



VARSIITY THEATER

CONSTRUCTION SITE MANAGEMENT PLAN

ARCO
MURRAY
| DESIGN BUILD

CONTENTS

The information included is proprietary and not to be utilized or shared with others without the written consent of ARCO/Murray. This Construction Site Management Plan outlines the operations and procedures that will take place at 1710 Sherman Ave in Evanston, IL.

1. Construction Site Management Plan	3-5
2. Exhibit A: Site Logistics Plan	6
3. Exhibit B: Parking Map	7
4. Exhibit C: Truck Routes	8

Construction Schedule and Logistics

Site Logistics Plan

The attached and following Exhibit A is the site logistics plan that will be utilized for the project. Below is a description of Construction Activities for this project:

Site Mobilization

Construction will begin with site mobilization and setup of temporary fencing around the perimeter of the building per Exhibit A. Note that a 5' section of the alley will be left to allow for Public ROW throughout the duration of the project. **This 5' will be exclusive of any existing conditions (i.e. telephone poles).** Construction Signage will be posted on construction entrances and as required to ensure public safety. **Signage will also be posted to highlight businesses on the alley remaining open throughout construction).** Contact information for the superintendent and project management staff will be posted. The site superintendent's field office within the fenced area of the project.

General Construction

Interior demolition will commence with dumpsters staged in the rear parking lot (west side of building) designated on the Exhibit A. Demolition materials will be removed from the site to dumpsters via rolling gondolas and utilizing trash chutes from building to the dumpsters located behind the building. New construction materials will also be delivered and brought in through the rear of the building at the Construction Entrance noted on Exhibit A. Scaffolding will be erected surrounding the building to allow for façade restoration, window removal work, and new façade and window installations. Any temporary ROW closures for activities such as crane lifts will be submitted separately for specific ROW permitting.

Demobilization

All temporary fencing will be removed in its entirety at the completion of the project. Any dirt or debris created by construction will be cleaned from sidewalks and pavers on a daily basis.

Project Schedule

Total estimated project duration: 14 months (10/24/22 – 12/23/23)

- Interior Demolition: 3 months
- Exterior Improvements, Interior Structural and MEPFP Work: 7 months
- Interior Improvements: 4 months

Construction Hours

Construction and noise limitation hours for this project will be as follows per the City of Evanston requirements:

- Monday – Friday: 7:00 AM – 7:00 PM
- Saturday: 8:00 AM – 5:00 PM
- Sunday: No work permitted unless previously approved by the City

No deliveries, noisy activity, or construction preparation will occur outside of these hours.

Contractor Parking

All construction personnel will be required to park in metered parking spots or utilize nearby parking garages as outlined in Exhibit B.

Delivery Routes and Staging

Delivery Routes

Deliveries for this project will be accepted in the rear of the building through the parking lot on the West side of the building. Please reference the attached site logistics plan (Exhibit A) for further details.

Closure of streets for material delivery will not be allowed.

All subcontractors will be required to abide by Evanston Truck Routes Plan per Exhibit C.

Material Staging

The fenced off construction area will be utilized for delivery and unloading of materials and equipment. Material will be staged both in the fenced area as well as inside the building. Please reference the site logistics plan for further details.

The staging of trucks will not be allowed. Contractors and/or subcontractors who fail to abide by the previously listed rules within the delivery routes will be required to utilize alternative delivery drivers.

Site Signage and Contacts

Site Communication

The project team will notify surrounding tenants and business of scheduled noisy activities. As required, any public right of way closure notifications will be provided (1) week prior to commencement.

Site Signage

Required signage with site contact information will be present during all phases of construction.

Signage containing the following information will be posted at the project entrance:

- All state and federal legal posters and safety signs
- Site superintendent contact information including name and phone number
- Emergency phone numbers
- “No trespassing” signs

Site Contacts

The ARCO/Murray project team is as follows:

- Dave Hempfling, Site Superintendent
 - E-mail: dhempfling@arcomurray.com
 - Mobile: 773-797-8558
- Tim Sperlak, General Superintendent
 - E-mail: tsperlak@arcomurray.com
 - Mobile: 630-386-2727
- Paul Schulenburg, Project Manager
 - E-mail: pschulenburg@arcomurray.com
 - Mobile: 331-801-1091
- Liam Bettez, Project Manager
 - E-mail: lbettez@arcomurray.com
 - Mobile: 773-456-4170

Additional contacts will be shared with the City of Evanston as required.

Exhibit A: Site Logistics Plan

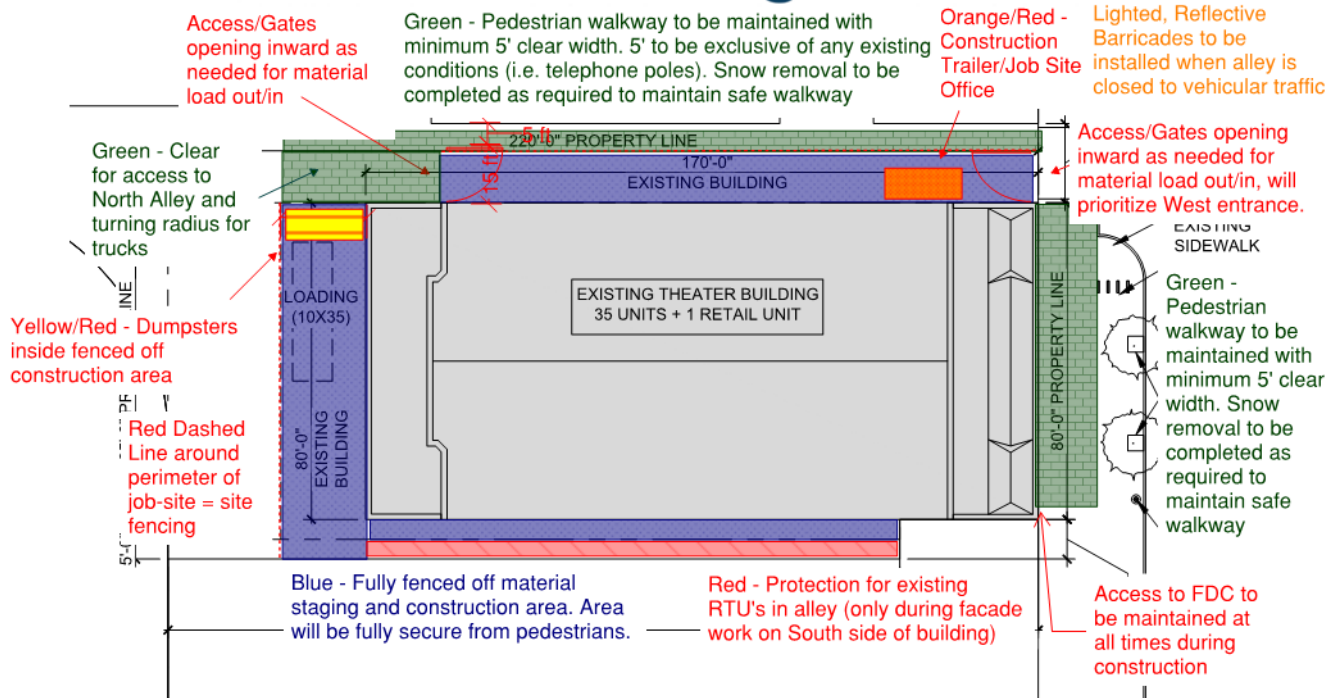


Exhibit B: Public Parking Plan



Parking restrictions on City streets and in parking lots have been updated to better meet the diverse needs of Evanston business districts.

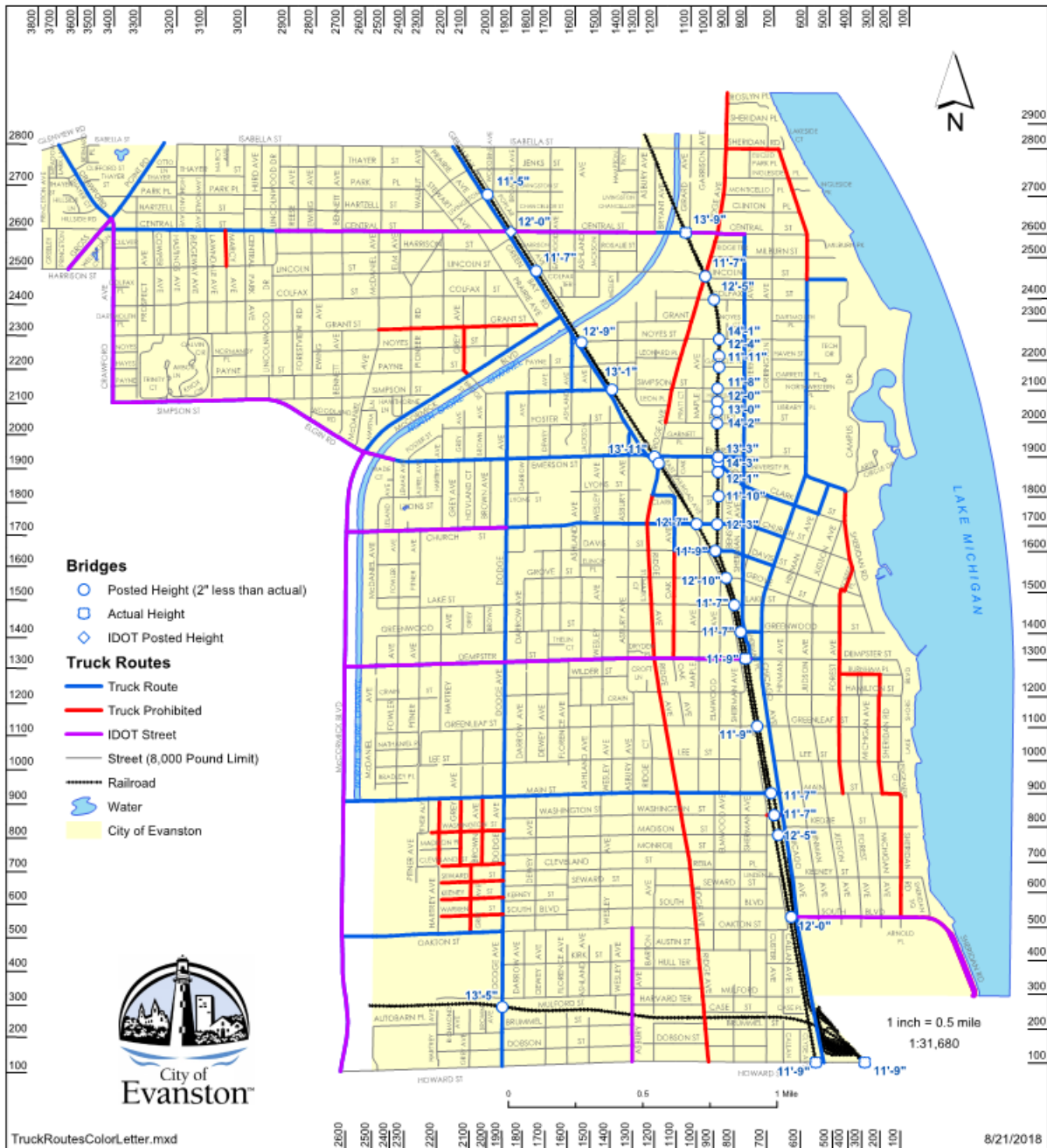
Parking Options

Evanston’s downtown provides many parking options to fit all residents and visitor’s needs. Three main garages offer long-term parking at competitive rates. Sundays are free, first hour only \$1 and it is only \$6 to park up to 5 hours. In addition, most outlying downtown streets allow parking for 4 hours after 5pm, with other areas offering extended daytime parking limits. EV chargers available at Sherman and Maple Garages, and Tesla Supercharger Available at Maple Garage.

Parking Garage Locations

- 1800 Maple Self Park: 1800 Maple Ave.**
Free for movie patrons: Four hours with validation.
Spaces: 1400 (25 disabled)
Directions: Enter from Maple Ave. at Clark St. or University Pl.
Clearance: Main entrance to garage top: 8’ 2”. Level 2, flat bay: 7’ 7”
- Church Street Self Park: Church St. and Chicago Ave.**
Spaces: 600 (12 disabled)
Directions: Enter from Church or Clark St. east of Chicago Ave.
Clearance: Level 1, wheelchair lift vans: 8’ 2”. All other floors: 6’ 8”.
- Sherman Plaza Self Park: Davis St. and Benson Ave.**
Spaces: 1,583 (25 disabled)
Directions: Enter from Davis St. or Benson Ave.
Clearance: Level 1 to Level 5: 8’ 2”. From Level 5 to top: 6’ 9”.

Exhibit C: Truck Routes Map





EXISTING WALLS;
EXISTING
EXISTING MASONRY
EXISTING
NEW ST
WINDO

EAST ELEVATION
SCALE: 1/16" = 1'-0"

EXISTING MASONRY WALLS; FACE BRICK



1706 SHERMAN AVE

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