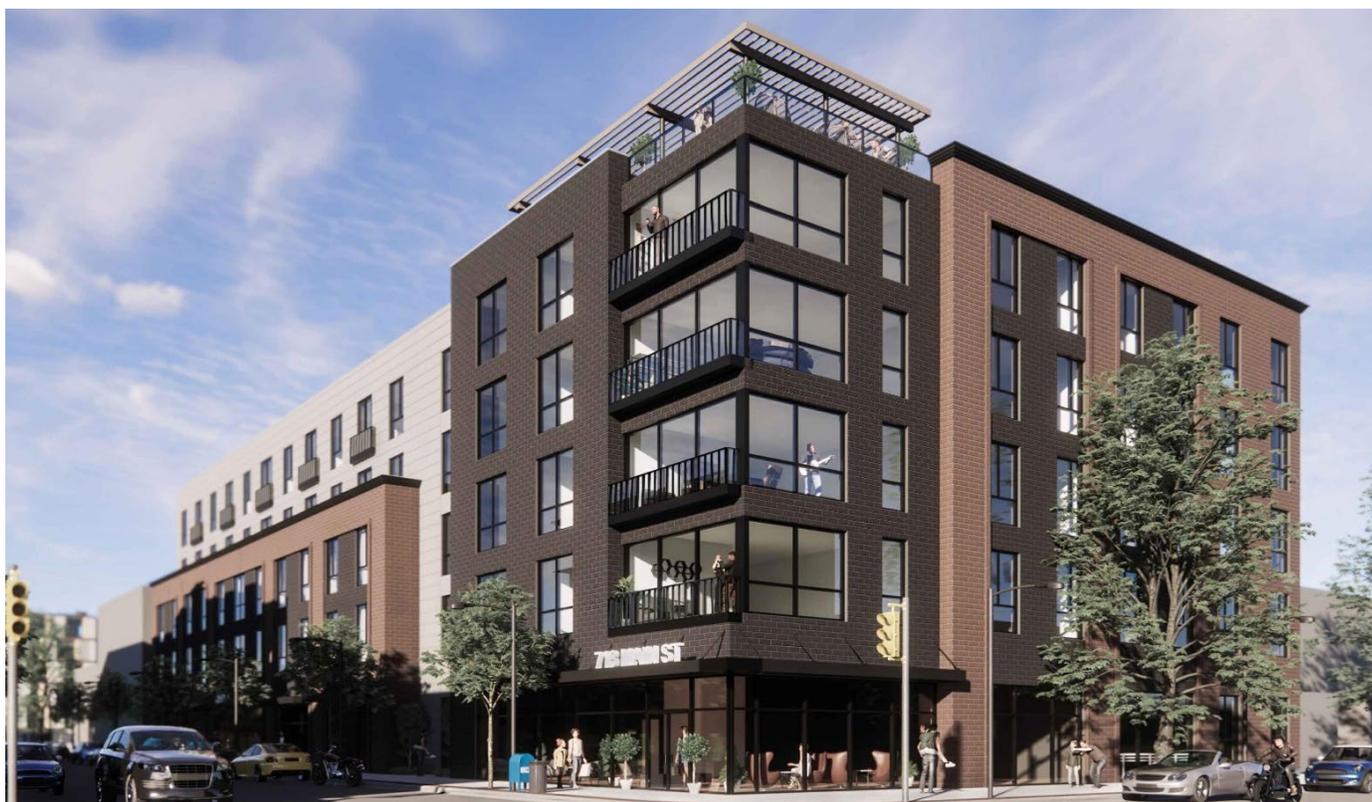


Construction Management Plan

Vogue Apartments

718 Main St.
Evanston, IL 60202



Phased Construction Plan

October 25th Version 7

90 Days into Construction

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Construction Site Management Plan

This construction site management plan, as prepared by Summit Design + Build, LLC, is to provide a general outline of the construction phasing and impacts to the surrounding site during the construction of the apartment building at 718 Main Street. The communication plan outlines the phases of construction, the preconstruction activities and necessary information for employees and deliveries.

Construction for 718 Main St. will occur within 4 primary phases of construction, with all phases following a similar plan for material delivery to the jobsite.

1. Material Hauling & Traffic Routing

Deliveries and equipment traffic to the jobsite will primarily be directed to the 1-Way alley on the South side of the jobsite and enter the site through a gate located off of the alley. A secondary gate will be located along Sherman Avenue. and will only be used if deliveries cannot be accommodated from with the primary alley entrance. Construction traffic will be advised to use Custer & Sherman Avenue to attempt to minimize any disruption along Main St. See attached "Exhibit A" for material delivery diagram.

2. Phase 1 Construction: Mobilization / Demo Foundation and 1st Floor Construction

The first phase of construction will include the initial mobilization to the site and demolition of the existing buildings. Phase 1 will continue with primary excavations & foundations, and will concluded with 1st floor. Partial sidewalk closures will be in effect during Phase 1 activities for the construction adjacent to the Property Line. Appropriate signage will be provided as necessary to route pedestrians around the jobsite. See attached "Exhibit B" for Phase 1 logistics plan.

3. Phase 2 Construction: Vertical Construction, Podium, Floors, Core & Shell Construction

The second phase of construction will include vertical construction, Poidoum, floors, and core & shell of the building. Construction will include the erection of 2nd floor steel, floor panel delivery and construction, masonry towers as well as the erection of the exterior wall & façade construction. A crane will be utilized inside of the jobsite to hoist wall panels from the laydown area at the rear of the site, and set into place along the perimeter of the building. Periodic lane closures will occur for primary façade construction along Main St & Sherman Avenue. Temporary ADA compliant crossing with additional signage shall be provided as shown on Exhibit C. See attached "Exhibit C" for Phase 2 logistics plan.

4. Phase 3 Construction: Site Work

The third phase of construction will include the final site work & landscape improvements included in the contract drawings. Once the primary façade construction is complete, impact to pedestrians will be minimized with only limited activities taking place beyond the extents of the jobsite. See attached “Exhibit D” for Phase 3 logistics plan.

5. Phase 4 Construction: Interior Construction

The fourth phase of construction will include the Interior buildout of the shell constructed during Phase 2 and Phase 3 and will conclude with least possible impact to pedestrian traffic as most of the activities taking place are within the extents of project site. See attached “Exhibit E” for Phase 3 logistics plan.

Miscellaneous

Periodic temporary closures during large deliveries or activities may occur within the previously listed Phases. Each instance shall be reviewed and planned for accordingly, processing necessary permits from the City of Evanston. Pedestrian traffic crossings along Main Street & Sherman Avenue are subjected to change as directed by City of Evanston. Temporary ADA compliant crossing and closed sidewalk signage will be provided as required. No extension into the ROW (right of way) beyond the 18 feet needed for the outrigger will be permitted. Concrete cleanout will be placed within the limits of the project and will not extend in the alley. Snow and Ice removal will be monitored and maintained throughout the winter during construction.

6. Project Schedule

Mobilization / Site Demo	Complete
Piles	Complete
Excavation / Foundation	October - December 2022
Utilities	January 2023
Building Structure	January 2023
Façade/Windows/Roof	March 2023 – April 2023
Interiors	May 2023 – August 2023
Occupancy	October 2023
<u>City of Evanston</u>	
Streetscape / Hardscape / Landscape Main St	June 2023* – July 2023*
Alley Reconstruction	Fall 2022*

*Project dates are tentative and subjected to change.

Operations Plan

Construction Work Hours

Work hours for the project will be per the City of Evanston requirements:

Monday - Friday: 7:00 AM - 7:00 PM

Saturday: 8:00 AM - 5:00 PM

Sunday: Work not allowed unless permission is granted from the city.

Construction Management team will do their best to not interfere with holiday shopping in the area.

7. Employee Parking Plan

All construction personnel will be encouraged to use local parking lots listed below.

- 600 Washington, 12 hour limit, metered parking \$0.50 cents per hour.
- 600 Madison, 12 hour limit, metered parking \$0.50 cents per hour.
- Lot #8 west side (16) spaces located at 800 Main St. metered parking \$0.50 cents per hour.
- The rear parking lot located at 710 Main St. and adjacent to the development is owned by Allen Price, he may allow vehicles to park for a fee and by permit.
- No onsite parking will be allowed for contractors with the exception of contractor loading and/or unloading of tools or equipment.

No residential street parking will be allowed for contractors and/or subcontractors. Subcontractors' orientation will be given discussing the neighborhood parking regulations and reminders will be given during the project weekly held jobsite meetings.

8. Truck Routes and Deliveries

We have reviewed publicly available City of Evanston website documentation regarding truck routes, bridge heights and general access to various parts of the City of Evanston and prepared a site access plan that is in compliance with the "City of Evanston Truck Routes" as published at the following web address Truck Route Map Trucks will all be directed to follow the City of Evanston established routes.

Operations Preconstruction Plan

9. Vibration Monitoring

Vibration monitoring reporting completed.

10. Settlement Monitoring

Survey points will be placed on site for monitoring and documentation as follows:

1. Survey points will be measured along Sherman and Main Street.
2. Settlement monitoring will be maintained and read for the duration of all subgrade activities.

Settlement monitoring will be forwarded to the City of Evanston shortly after piles are complete.

11. Erosion and Settlement Control

Erosion and Sediment control measures will be coordinated with project Civil Engineer. As an earth balance site minimal material will be hauled of site.

12. Building / Foundation Survey

Completed

13. Work Site Communication with Neighborhood and Residences

The project team will communicate and update surrounding property owners or management companies of scheduled activities and/or milestones. Subsequently, a project website (<https://www.vogueonmainapartments.com>) will be created and be shared with the City of Evanston for them to add, as they please, to the approved planned development website. This website will provide updates throughout the duration of the project.

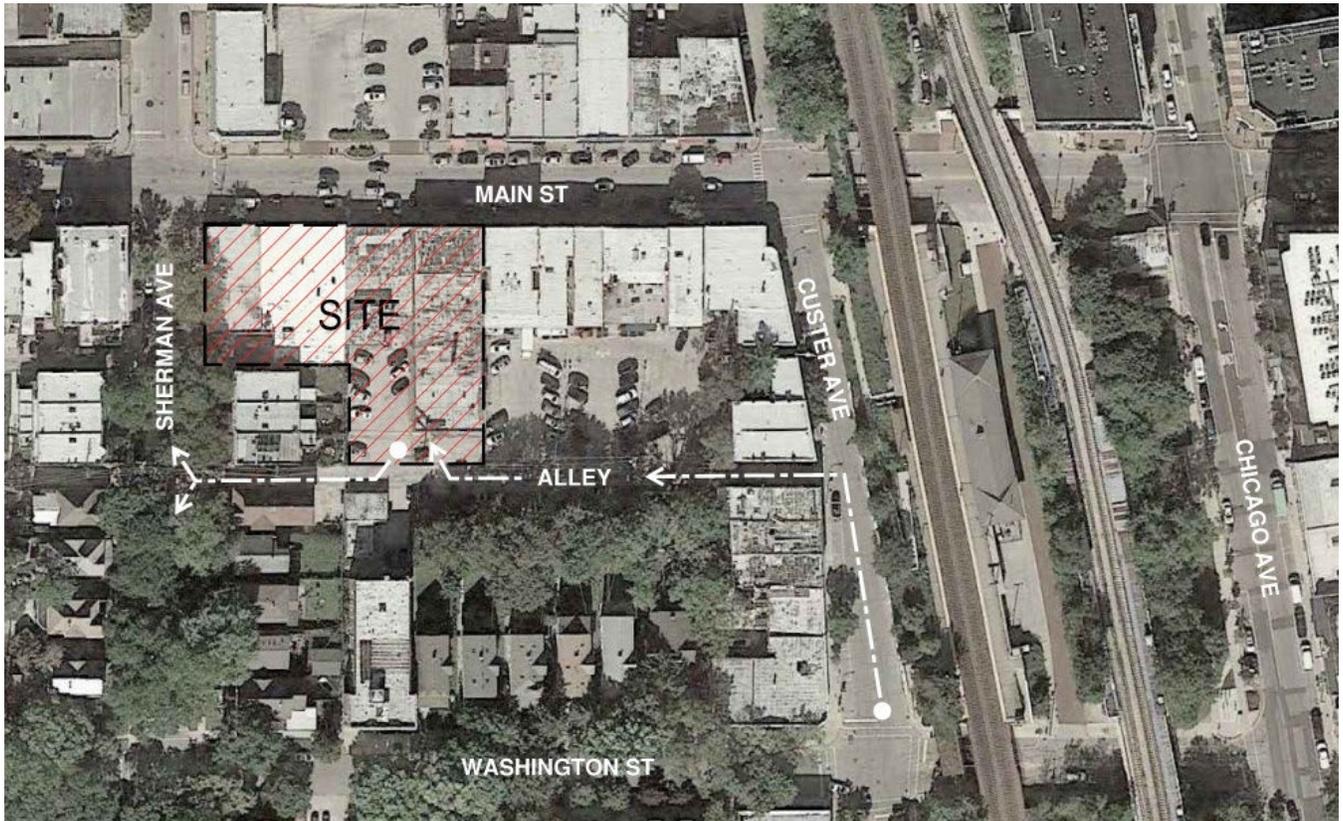
The current project main contacts for construction are;

Kevin Milenkoff - Project Superintendent;
Cell: +1(847)-875-9378, Email: KMilenkoff@summitdb.com

Additional contacts, as needed, will be added/shared with the City of Evanston. Also, as aforementioned, the emergency contact information, to be posted at the fence line of the project, will include all pertinent construction staff names and phone numbers.

All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor's key employees will be posted on the construction gates.

Exhibit A – Material Hauling & Traffic Routing



Primary traffic to be routed through the 1-Way alley to the South of the jobsite, via Custer Avenue, and exiting to Sherman Avenue.

Exhibit C – Phase 2 Construction

2nd Floor Podium, Floor Structure, Core & Shell Construction

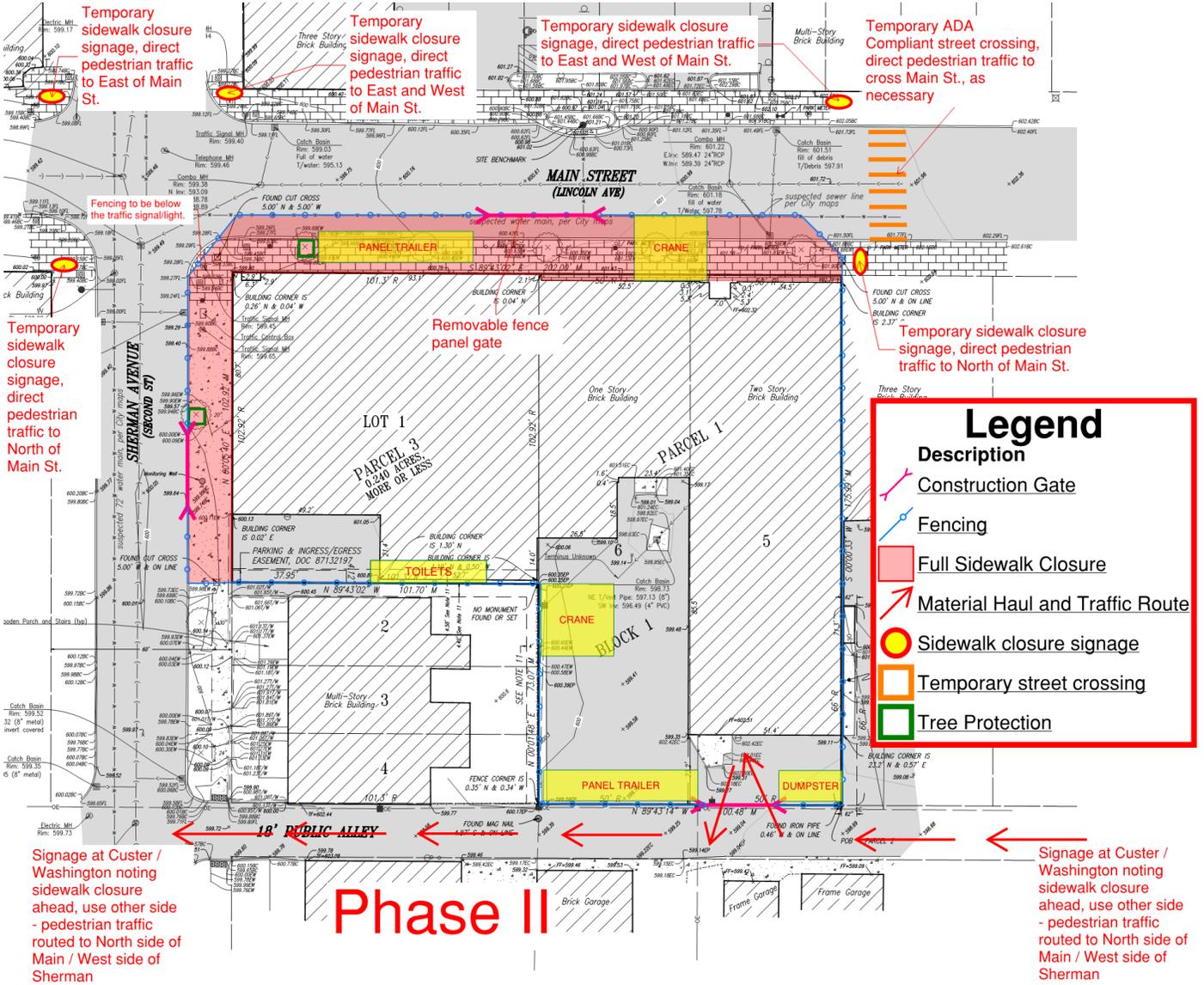


Exhibit D – Phase 3 Construction

Site Construction

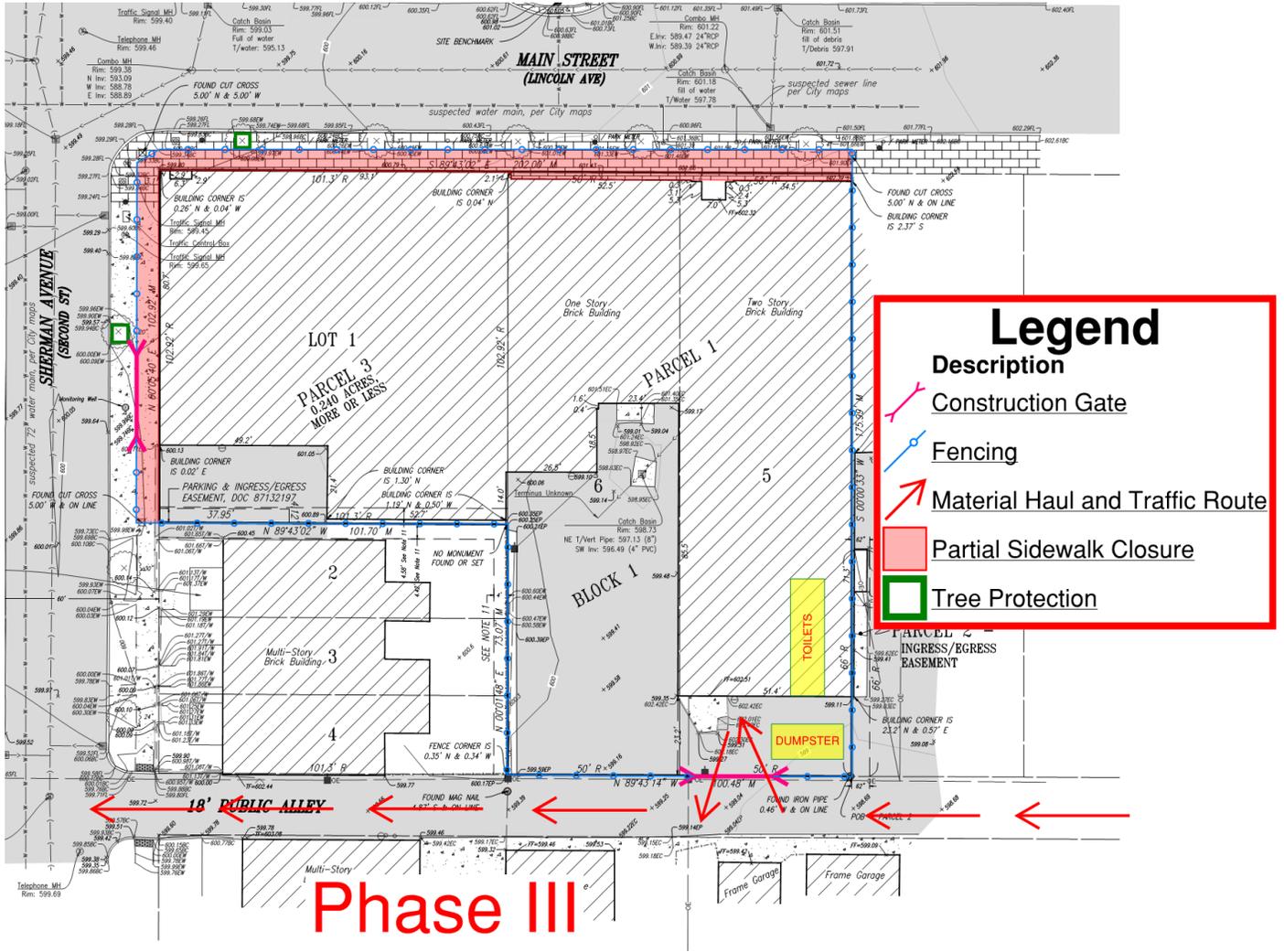


Exhibit E – Phase 4 Construction

Interior Construction

Interior Construction

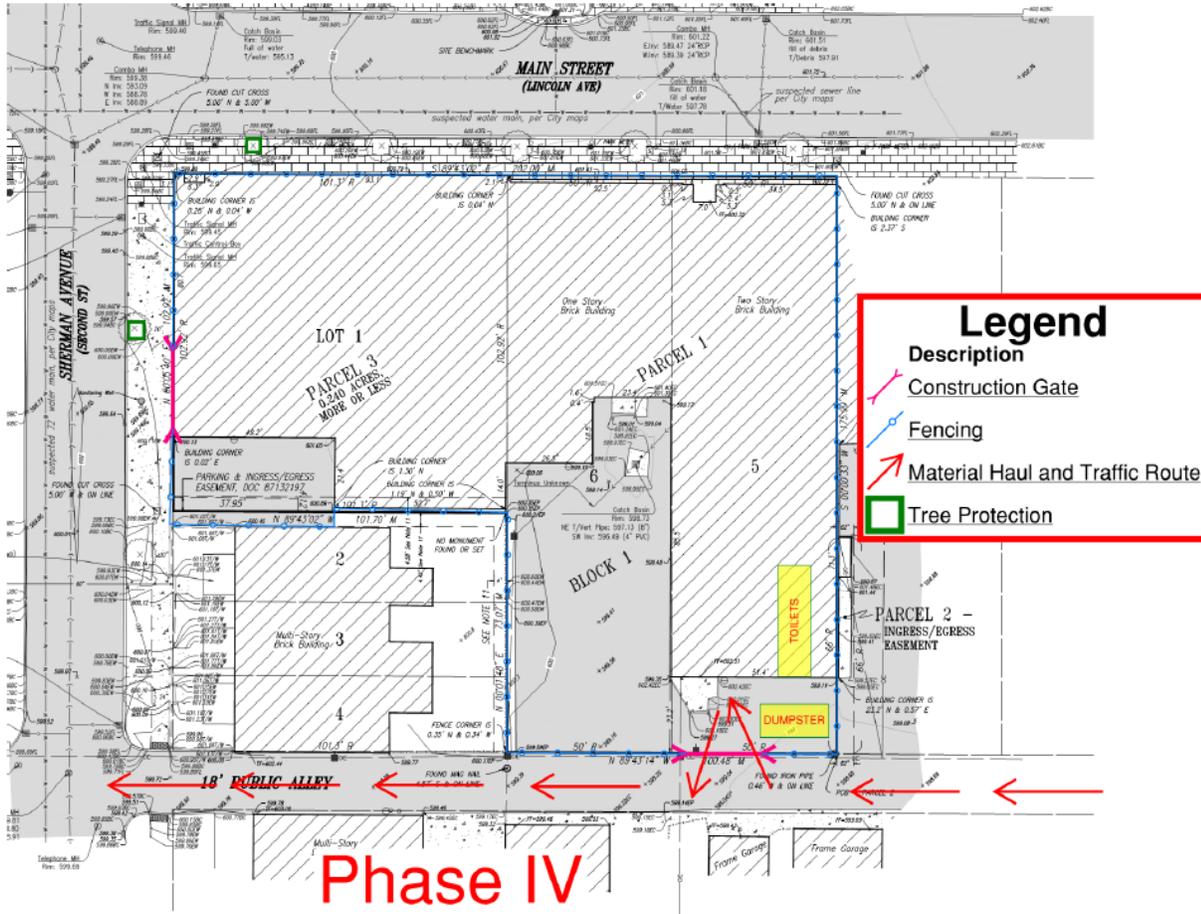


Exhibit F – Vibration Monitoring

Seismograph install locations



○ Seismograph Proposed Location