



April 20, 2021

Construction Management Plan

Evanston Gateway
100 Chicago Avenue
Evanston, Illinois

Prepared By:

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Architect:

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1 N. Dearborn Suite 700
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(312) 242-3802
Greg Gibson
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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 – 5:00 PM

Sunday: Work not allowed unless special permission by the City of Evanston is granted.

Noise & staging: Noise relating to staging, material delivery and worker prep activities shall only occur during construction work hours without exception.

Site Access:

We have reviewed the immediate area around the Project Site 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 and illustrated on the attached Exhibits.

1. The Project Site has four distinct curb cuts along Chicago Ave which will be used during various points for access to the site during the overall construction process. Temporary Flag Persons will be used on an as-needed basis to coordinate traffic entering & leaving the Project Site. Pedestrian traffic will be maintained at all times unless indicated otherwise below.
2. The Project Site has no alley access, so we will utilize a “just-in-time” delivery model for all deliveries and during excavation & foundation phases of construction.
3. Staging of trucks on local streets will not be permitted. We anticipate all staging will be accomplished inside the boundaries of the Project Site.
4. Traffic entering or leaving the Project Site will only use approved truck routes without exception as illustrated in Exhibits A & B.
5. Any Subcontractor that does not adhere to these requirements will be required to utilize other drivers for all future deliveries.

Demolition:

All structures have already been demolished and removed from the Project Site. The existing parking lot, storm sewer structures & foundations noted on the Construction Documents to be removed will be done so while following the COE Demolition Instructions and per IBC Section 3303.4.1.

Environmental:

The Developer has completed the remediation of the three underground storage tanks as identified by Pioneer Environmental in their Phase 2 Report. Pioneer was hired to supervise the removal of the tanks and to close



this issue with all Governmental Authorities having jurisdiction. Further remediation work on the Project Site is not anticipated.

Construction:

We have provided Exhibit B which illustrates the Construction Logistics Plan. The project will be completed in two phases as follows:

1. Podium Construction: Excavation, Foundations, Site Utilities, Steel Erection, Pre-Cast Plank Installation, Masonry Construction. Anticipated Duration: 12 Weeks.
2. Tower Construction (Floors 2 through 5): Wood Framing, Masonry Construction, Exterior Skin, Interior Build-Out. Anticipated Duration: 40 Weeks.

The Remote Field Office will be located along the west property line towards the north end of the site as illustrated in the Exhibits until the building is enclosed and secured. At that time, the field office will be relocated into the building and the trailer removed from the site. Construction staging and material storage will be located on the north end of the project site and completely within the project boundaries as illustrated in Exhibit B. The site will be enclosed using 8' high construction fencing with green screening and a combination of driven posts and sandbag base supports. Pairs of 12' wide swing gates with a key knockbox located along Chicago Avenue will be installed per Exhibit B. All required signage including site identification, emergency & numeric signage will be installed and maintained as needed. All of the site fencing and gates will be removed at the General Contractor's discretion once all of the exterior building work has been completed, outdoor staging & storage is no longer necessary, and the site is deemed safe.

Pedestrian traffic along Chicago Avenue and Howard Street will be maintained for the majority of the project's duration. Once we reach grade, lighted sidewalk canopies will be erected and maintained adjacent to the proposed building as illustrated in Exhibit B. This access will be interrupted as needed to install site utilities, landscape, sidewalks & curbs. These and any other necessary interruptions will be minimized to the greatest extent possible and coordinated with the City of Evanston without exception. Traffic control will be provided as necessary for all construction traffic leaving the project site for the safety of the pedestrians.

Street closures on Chicago Avenue will be required to install our site utilities, sidewalks and curbs. All closures will be coordinated with the City of Evanston and will include all traffic control and safety measures as necessary (signage, cones, flagmen, etc.). Permits will be obtained for all closures of streets and/or sidewalks as needed to complete the work.



Construction Activities and Workers Safety will be a priority and will be in accordance with all OSHA requirements and guidelines.

Contractor Parking:

We will allow for daily parking to LG Construction personal, contractors needing to load or unload materials and/or tools and contractors who utilize truck-mounted equipment for their work (ex: welders, saw-cutters, insulation installers, etc.). In the effort to minimize our effect on the neighborhood, we will allow general parking for contractors on the north end of our site as space allows and as the construction schedule permits.

Vibration & Settlement Monitoring:

As this project does not include any deep foundations or ERS installations, we do not anticipate any vibration creation or settlement, therefore no monitoring of same is included.

Fire Prevention:

A Fire Prevention Plan will be submitted to the City of Evanston Fire Department for review and approval. Fire Safety during construction will be in accordance with the 2012 International Fire Code Chapter 33 Sections 3301 through 3317. A knoxbox padlock will be provided at the main construction gate for use by EFD. A clear zone shall be maintained around all fire hydrants. A white sign with red letters will be provided to denote all fire protection equipment (hydrants, standpipes, fire department connections, etc.) located along our construction fencing.

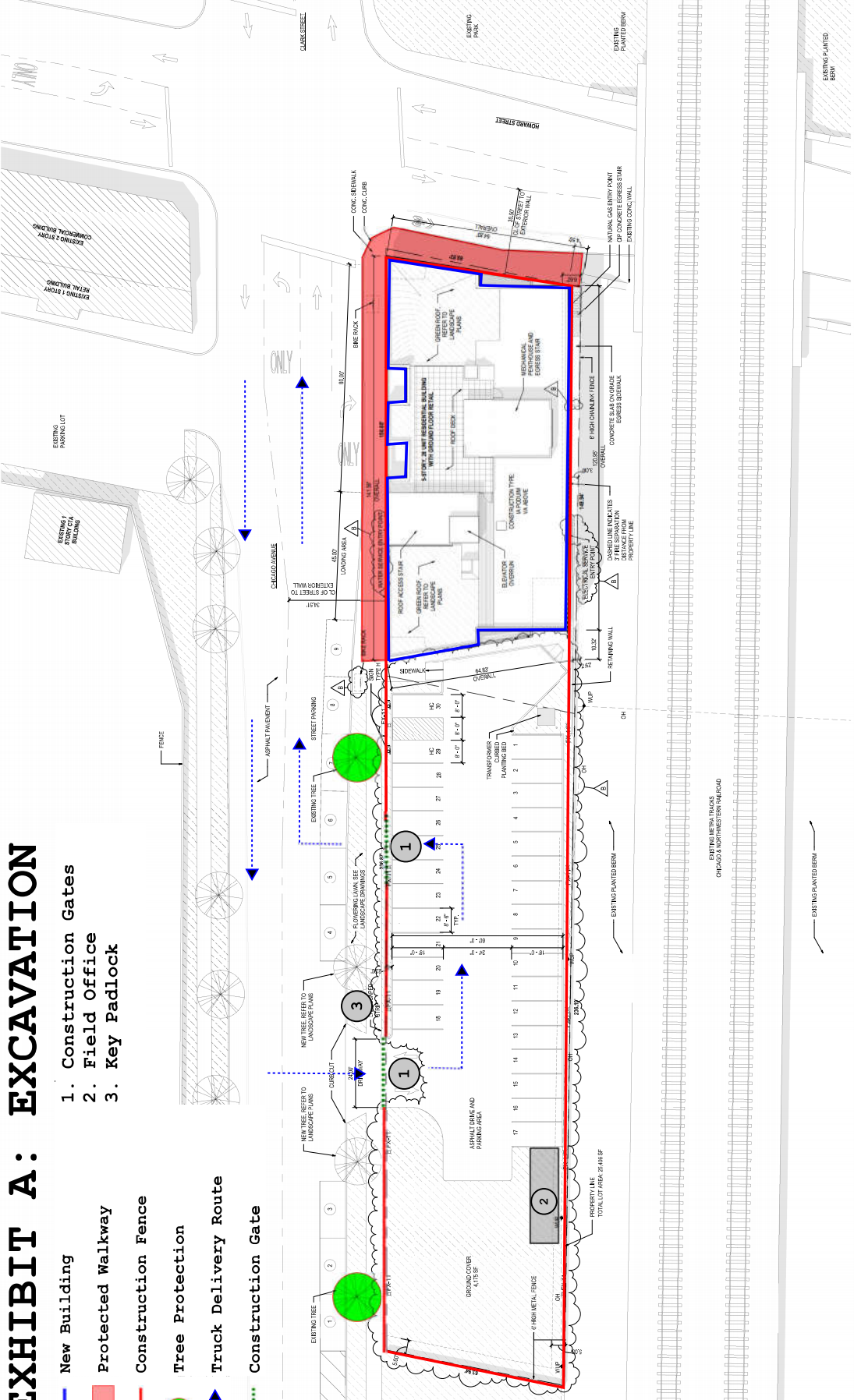
Work Site Communication with Neighborhood

A website will be made available with monthly or as needed updates concerning the proposed construction activities that affect the neighborhood (utility work, road closures, sidewalk closures, completion dates, etc.). The website will be provided to the City of Evanston and listed on the construction fencing once established. This website will provide notifications seven day in advance and include contact information for all key site personal.

EXHIBIT A: EXCAVATION

- New Building
- Protected Walkway
- Construction Fence
- Tree Protection
- > Truck Delivery Route
- Construction Gate

1. Construction Gates
2. Field Office
3. Key Padlock



Evanston Gateway LLC

LEVEL
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1100 North Dearborn Street, Suite 100
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Δ	Date	Descriptions
	10/26/2017	ISSUED FOR 100% SD
	06/25/2018	ISSUED FOR PERMIT (BD)
	02/27/2020	PERMIT REVISIONS

Seal Signature
Professional Engineer
No. 043000001
State of Illinois
City of Evanston, Illinois

Project Name
EVANSTON GATEWAY
Project Number
17-03
Description
SITE PLAN

Scale
1/16" = 1'-0"
Sheet
A.000

SITE PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

SITE FEATURES LEGEND

- NEW LIGHT POLE
- NEW SIGN
- EXISTING WOOD utility POLE
- EXISTING OVERHEAD LINE

GENERAL NOTES

1. SEE ALL TOTAL DRAWINGS FOR SCOPE AND DETAIL OF ALL ITEMS OUTSIDE OF THE FOOTPRINT OF THE BUILDING.
2. REFER TO EXISTING SURVEY FOR DIMENSIONS OF EXISTING UTILITY PIPES AND CONDUITS.
3. REFER TO EXISTING SURVEY FOR DIMENSIONS OF EXISTING UTILITY PIPES AND CONDUITS.
4. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

EXHIBIT B: CONSTRUCTION

New Building

Protected Walkway

Construction Fence

Tree Protection

Truck Delivery Route

Construction Gate

1. Construction Gates

2. Field Office

3. Key Padlock

4. Dumpster Location

5. Material Storage

6. Temp Crane Locations

7. Toilet Location

8. Temp Power Location



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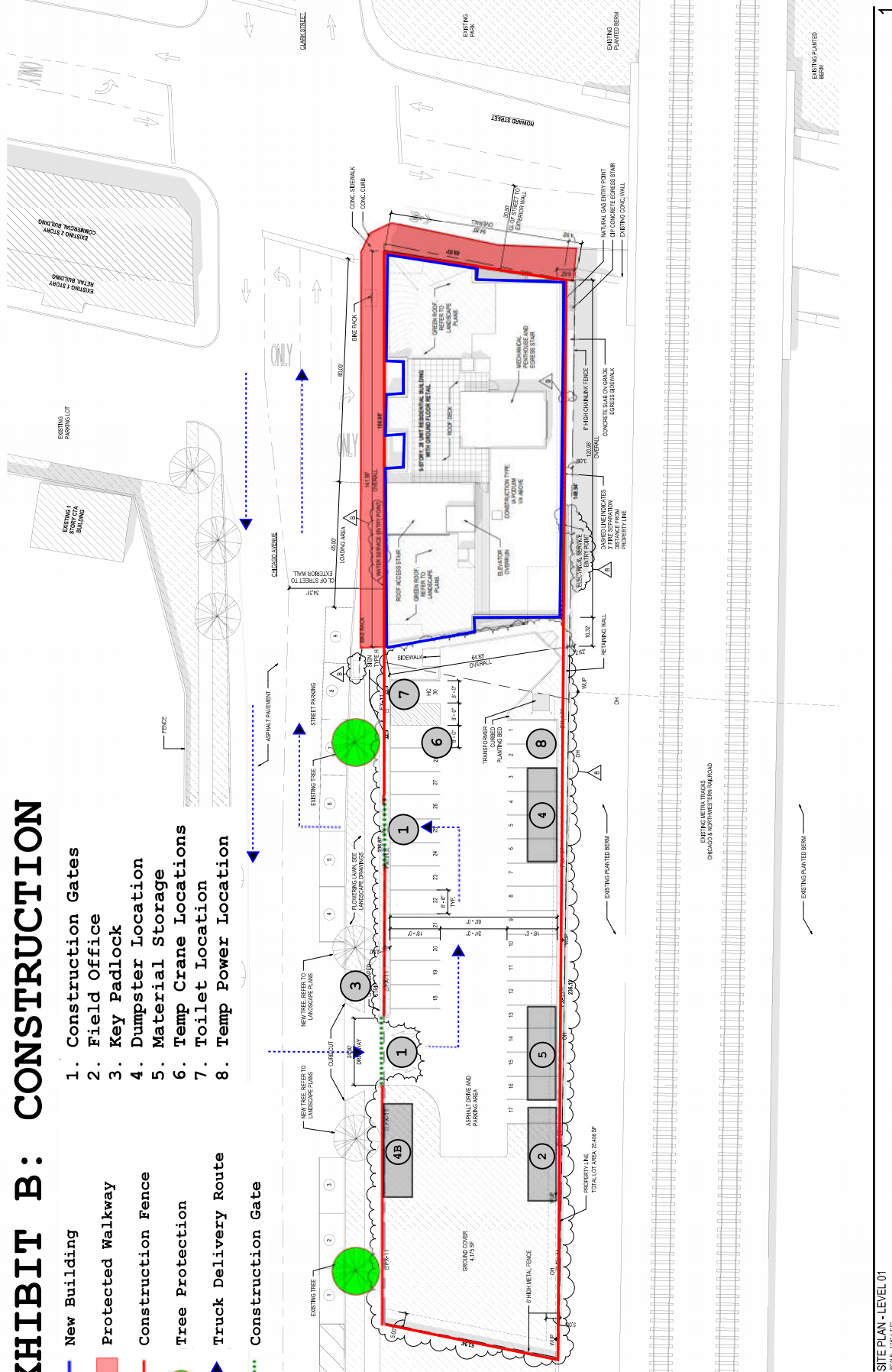
Date	Descriptions
1/26/2017	ISSUED FOR 100% SD
02/25/2018	ISSUED FOR PERMIT (BD)
8/02/2020	PERMIT REVISIONS

Seal Signature
Professional Engineer
No. 043-000000
State of Illinois
City of Evanston, Illinois



Project Name
EVANSTON GATEWAY
Project Number
17-03
Description
SITE PLAN

Scale
1/16" = 1'-0"
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A.000



SITE PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

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GENERAL NOTES

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SHEET NOTES

1. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.

EXHIBIT C: CONSTRUCTION SECTION

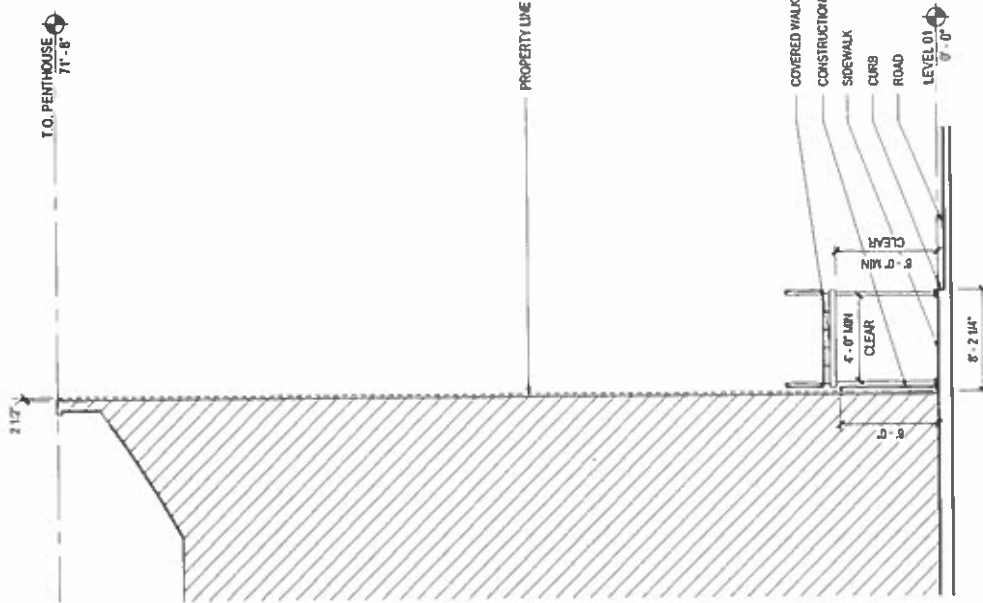


TABLE 3306.1 PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None



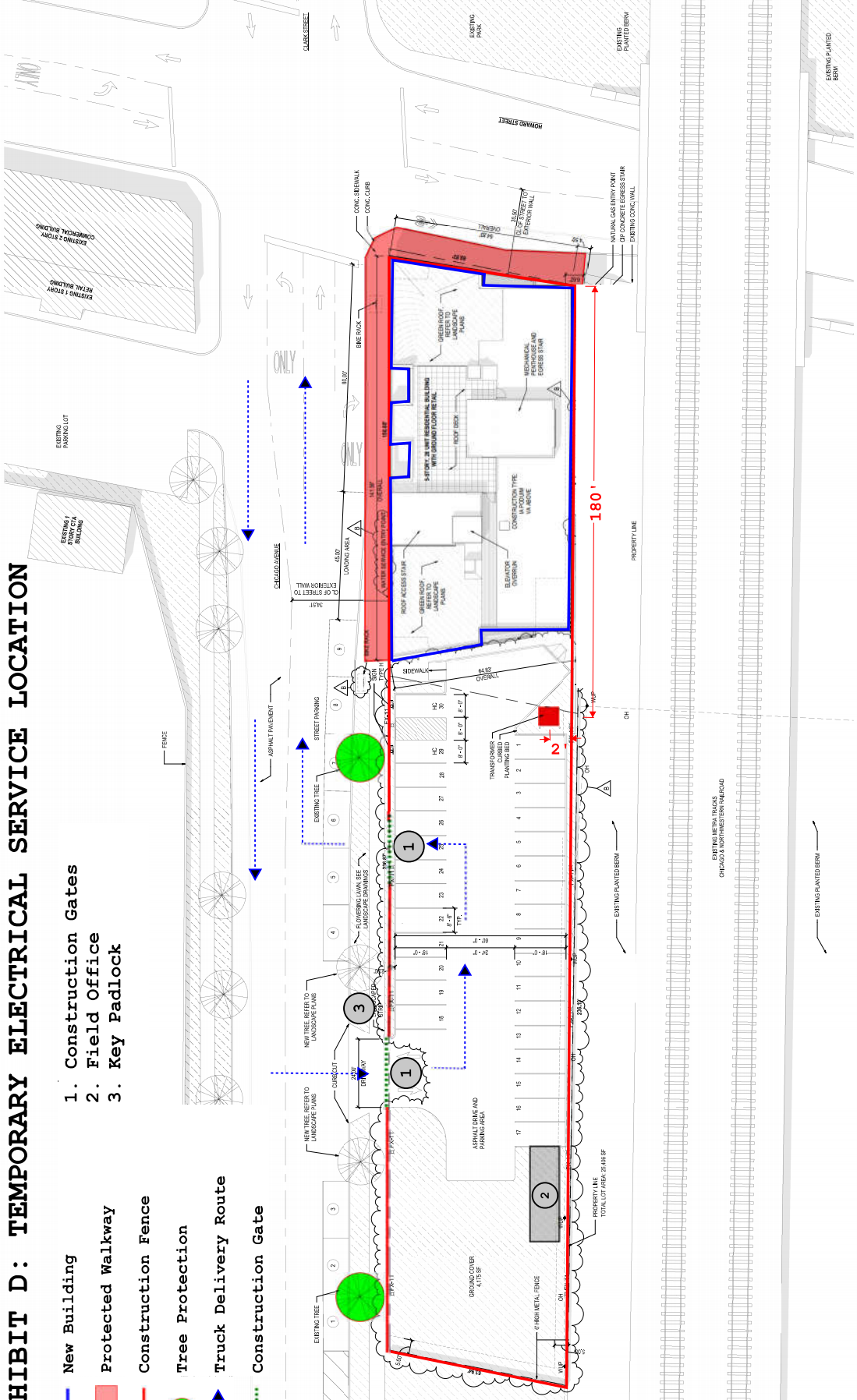
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE

CONSTRUCTION MANAGEMENT PLAN

EXHIBIT D: TEMPORARY ELECTRICAL SERVICE LOCATION

- New Building
- Protected Walkway
- Construction Fence
- Tree Protection
- Truck Delivery Route
- Construction Gate

1. Construction Gates
2. Field Office
3. Key Padlock



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Δ Date	Descriptions
02/08/2017	ISSUED FOR 100% SD
06/25/2018	ISSUED FOR PERMIT (BD)
02/27/2020	PERMIT REVISIONS

Seal Signature
Professional Engineer
No. 0430.0001
State of Illinois
City of Evanston, Illinois



Project Name
EVANSTON GATEWAY
Project Number
17-03
Description
SITE PLAN

Scale
1/16" = 1'-0"
Sheet
A.000

SITE PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

SITE FEATURES LEGEND

- NEW LIGHT POLE
- NEW SIGN
- EXISTING WOOD CHUTE POLE
- EXISTING OVERHEAD LINE

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