

Construction Management Plan

1012-16 Church St

Evanston, IL 60202

Monday July 1, 2022

General Contractor: Bulley & Andrews

Architect: Eckenhoff Saunders

Owner: Northlight Theatre

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Traffic Control & Logistics:

This portion of the project will require 2 right of way closures.

Phase 2 will be a closure of the sidewalk on the South side of Church St. Access to the existing pay box will be maintained at all times. – See exhibit “A”

Phase 3 will require closure of the alley to the West of the property. - – See exhibit “A”

Construction:

The construction for this portion of the project is largely limited to demolition of lot lite buildings. The project will 4 intermediate phases – see exhibit “A”

Phase 1 -Mobilize and erect inward swinging gate in alley.

Phase 2 – Sidewalk closure along Church St to allow for removal of wall and canopies.

Phase 3 – Alley closure to all for removal of lot line walls

Phase 4 – Final clean up and etc.

Project Schedule:

The overall schedule is contingent upon receipt of permits and weather.

Phase 1 – 06/28 to 06/30

Phase 2 – 07/05 to 07/22

Phase 3 – 07/05 to 07/22

Phase 4 – 07/253 to 07/29

Work Hours:

Monday – Friday – 7:00AM to 7:00PM

Saturday – 8:00AM to 5:00PM

Sunday – None unless special permission obtained from City

Contractor Parking:

We anticipate a majority of the contractor parking to be on site. Any overflow parking would be directed to the surface lots indicated in Exhibit “C” 1614 Maple Ave & 621 Oak Ave.

Community Impact:

The project team is committed to working with local Evanston and W/MBE firms.

The following contactors are part of this project:

*Indicates local Evanston or W/MBE firms.

- WreckOn LLC*
- National Heat & Power*
- Block Electric
- Celtic Utility Co.

Delivery Routes & Logistics:

The project site will have a small area at the South East corner of the property. See attached Exhibit "A" showing the area for contractor parking, equipment storage, and dumpster/toilet area. All equipment and material deliveries to and from the site will follow all appropriate rules and regulations. Trucks will approach the site by heading East on Church St, turn South on Oak Ave, and then turn East in to the alley. This is shown on Exhibit B with the green arrow indicating the proposed truck route.

Verification of Existing Conditions:

This project has been broken up into two primary phases: Phase 1 Demolition & Phase 2 New Construction. The final design and construction schedule are pending but are anticipated to take place in 2023-2024.

The current demolition phase is limited to removal of all above ground building structures and elements. The existing foundations are being left in place for the duration of this phase. We will hand dig to verify dimensions and depths. Final scope of work will be executed during the new construction of Phase 2.

"The Barn" is a tenant of the property owner and the project team has been in regular contact with their staff.

Work Site Communications:

The project team will update the property owners or management companies of buildings as required by the permitting process. The notifications will be in writing delivered by U.S. mail, email, and/or other means supported by the property owners or management companies. The initial notification will be made at least one week prior to mobilization for the project. Updates will be delivered. All public right of way closures will have posted notifications 48 hours prior to their start. A sign with emergency contact information for the general contractor's key employees will be posted on, or on the fence panel next to, the primary access gate. A development sign with the project name, rendering and project description will be provided on the gate or the fence panel adjacent thereto and a board at this location will provide project updates.

Phase 1 - 06/28/22 thru 06/30/22

*Set up fence and gate in alley

No Dumpsters or equipment parked in the public way

Legend:

Project Limits 

Fence/Gates 

Construction Traffic 

Signage 

Structural Engineer

TGRWA, LLC

MEP/FP Engineer

Grumman/Butkus Associates

Theater Planner

Schuler Shook Inc

Acoustic Designer

Kirkegaard Associates

Civil Engineer

Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

No. Date Issue Description

ECKENHOFF SAUNDERS

One Prudential Plaza
130 East Randolph Suite 1850
Chicago IL 60601
312.786.1204p esadesign.com

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Client / Project Name

Northlight Theater

1012 - 16 Church Street, Evanston, IL 60201

Sheet Title
Site Logistics

QA/QC

Project No. **LOG1.0**
18117



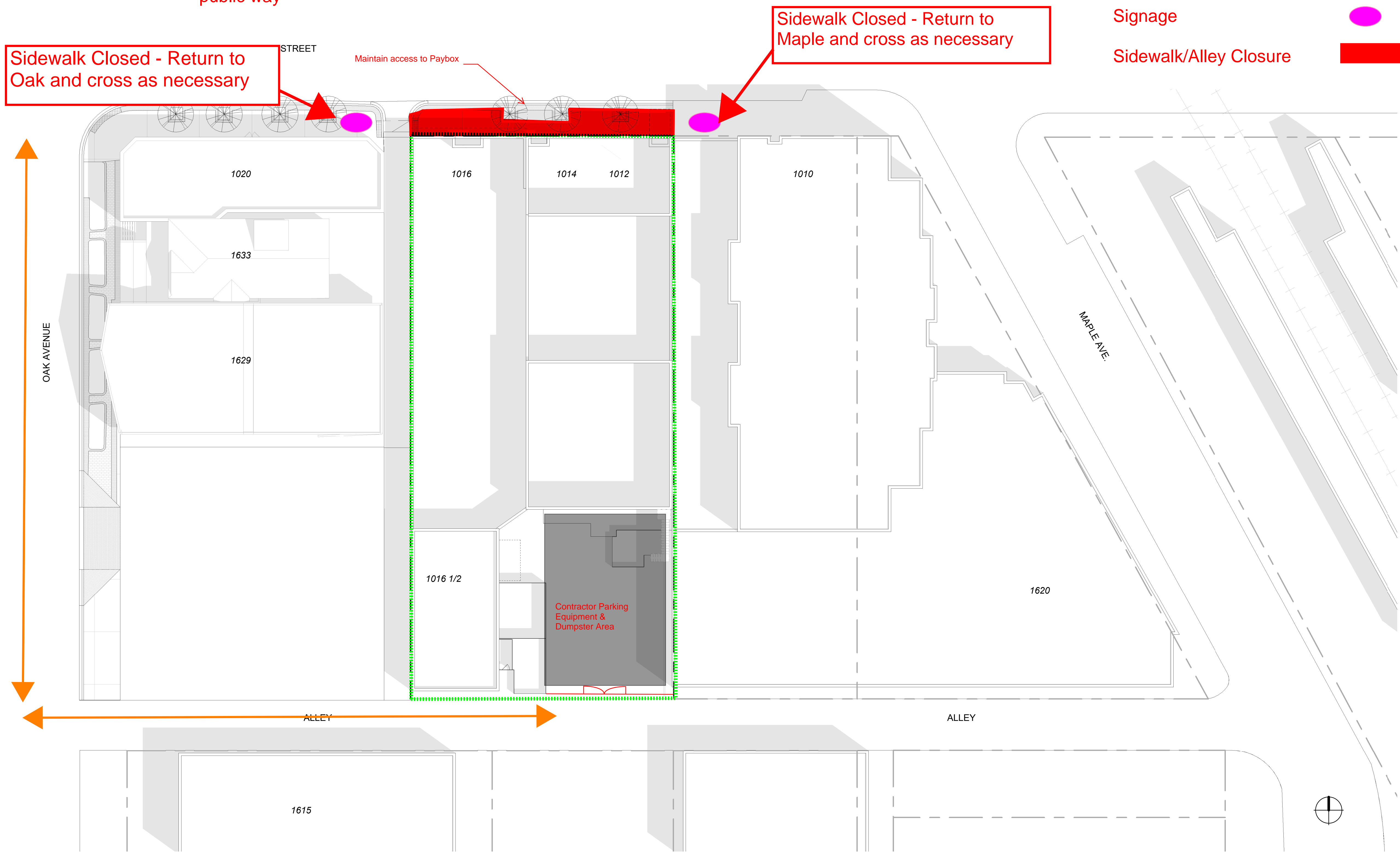
1 Site Existing Plan - G.C. Logistics
1" = 20'-0"

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Phase 2 - 07/05/22 thru 07/22/22
 *Set up fence along Church street before demolition of North elevation
 *Maintain Fence during demolition - approximately 5 days.

No Dumpsters or equipment parked in the public way

- Legend:
- Project Limits -----
 - Fence/Gates —————
 - Construction Traffic ↔
 - Signage ●
 - Sidewalk/Alley Closure ■



1 Site Existing Plan - G.C. Logistics
 1" = 20'-0"

Structural Engineer
 TGRWA, LLC
 MEP/FP Engineer
 Grumman/Butkus Associates
 Theater Planner
 Schuler Shook Inc
 Acoustic Designer
 Kirkegaard Associates
 Civil Engineer
 Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

| No. | Date | Issue Description |
|-----|------|-------------------|
| | | |

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Northlight Theater
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Phase 3 - 07/05/22 thru 07/22/22
 *Relocate fence to property line
 *Erect fence during demolition of West elevation - approximately 5 days
 *Controlled vehicle access to be maintained

No Dumpsters or equipment parked in the public way

Legend:

- Project Limits ⋯
- Fence/Gates —
- Construction Traffic ↔
- Signage ●
- Sidewalk/Alley Closure ■

Structural Engineer
 TGRWA, LLC
 MEP/FP Engineer
 Grumman/Butkus Associates
 Theater Planner
 Schuler Shook Inc
 Acoustic Designer
 Kirkegaard Associates
 Civil Engineer
 Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

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Phase 4 - 07/25/22 thru 07/29/22
 *Relocate fence to property line

No Dumpsters or equipment parked in the public way

Legend:

Project Limits 

Fence/Gates 

Construction Traffic 

Signage 

Sidewalk/Alley Closure 

Structural Engineer
 TGRWA, LLC
 MEP/FP Engineer
 Grumman/Butkus Associates
 Theater Planner
 Schuler Shook Inc
 Acoustic Designer
 Kirkegaard Associates
 Civil Engineer
 Eriksson Engineering Associates, Ltd.

Exhibit "A" - CMP

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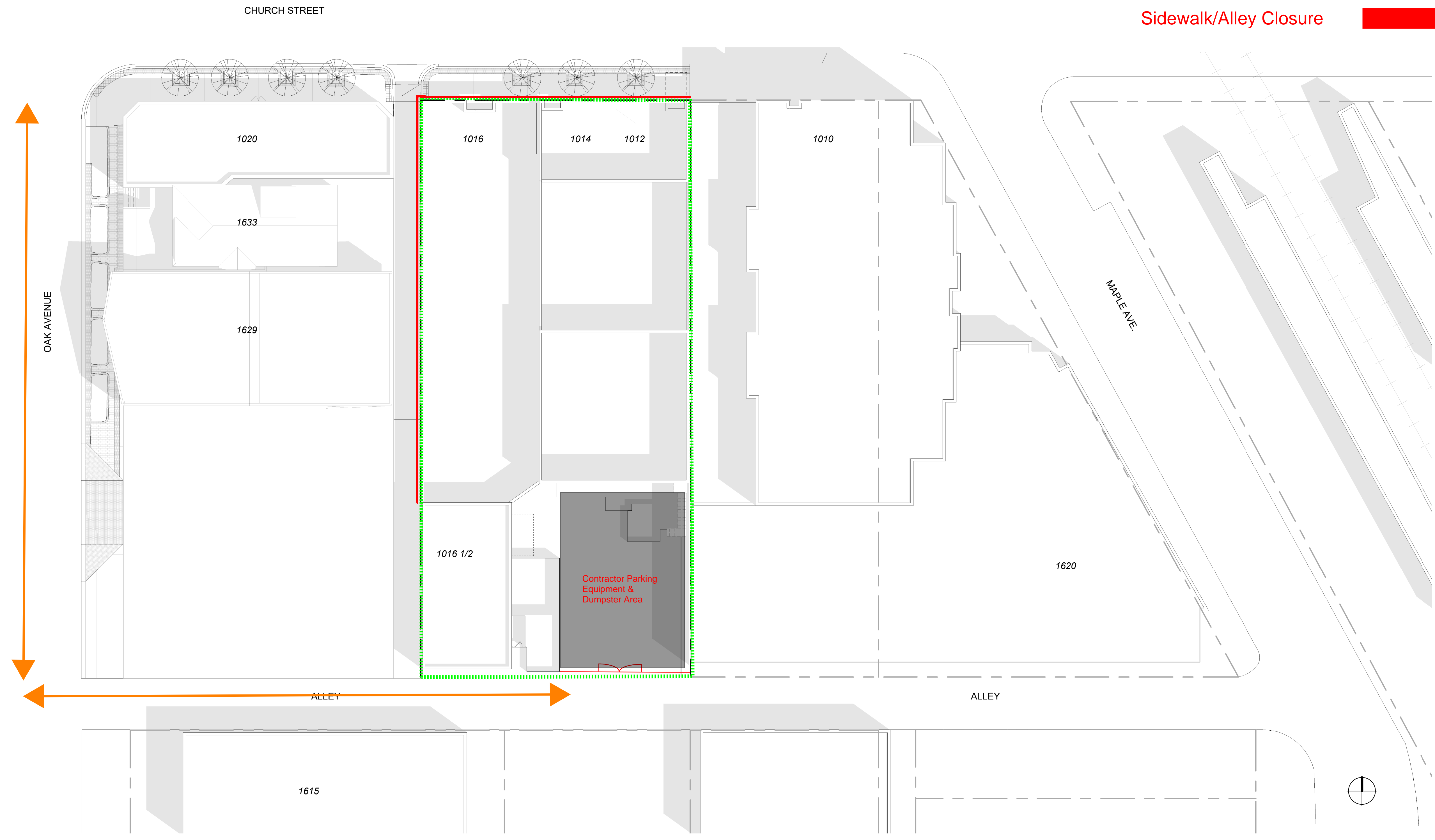
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Project Complete - all fence/gates removed

No Dumpsters or equipment parked in the public way

Legend:

Project Limits



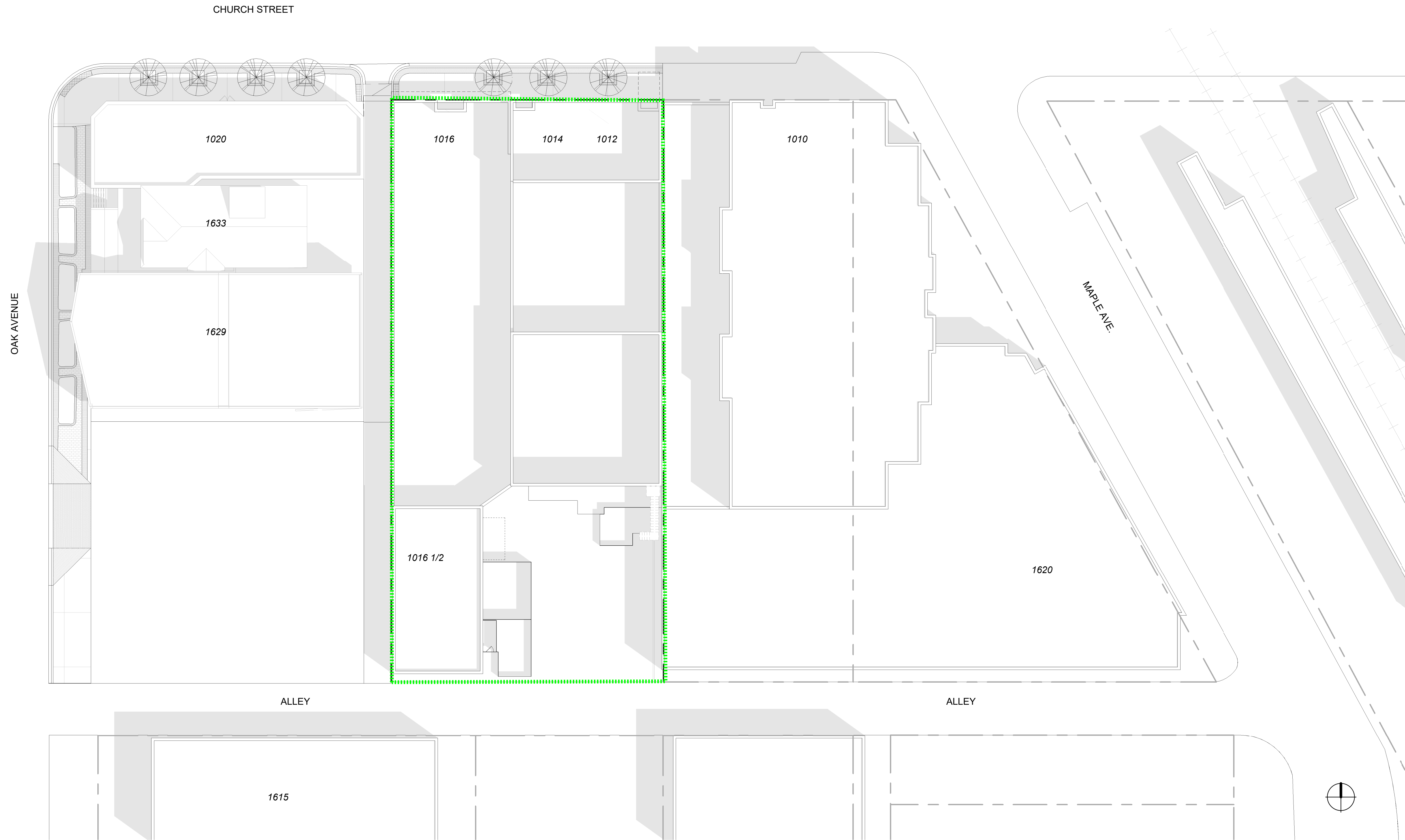
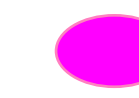
Fence/Gates



Construction Traffic



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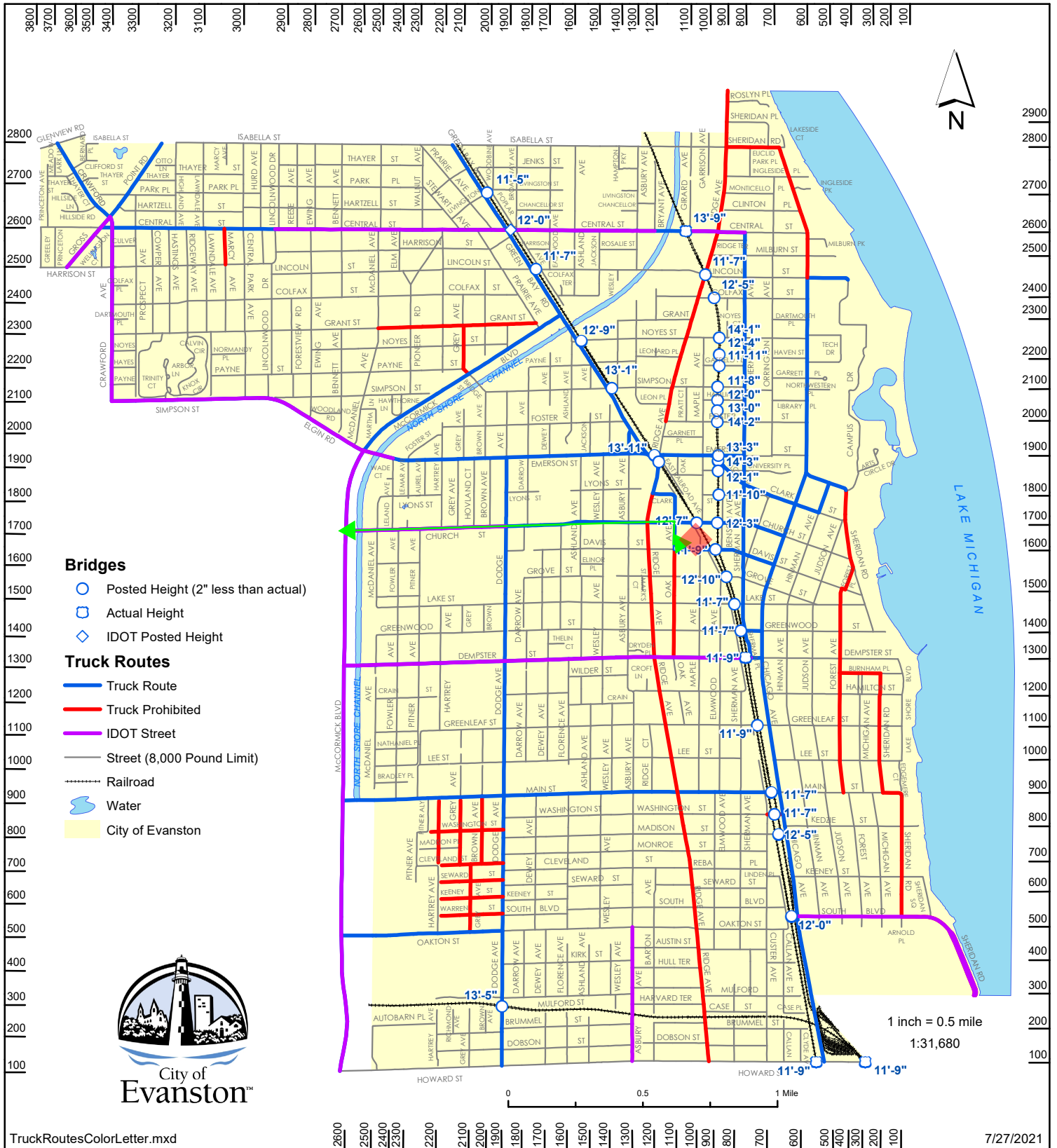
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Project No.
18117

LOG1.0

Site Existing Plan - G.C. Logistics
1" = 20'-0"

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.

Exhibit "B" - Delivery Routes

Public Parking Off-Street Facilities and Lots

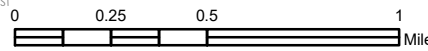
Exhibit "C" - Parking

Parking Lots

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



1 in = 0.5 mile
1:31,680



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See www.cityofevanston.org/mapdisclaimers.html for more information.

8/21/2020
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 "EI" (gravel lot), 44 spaces 16: 800/900 Noyes - @ "L", 22 spaces [M] 18: Clyde & Brummel, 50 spaces [P]</p> | <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] 27: 621 Oak Ave. - across from Post Office, 36 spaces [M,P]</p> | <p>28: Church & Chicago Self Park, 600 spaces [M,P] 31: 925 Sherman, 20 spaces [P] 32: 825 Hinman Avenue, 77 spaces [P] 35: NW Main & Judson, 56 spaces [P] 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] 51: 927 Noyes - Noyes Center Lot, 55 spaces [M,P] 52: James Park Lots, 240 spaces</p> | <p>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: Ry an 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]**