Revised 7/13/20



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TABLE OF CONTENTS

1. CMP Process/ Safety (Pgs 3-4)
2. Project Schedule (Pgs 5-6)
3. Project Staging and Logistics (Pgs 7-12)
4. Truck Routes/ Contractor Parking (Pgs 13-14)



Construction Management Process

Our project work plan begins by identifying the objectives of the entire project team, creating a realistic plan, executing the plan according to schedule, monitoring intermediate milestones and making adjustments to the plan as conditions/assumptions change to ensure overall project success. The project team consisting of the Owner, Design Team and Synergy Construction will work together with one combined vision. We will meet with the entire project team and carefully identify the objective of the whole team. Those objectives include schedule, budget, sustainability and so forth. The next step will be to create the plan of how we, as a team, will accomplish these objectives. Synergy Construction prides itself on integrating as a member of the project team to deliver superior satisfaction to all involved. A few examples of the construction management tools we will employ on this project are:

Schedule Management; Weekly Schedule Reports; Weekly Safety Meetings; Daily Safety Inspections and Tool Box Talks; Daily Project Reports; Weekly Quality Control Reports; Regular Evaluation of LEED Requirements; Weekly Submittal Log Updates; RFI Log Maintenance; Project Document Control Log Updates; Project Directory Maintenance; Meeting Minutes; Payment Application Process; and so forth. We use Primavera for Scheduling, Master Builder for Cost Management and Document Control and Timberline for Estimating.

Site Safety and Security

Construction often presents unique site safety and security related issues. At Synergy Construction, we have completed many projects with varying levels of neighborhood crime with little to no theft or damage. This is largely a result of our proactive approach to maintaining a secure project site. Likewise, construction entails many potentially dangerous activities. Synergy Construction is dedicated to project safety, continually exceeding OSHA and industry standards. Often the safety of a company is measured by their workers compensation modifier rating with a 1.00 being industry average. Synergy Construction Group has a rating of 1.00 and has never faced a lost-time accident. The following steps are taken by Synergy Construction to ensure a safe and secure project.

1. Site security begins with developing good community relations and a thorough site security plan. By promoting a policy of being good neighbors, the community will respond by helping to protect the site.

2. In addition, our site logistics plan includes maintaining a fenced/screened perimeter, locked when work is not in progress or the site is not manned. Construction materials will be stored in secure on-site storage, as necessary.
3. Project site lighting will be maintained to prevent intrusion and site lighting will be shielded to reduce glare and impact to adjacent properties.
4. The project will be continuously inspected by the project staff who will then monitor the completion of any safety deficiencies. This process is also overseen and reviewed by our Safety Coordinator. Hazard Communication plans and MSDS reports are also maintained on site for use as needed.
5. The project site sign and perimeter fence signs will contain 24-hour emergency contact information for work site communication including all pertinent construction staff and phone numbers.
6. On site Project Team including full time Project Manager and Project Superintendent to coordinate all required inspections, shutdowns, connections, interruptions or potential inconveniences with neighboring property owner's and City of Evanston.

Vibration Monitoring/ Photo Survey

Given the use of shallow foundations and building setbacks to neighboring structures, we don't anticipate need of vibration or settling monitoring for this project. In lieu of settlement monitoring, we will photo/ video document street, alley, parkway, and sidewalk conditions prior to construction and provide to City.

Prior to commencing excavation activities, a photo/ video survey of neighboring properties will be complete to document the existing condition for 1509 Ridge, 1567 Ridge, 1560 Oak, and 1115 Grove.

Project Communication

Our project staff will provide weekly construction updates via the development website (www.1555ridge.com) to keep neighbors, alderman and City informed. Our project staff will also work with Roycemore School staff to coordinate our construction activities to reduce impact to their daily operations and traffic flow. We have already reached out and forwarded initial CMP to discuss in more detail as project gets closer.

Project Schedule

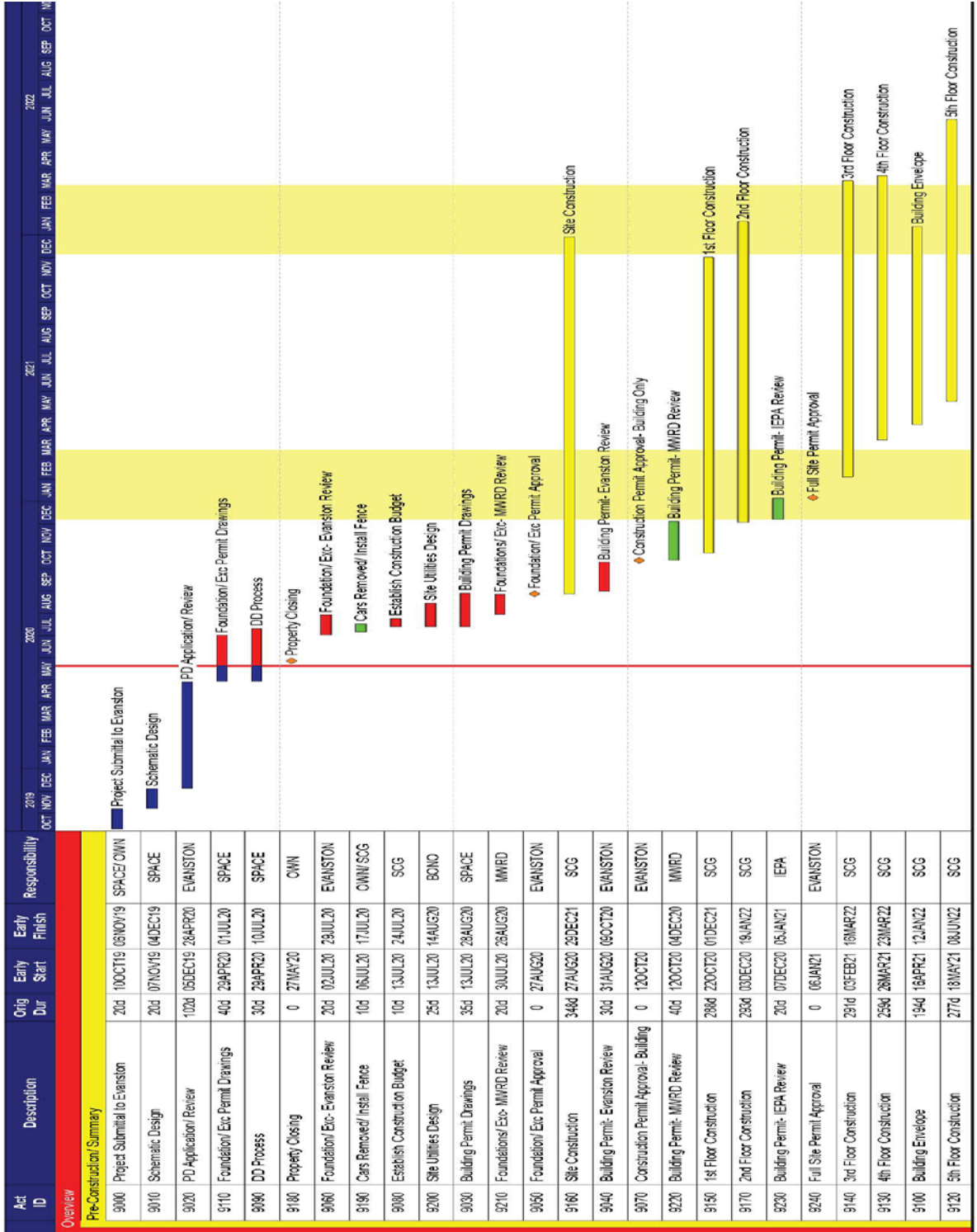
The summary schedule on the following page will be further detailed and updated as project proceeds. Synergy Construction will provide the necessary coordination and schedule durations from the selected consultants and subcontractors to best serve the project. The schedule will be updated monthly during the design process and throughout the construction. During construction and during the weekly meetings with the project team, Synergy will provide a detailed three-week look-ahead schedule for discussion. The three-week look-ahead schedule will help identify any outstanding submittals, material/ color selections, outstanding RFI's or Owner's decisions that could potentially impact the project schedule. These meeting will allow all involved to openly discuss what is required as part of their scope of work, what work needs to be completed by other trades to continue and facilitate the coordination of the work and identify any potential conflicts. The strength of the construction team is dependent on the ability of the team to create a realistic plan and execute that plan based on everyone being accountable and following through on their commitments.

Per City of Evanston, we will adhere to the following construction work hours:

Monday- Friday	7:00 am- 7:00 pm
Saturday	8:00 am- 5:00 pm
Sunday	Not allowed unless special permission granted

Our proposed project schedule on the next page illustrates our anticipated sequencing and activities but are also summarized below:

Foundation Permit Application	7/2020
Building Permit Application	8/2020
Excavation/ Foundation	9/2020- 11/2020
Building Structure/ Envelope	11/2020- 9/2021
Finishes/ Site	10/2021- 5/2022



Staging and Logistics Plan

Minimizing our construction site footprint to reduce disruption to neighboring properties and traffic along Ridge Avenue is crucial to the success of this project. We have identified (3) plans for staging/ logistics to coincide with our construction schedule to ensure the site is secure, safe and minimizes disruption to the neighboring properties and roadways during construction.

For all phases, we will locate the office trailer, dumpsters and temporary facilities within the project fence and focus construction circulation away from Ridge Avenue to ensure all vehicular and pedestrian traffic along Ridge will continue without disruption.

Phase I (Sept. 2020- Nov. 2020)

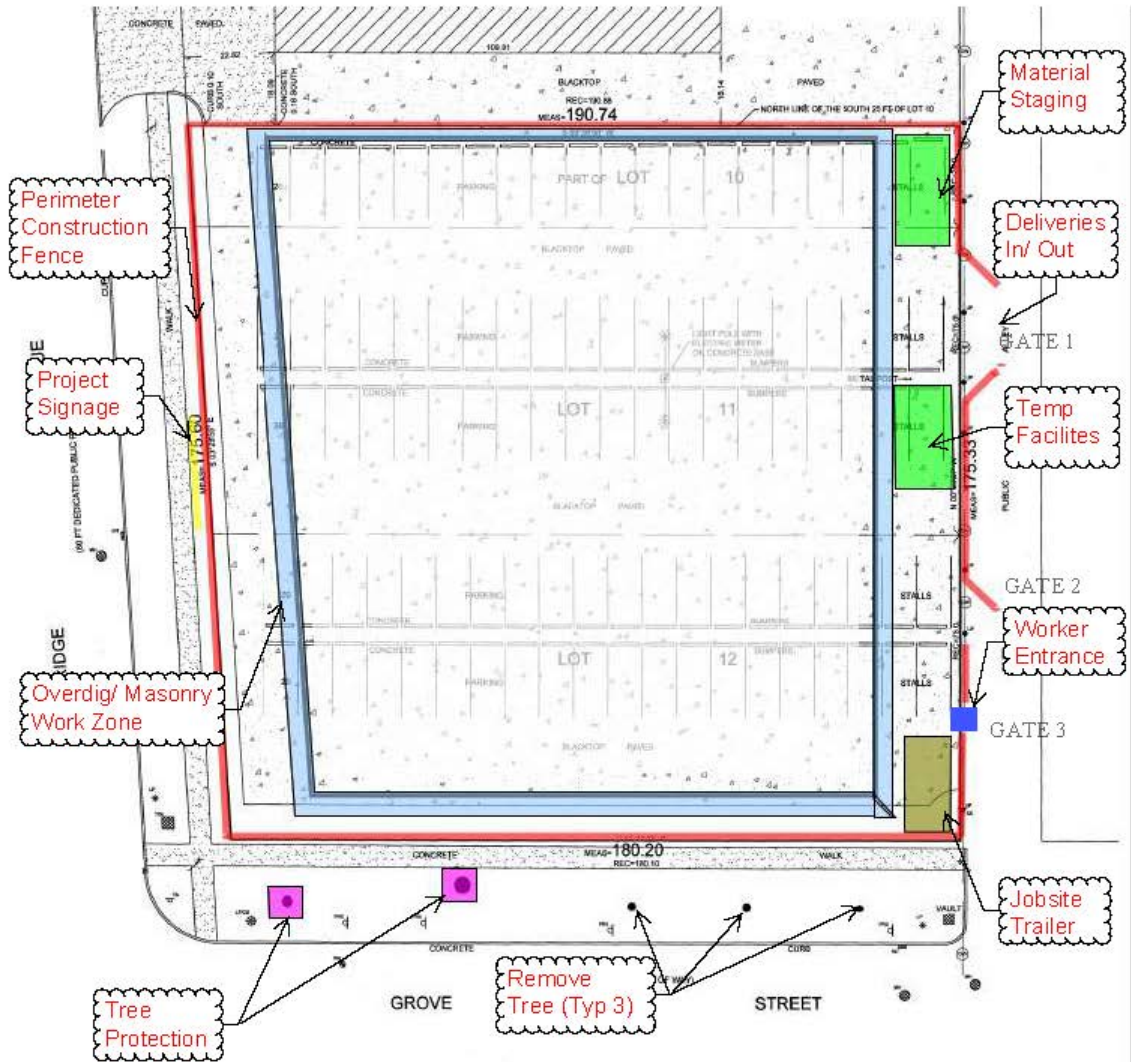
- **Mobilize**
- **Excavation**
- **Foundations**
- **Underground Detention/ Plumbing**

Upon foundation permit issuance, the tree protection and perimeter construction fence will be installed around all property elevations per plan on next page. Fencing along Ridge will be placed east of the sidewalk to ensure pedestrian and vehicular traffic will not be interrupted. Fencing along Grove will be along the north side of the sidewalk so vehicular and pedestrian traffic is not disrupted. The handicap parking space and signage on the north side of Grove will be temporarily relocated to the south side of Grove. We will work with Tom Twigg and staff to facilitate the relocation. Knox padlocks will be used at all entrance gates and fire extinguishers to be provided per code. Although there are no fire hydrants along project perimeter, if work is required near an existing hydrant, clear access will be maintained as well as signage installed indicating FDC location.

Deliveries in and out of the project during this phase will be focused through the alley and most of the material staging will be adjacent to the alley fencing. The construction trailer for project staff will be located at the SE corner of the site also adjacent to the alley. The primary worker entrance will be off the alley with secondary located at SW corner of site. Signage for pedestrian re-directs, emergency contact info for staff and temporary closures will be coordinated by on-site project staff with Evanston, neighbors and utilities as required. All erosion control measures, street sweeping, and fencing will be inspected and rectified by project staff as needed.

3

STAGING AND LOGISTICS



STAGING & LOGISTICS PLAN
 1555 Ridge Avenue
 Synergy Construction Group, LLC
 6/30/20

PHASE I (Sept. 2020 - Nov. 2020)
 - Excavation
 - Foundations
 - Underground Detention/ Plumbing

- Lt Construction Fence
- Trailer
- Tree Protection
- Overdig/ Masonry Work Zone
- Masonry Staging
- Lt Project Signage



Phase II (Nov. 2020- Sept. 2021)

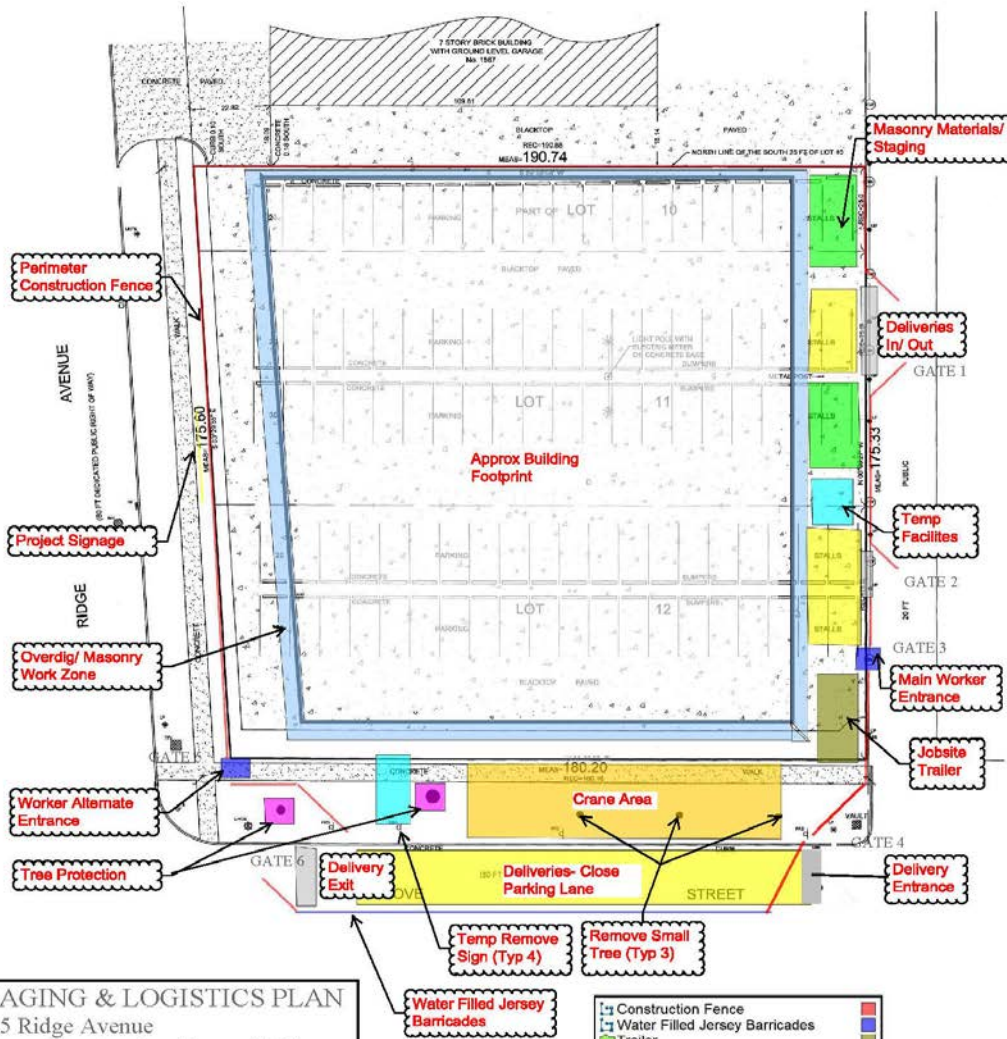
- **Building Structure**
- **Building Envelope**
- **MEP Rough**
- **Drywall**
- **Finishes**

Upon building permit issuance, the perimeter construction fence layout will be modified, and jersey barricades installed per plan on next page. Fencing along Ridge will remain east of the sidewalk to ensure pedestrian and vehicular traffic will not be interrupted. Fencing along Grove will be relocated to include the north sidewalk and parking lane along Grove. Vehicular traffic still will not be disrupted but there will be no parking along the north side of Grove for this phase. No parking signs will be placed on the fence. Pedestrian traffic will be re-directed to south side of Grove and the handicap parking space on the north side of Grove will remain relocated to the south side of Grove. Pedestrian re-direct signage will be maintained at NEC of Ridge & Grove and NWC of Oak & Grove. Knox padlocks will used at all entrance gates and fire extinguishers to be provided per code. Although there are no fire hydrants along project perimeter, if work is required near an existing hydrant, clear access will be maintained as well as signage installed indicating FDC location.

Deliveries in and out of the project during this phase will be through the alley as well as along the north side of Grove. All deliveries requiring crane for installation (steel, joists, RTU, etc) will use the Grove gate. Delivery flow will be westbound on Grove, enter east vehicular gate, unload then continue west through the other vehicular Grove gate. Most of the material staging will remain along the alley elevation. Worker entrance will be through the alley with secondary located at SW corner of site. Signage for pedestrian re-directs, emergency contact info for staff and temporary closures will be coordinated by on-site project staff with Evanston, neighbors and utilities as required. All erosion control measures, street sweeping, and fencing will be inspected and rectified by project staff as needed.

3

STAGING AND LOGISTICS



STAGING & LOGISTICS PLAN
 1555 Ridge Avenue
 Synergy Construction Group, LLC
 6/30/20

PHASE II (Nov. 2020- Sept. 2021)
 - Structure Floors 1-5
 - Building Envelope
 - MEP Rough
 - Drywall
 - Finishes

[Red Line]	Construction Fence
[Red Square]	Water Filled Jersey Barricades
[Purple Square]	Trailer
[Green Square]	Tree Protection
[Yellow Square]	Material Unloading/ Deliveries
[Orange Square]	Crane Staging
[Light Green Square]	Overdig/ Masonry Work Zone
[Dark Green Square]	Masonry Staging
[Blue Square]	Dumpster/ Temp Toilets
[Red Square]	Worker Entrance
[Red Square]	Project Signage
[Yellow Square]	Deliveries- In/Out



Phase III (Oct. 2021- May 2022)

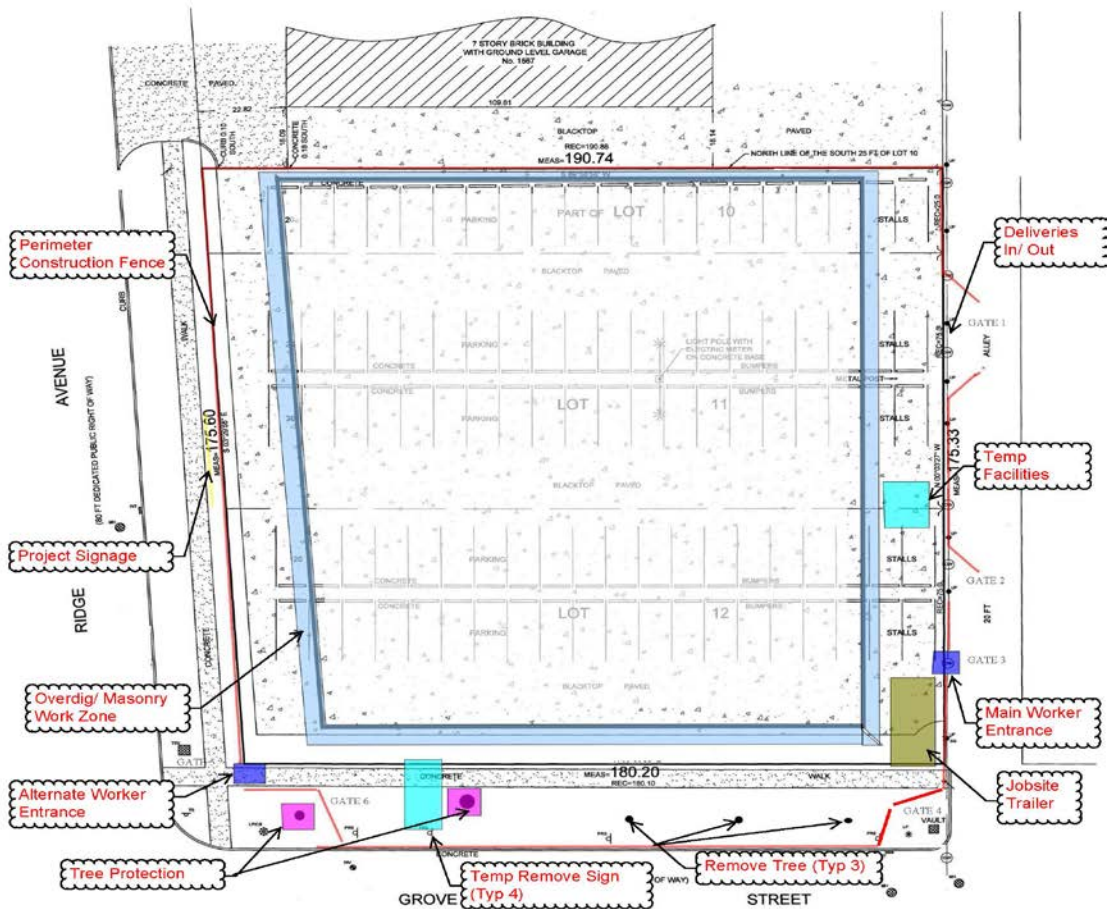
- **Asphalt/ Concrete**
- **Landscaping**
- **Building Finishes**

As building envelope is complete and it is safe to do so, the perimeter construction fence will again be modified, and jersey barricades removed per plan on next page. Fencing along Ridge will remain east of the sidewalk to ensure pedestrian and vehicular traffic will not be interrupted. Fencing along Grove will be relocated again to allow the north parking lane along Grove to be used again for parking. Pedestrian traffic will continue to be re-directed to south side of Grove and the handicap parking space on the north side of Grove will remain relocated to the south side of Grove. Project team will work to re-instate pedestrian traffic flow along north side of Grove as soon as safely allowable. Pedestrian re-direct signage will be maintained at NEC of Ridge & Grove and NWC of Oak & Grove. Knox padlocks will used at all entrance gates and fire extinguishers to be provided per code. Although there are no fire hydrants along project perimeter, if work is required near an existing hydrant, clear access will be maintained as well as signage installed indicating FDC location.

Deliveries in and out of the project during this phase will again be through the alley. Remaining material staging will remain along the alley elevation. Worker entrance will be along alley with secondary located at SW corner of site. Signage for pedestrian re-directs, emergency contact info for staff and temporary closures will be coordinated by on-site project staff with Evanston, neighbors and utilities as required. All erosion control measures, street sweeping, and fencing will be inspected and rectified by project staff as needed and be removed as permanent installations are in place.

3

STAGING AND LOGISTICS



STAGING & LOGISTICS PLAN
 1555 Ridge Avenue
 Synergy Construction Group, LLC
 6/30/20

PHASE III (Oct. 2021- May 2022)
 - Landscaping
 - Asphalt/ Concrete
 - Building Finishes

- Construction Fence
- Trailer
- Tree Protection
- Overdig/ Masonry Work Zone
- Dumpster/ Temp Toilets
- Worker Entrance
- Project Signage



4

TRUCK ROUTES/ PARKING

Truck Route

Below is the truck route map from Evanston's website. We highlighted the designated route into the project in green and in orange for trucks leaving the project site. Trucks will travel Emerson to Sherman to Grove to enter and leave Grove to Ridge to Emerson. Staging of trucks will not be allowed on residential streets.

City of Evanston Truck Routes

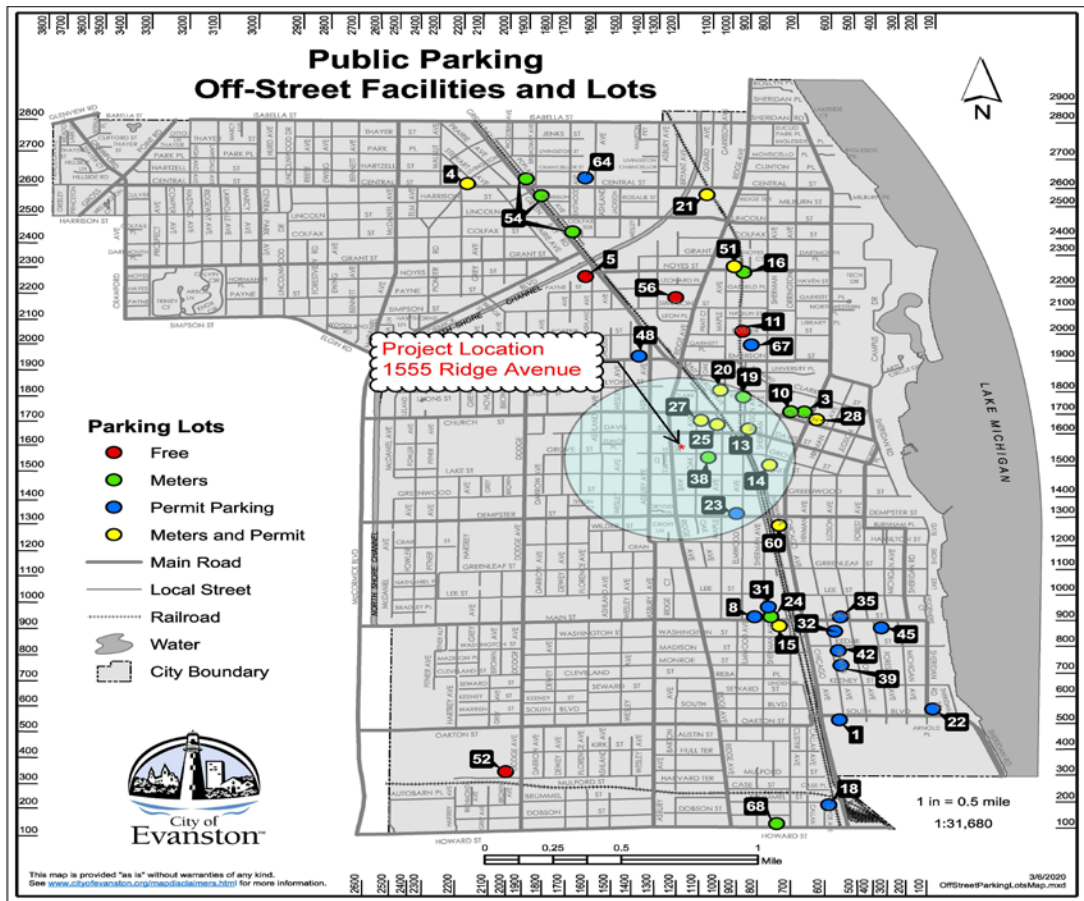


This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.



Contractor Parking

Below is the public parking map from Evanston's website. We will work with neighboring parking lots/ garages to secure 25-30 parking spots to reduce parking burden for the surrounding area. We highlighted the lots closest to the project in yellow and been in contact with Lot 38 at 1010 Grove and Lot 27 at 621 Oak to secure the spots for Phase I and partially Phase II. As building envelope construction is completed, we will facilitate the parking required within the building limits. There will be no contractor parking on residential streets and workers will be reminded at weekly meetings.



- | | | | |
|--|--|---|---|
| 1: South Blvd & Hinman, 66 spaces [P] | 16: 800/900 Noyes - @ "L", 22 spaces [M] | 27: 621 Oak Ave. - across from Post Office, 36 spaces [M,P] | 51: 927 Noyes - Noyes Center Lot, 55 spaces [M,P] |
| 3: 1700 Blk Chicago Ave (behind library), 74 spaces [M] | 18: Clyde & Brummel, 50 spaces [P] | 28: Church & Chicago Self Park, 600 spaces [M,P] | 52: James Park Lots, 240 spaces |
| 4: Central St. & Stewart, 66 spaces [M,P] | 19: 1700/1800 Benson (west side), 69 spaces [M] | 31: 925 Sherman, 20 spaces [P] | 54: Central Street Metra Station, 217 spaces [M] |
| 5: Ashland Ave & Noyes St, 42 spaces [M] | 20: 1800 Maple Ave, Self Park, 1400 spaces [M,P] | 32: 825 Hinman Avenue, 77 spaces [P] | 56: Civic Center - 2100 Ridge Ave., 232 spaces |
| 8: 811 Main Street, 49 spaces [P] | 21: Chandler Center - 1100 Central Street, 92 spaces [M,P] | 35: NW Main & Judson, 56 spaces [P] | 60: 1234 Chicago Avenue, 35 spaces [M,P] |
| 10: 1701 Orrington Ave (under library), 53 spaces [M] | 22: Sheridan Rd. & South Blvd., 50 spaces [P] | 38: 1010 Grove St. - west side of YMCA, 39 spaces [M] | 64: Ryan Field West Lot, 100 spaces [P] |
| 11: 800/900 Foster at "E" (gravel lot), 44 spaces [P] | 23: NW Dempster & Elmwood, 39 spaces [P] | 39: 711 Hinman Ave., 48 spaces [P] | 67: Alley between Emerson & Foster east of Purple Line, 34 spaces [P] |
| 14: 1505 Sherman Ave (Best Western Lower Level), 98 spaces [M,P] | 24: 727 Main St., 32 spaces [M] | 42: 743 Hinman Ave., 24 spaces [P] | 68: 700 block of Howard, 13 spaces [M] |
| 15: Rear of 716 Main - (behind Goods and Vogue), 33 spaces [M,P] | 25: 1614 Maple Ave., 32 spaces [M,P] | 45: 833 Forest Avenue, 26 spaces [P] | |
| | | 46: Sherman Plaza Self Park - Davis & Benson, 1250 spaces [M,P] | |
| | | 48: 1315 Emerson St., 13 spaces [P] | |
- [M=Metered, P=Permit Parking]

