

# Northwestern University

## Ryan Field Stadium

1501 Central Street

Evanston, IL 60208

Permit Number: \*\*\*

### Construction Management Plan

PUBLISHED: 04/02/2024

## Introduction

This Construction Management Plan has been prepared by the Turner Walsh JV (TW) and outlines the construction procedures that will be implemented during the Ryan Field Stadium project at the Central Street Athletic Campus for Northwestern University (NU). This CMP shall comply with the terms and conditions as identified within ordinance 108-O-23 and the Memorandum of Agreement (“MOA”) as applicable to the excavation and construction activities.

The Ryan Field Stadium consists of the following:

The construction of a new College Football Stadium for Northwestern University in Evanston, Illinois. Approximately 35,500 seat capacity outdoor stadium 5 story, Type 1-B, occupancy A-5 using a combination of separated and nonseparated mixed uses. Building is considered fully sprinklered. Included, but not limited to, playing field, team locker rooms, concourses, concessions, toilet rooms, spectator seating, premium amenities incorporating luxury suites and clubs, press box, scoreboards, ancillary support facilities, public plaza for community events and other Work indicated in the Contract Documents.

## Additional Attachments:

Attachment A – Site Logistics Plan

Attachment B – Sample Site Signage

Attachment C – Truck Routes

Attachment D – Construction Schedule

Attachment E – Work Hours Matrix

Attachment F – Additional Work Hours Request

Attachment G - Offsite Parking Options

Attachment H – Tree Removal Plan

Attachment J – Bus Walk Plan

Attachment L & M – Gate 3 Street View

Attachment N – Ryan Field Redevelopment Existing Foundations

Attachment O – Ryan Field Proposed Worker Tent Example

Attachment P – Photos of Existing Building

Attachment Q – Enlarged Field Office Layout

Attachment R – 2023-07-12 Carnow Conibear Northwestern Ryan Field ACM LBP & CCDD Report-Rev3

## Staging and Logistics

Refer to Site Logistics Plan in Attachment A. Temporary Field Offices, Worker Tent, Temporary Structures will be kept 35’ from the property line allowing for the required setback. Temporary storage area and

trade laydown area will try will be setback the most allowable limit without impeding construction activities.

Example photos of the proposed worker tent is included in Attachment O.

On site snow piling locations are shown on the Site Logistics Plan

## **Pedestrian and Traffic Controls/Closures**

Sidewalk walkway will remain open along Central during the majority of construction. The sidewalk walkway along the eastside of Ashland will be closed to pedestrian traffic and curbside parking for the duration of the project. Redirecting pedestrians to cross Ashland to the west side of the street. Overhead pedestrian protection will be installed at key locations along Walkerway. The intent is to close the pedestrian walkways and the curb parking along the Northside of Central and the Eastside of Ashland redirecting pedestrians across the street during the times of reconstruction of the walkways and installation of underground utilities. Flaggers will be utilized for all vehicles entering and exiting the project site during the duration of the project.

## **Truck Routes/Deliveries**

Refer to City of Evanston Truck Routes in Attachment C. The designated truck route to and from the site is to utilize Golf/Emerson. Central Street is not a designated truck route for the project. There is to be no staging of trucks on the streets awaiting access to the project site. All deliveries are to drive directly onsite entering through Gate 2 or Gate 3 (reference Attachment A - Site Logistics Plan) check in with site security and proceed to get unloaded / loaded. Once unloaded / loaded, trucks will exit through Gate 2, Gate 3 or Gate 5 (reference Attachment A - Site Logistics Plan and Attachment L & M – Gate 3 View). Gate 5 is for vehicles exiting the site only due to the limited site area which does not lend itself for proper and safe truck turn arounds. There is to be no idling of trucks onsite. At each truck vehicle entrance and exit, Gate 2, Gate 3 and Gate 5, there will be a stabilized heavy stone entrance that will allow any mud, dirt, dust, debris to be removed from the truck tires prior to leaving the site. In addition, there will be full time flaggers located at each of these gate locations inspecting trucks for mud, dirt, dust, and debris prior to leaving the site. The flaggers will clean any trucks that have any mud, dirt, dust, or debris. There are provisions to have street sweepers readily available to ensure adjacent roadways are kept clear of construction debris. All trash and debris removal trucks will be tarped / covered prior to leaving the project site.

## **Schedule**

Refer to Construction Summary Schedule in Attachment D.

## **Work Hours**

Refer to Project Required Onsite Work Hours document dated 10/02/2023 in Attachment E for the currently approved work hours. These work hours are within the City of Evanston construction work hour requirements, Monday through Friday: 7:00am – 7:00pm, Saturday: 8:00am – 5:00pm, Sunday: No work

allowed. We would like to propose extended work hours beyond the regulated work hours for specific construction activities, See Attachment F.

## Hours of Construction Site Lighting After Hours

Project and Site lighting will be kept to minimal levels during off hours to maintain a safe site following OSHA standards of minimal 5-foot candles of light. Maintaining proper visibility through main circulation paths and stairways in the stadium and main walking path outside the stadium. Lighting will be positioned to avoid directly shining on surrounding houses and buildings.

## Parking

Parking will not be allowed on residential streets or street parking in the business district. Local parking lots and garages are to be utilized. We understand that parking violations will be strictly reinforced by the City of Evanston. In an effort to deter individuals from parking outside of designated locations, we will include language within our Project Procedures Manual attached to each subcontract outlining acceptable locations for parking (Attachment G) and this will be emphasized during each Trade Worker orientation and in the weekly subcontractor coordination meetings. We understand that parking is not allowed in Northwestern University Parking Lot unless previously designated. Subcontractors will provide any necessary shuttle/transportation to and from parking lots, procure parking lease agreements with local parking garages and utilize public transportation. In addition to parking in remote parking locations, select Subcontractors may opt to utilize Metra or CTA to travel to the jobsite

## Vibration Monitoring

Six (6) remote vibration monitors shall be installed shall be installed at the following locations and as shown in the diagram below:

- Near the closest residence along the east property line
- Inside Anderson Hall
- Inside Welsh Ryan Arena
- Along the west property line
- Along the south property line
- Along the north property line

These monitors shall be installed for a period of twelve (12) months commencing at the start of demolition services and will monitor the timeframe in which demolition, excavation, earth retention system and foundations are being completed. Recorded vibration levels shall be reviewed weekly, with a formal report to be submitted monthly.

## Groundwater Monitoring

To obtain groundwater information, monitoring instrumentation will be installed at 5 locations around the site perimeter. Each location will include a multilevel vibrating wire piezometer capable of measuring piezometric water pressure at the following 3 elevations:

- Deep groundwater associated with the upper bedrock aquifer
- Groundwater in the soil overburden
- Shallow groundwater associated with infiltration

The monitors will be located in the following locations:

- Northwest corner of the stadium, west parking lot
- Southwest corner of the stadium, west parking lot
- Northeast corner of the stadium, near property line
- East of the stadium, near property line
- Southeast corner of the stadium, near property line

Monitoring shall be provided through the demolition, excavation, and construction phases of the project.

## Photo/Video Survey of Existing Conditions

Photos were previously submitted with demolition permit application, see Attachment P for photos. Existing foundation removal is depicted in Attachment N.

## Construction Communications

The project team will utilize the existing Rebuild Ryan Field website (<https://rebuildryanfield.com/>) to introduce a Construction Updates section. This section will include the following information:

- Construction related FAQs
- Monthly update newsletter
- Community meetings and presentations

For construction related questions, members of the public should utilize the City of Evanston's 311 System (<https://www.cityofevanston.org/how-to/311>) per the following steps:

- Click on "Request for Service."
- Enter the following location – 1501 Central Street, Evanston, IL – and click on "Next."
- On the "Details" tab, please select "Ryan Field – Ask a Question" from the "Type of Issue" drop down menu. You may then input your question in the "Comments" section.
- On the "Contact Info" tab, please enter your contact information and click "Create Request."
- A member of the project team will respond to the question and or redirect to the FAQs.

Project site signage will include 24-hour contact information. Refer to Attachment A - Logistics plan and Attachment B – Sample Site Signage.

## Development Website – Under Development

<https://rebuildryanfield.com/>

This section will be developed as a team. The deliverable will be finalized by the web-manager to fit the branding of the website. TW to provide:

- Progress photos
- Milestone schedule update
- Upcoming major activities
- Total labor-hours and diverse business enterprise participation update
- Jobsite hotline contact information

## Stormwater Management

SWPP shall align with the scope of work identified within the Issued for Demolition Permit Drawing sets dated 11/3/23.

## Project Sustainability Plan

Per Ordinance 108-O-23, a Sustainability Plan that includes both Construction and Operations shall be completed per the requirements of the Memorandum of Understanding. If a strategy is deemed feasible, and is applicable to the CMP, the CMP shall be updated at a future date.

Salvage of select items including seating, signage, MEP equipment, TVs, food service equipment and millwork, will be completed prior to demolition.

In addition to salvage operations, recycling efforts, including, but not limited to, the following items, will be completed by the demolition subcontractor prior to heavy demolition–

- Removal of light bulbs and light ballasts
- Refrigerant and coolant recovery
- Aluminum bleachers
- Electrical panels, transformers, and gear
- Accessible copper

Clean concrete, steel and non-ferrous metals will be sorted within the demolition operation for recycling.

During construction, a waste management plan will be implemented as required per the US Green Building Council LEED certification program. This plan will identify waste materials, categorize construction and

demolition waste, and define how the waste will be treated, in order to reduce material waste, in general, while helping to protect the environment.