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January 25, 2007

Mr. Terry Graber
Executive Vice President
Power Construction Company, LLC
2360 Palmer Drive
Schaumburg, Illinois 60173-3819

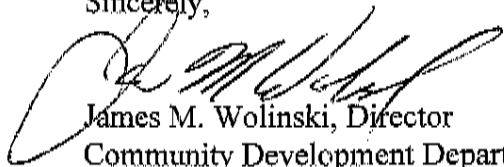
RE: The Mather/Demolition and Construction Management Plan

Dear Terry,

City Staff has reviewed and approved the Demolition and Construction Management Plan that was forwarded to my office on December 20th, 2006.

If you have any further questions regarding this matter, please call me at 847448-8022.

Sincerely,



James M. Wolinski, Director
Community Development Department

Jeb

Cc: John Burke



POWER
CONSTRUCTION
COMPANY, LLC

Walter - FYI

December 20th, 2006

Mr. Jim M. Wolinski
Director
Community Development Dept.
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201-2798

RE: The Mather
Demolition and Construction Management Plan

Dear Jim,

In accordance with the City of Evanston Ordinance dated March 21st, 2006 regarding The Mather Planned Development at 415 Davis Street and 1615 Hinman Avenue, we submit for record the Demolition and Construction Management Plan. We have modified the site access plan in accordance with our meeting held last Thursday at the Civic Center and is consistent with the comments contained within the Ordinance with respect to right turns into the jobsite.

Thank you and the rest of the City of Evanston staff for working with us in developing the Demolition and Construction Management Plan. Should you have any questions or comments, please feel free to call me. I can be reached at 847-214-6316.

Yours truly,

Terry Graber
Executive Vice President

TG/kar
Enclosure

cc: John Burke

December 18, 2006

The Mather Demolition and Construction Management Plan

In accordance with the City of Evanston Ordinance dated March 21st, 2006 regarding The Mather Planned Development at 415 Davis Street and 1615 Hinman Avenue, included below is the Demolition and Construction Management Plan. Specifically, the plan addresses demolition, construction staging, hours of construction, and contractor parking per the requirements of the Ordinance.

General Information

There are three primary goals of the Demolition and Construction Management Plan. The first is to ensure the ongoing safety of residents, visitors, and tradesmen/women. The second is to minimize disruption to neighborhood residents. The third goal is to expedite construction without compromising the first two goals.

Working Hours

Working hours for The Mather shall be in accordance with City of Evanston requirements and are as follows:

Monday thru Friday	7 am to 6 pm (until 9pm if low noise level activity)
Saturday	8 am to 5 pm
Sunday	no work allowed unless special permission from City of Evanston

Parking

Subcontractor parking shall be restricted to the public parking garages in the Evanston area. Eight potential garages have been identified as shown in Exhibit A for subcontractor parking. No subcontractors shall be allowed to park on residential streets without permission. We will contractually enforce these parking restrictions via specific contract language incorporated into each subcontract agreement. Those caught parking on the streets without permission will be permanently removed from the site.

To help enforce the parking restrictions, we will monitor the streets one hour prior to the start of construction. We will also post parking requirement signs on the jobsite to fully communicate with the subtrades working on the site.

Site Access

We have reviewed the various streets entering and exiting Evanston and have developed a site access plan that reduces construction truck traffic on residential streets and also keeps the truck traffic on major roads in and out of Evanston.

For the north building, traffic entering Evanston from the west will be required to use Emerson Street to Elgin to Clark. From there traffic will turn right onto Chicago Avenue. Trucks using Chicago Avenue south will go east on Grove Street to Hinman Avenue and then turn left and then right in to the jobsite. The alternate route from the north will be to use Hinman Avenue from Clark when Chicago Avenue is closed or heavily used by other traffic. From there the trucks will travel south on Hinman and turn left into the jobsite.

Trucks traveling from the south will enter the Evanston area via Chicago Avenue. They will then turn right onto Grove Street, left on Hinman and then right into the jobsite. See Exhibit B for map on Site Access Plan for The Mather North.

Trucks leaving either site will exit via Davis Street or Hinman Avenue. We will direct all trucks leaving the site on Davis Street to use Chicago Avenue to leave the City unless Chicago Avenue is unavailable in which case Hinman Avenue will be utilized.

For the south building, traffic entering Evanston from the west will be required to use Emerson Street to Elgin to Clark. From there they will turn right onto Chicago Avenue. Trucks using Chicago Avenue south will go east on Grove Street to Hinman Avenue and then turn left and on to the jobsite. The alternate route from the north will be to use Hinman Avenue from Clark when Chicago Avenue is closed or heavily used by other traffic. From there the trucks will travel south on Hinman and turn left into the jobsite.

Trucks traveling from the south will enter the Evanston area via Chicago Avenue. They will then turn right onto Grove Street, left on Hinman and then right into the jobsite. See Exhibit B for map on Site Access Plan for The Mather South.

Trucks leaving either site will exit via Davis Street or Hinman Avenue. We will direct all trucks leaving the site on Davis Street to use Chicago Avenue to leave the City unless Chicago Avenue is unavailable in which case Hinman Avenue will be utilized.

Subcontractors will be required to implement "just-in-time" deliveries to mitigate staging of trucks on local streets. Anyone not adhering to our policies will be asked to provide other drivers for their deliveries.

Demolition

Prior to demolition, vibration monitoring equipment will be installed to monitor the ground surrounding The Mather North and South to ensure that proper demolition procedures are employed to mitigate vibration transmission to adjacent utilities or building structures.

Additionally, settlement points on buildings adjacent to The Mather North and South and as agreed to with the City of Evanston will be set prior to commencement of any demolition activities. Each of these settlement points will be monitored on a periodic basis as approved by the City of Evanston.

An eight foot fence with mesh screening will be installed around the perimeter of each site to protect the public from the demolition work. Flagmen will be provided on the street when trucks are entering and leaving the demolition site.

During construction of The Mather North, pedestrian traffic along Davis Street from Judson to Hinman will be diverted to the south sidewalk only. Pedestrian traffic on Hinman Avenue will be diverted to the west sidewalk only.

During construction of The Mather South, pedestrian traffic along Davis Street from Judson to Hinman will be diverted to the north sidewalk only. Pedestrian traffic on Hinman Avenue will be diverted to the west sidewalk only. These measures shall be implemented to ensure public safety.

Noise levels will be below those levels established by OSHA.

A staging area for trucks and equipment will be established on the east side of the existing building per Exhibit C in the North building and to the north side of the site in the South building (see Exhibit D).

Water hoses will be required of the demolition contractor for purposes of dust control.

Use of any explosives shall be strictly prohibited.

Construction

During the construction of the foundations, specifically the installation of the sheeting, caissons, and foundation concrete, vibration monitoring equipment and settlement points established prior to demolition will continue to be monitored for acceptable levels. The vibration monitoring will cease once foundations are completed and as agreed to with the City of Evanston. Settlement surveys will conclude once the substructure is completed and as agreed to with the City of Evanston. See Exhibit E for the graphic of the foundation plan for the North building and Exhibit F for the South building.

Safety will be in accordance with OSHA requirements and as required by Contractor's safety program.

Wash down stations will be set up within the site to clean off truck tires prior to leaving the jobsite.

The streets adjacent to the site will be cleaned on a daily basis, as needed.

For phase 1, pedestrian traffic along Davis Street from Judson to Hinman will be diverted to the south sidewalk only. Pedestrian traffic on Hinman Avenue will be diverted to the west sidewalk only.

During construction of The Mather South, pedestrian traffic along Davis Street from Judson to Hinman will be diverted to the north sidewalk only. Pedestrian traffic on Hinman Avenue will be diverted to the west sidewalk only. These measures shall be implemented to ensure public safety.

Public sidewalks, streets, and alleyways will be closed partially on a temporary basis while utility connections are made in the public streets. Likewise, the sidewalk on the west side of Judson along the Mather property line will require closure during the foundation work (approximately 4-5 months). All work involving public alleys, streets, and sidewalks will be coordinated with the City of Evanston.

The field offices during construction will be located on the east side of the site as illustrated in Exhibit G for the North building construction. Likewise, material staging will also be located on the eastern-most half of the site. For the South project, the trailers will be located on an overhead scaffold system to the east of the South project and straddling the alley. See Exhibit H.

An electric tower crane will be used during the superstructure construction and until such time as all heavy pieces of equipment have been lifted onto the building. Use of an electric tower crane eliminates the noise and smells typically associated with diesel engine powered tower cranes.

An electric man and material hoist will be located on the west side of the sites until such time as the interior elevators are operational. All material and equipment deliveries to the hoist will be taken at the west side of the sites, see Exhibit G and Exhibit H

During construction of The Mather South, temporary overhead protection will be installed between the new building and The Waterford to protect adjacent property and residents from overhead work.

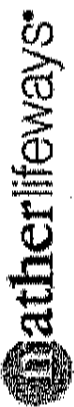
An underground pedestrian tunnel is planned between The Mather North and The Mather South allowing residents to walk between buildings. Therefore it will be necessary to close Davis Street for a period of approximately 4 months to relocate utilities and install the tunnel structure. The street will be closed from the alley just east of The Georgian to the intersection of Hinman and Davis. We will work closely with the City of Evanston to minimize the street closure time frame. Notification to area residents identifying the street closure time frames will be sent out well in advance of the actual street closure.

All temporary facilities such as fencing, barricades, and trailers will be removed upon completion of construction.

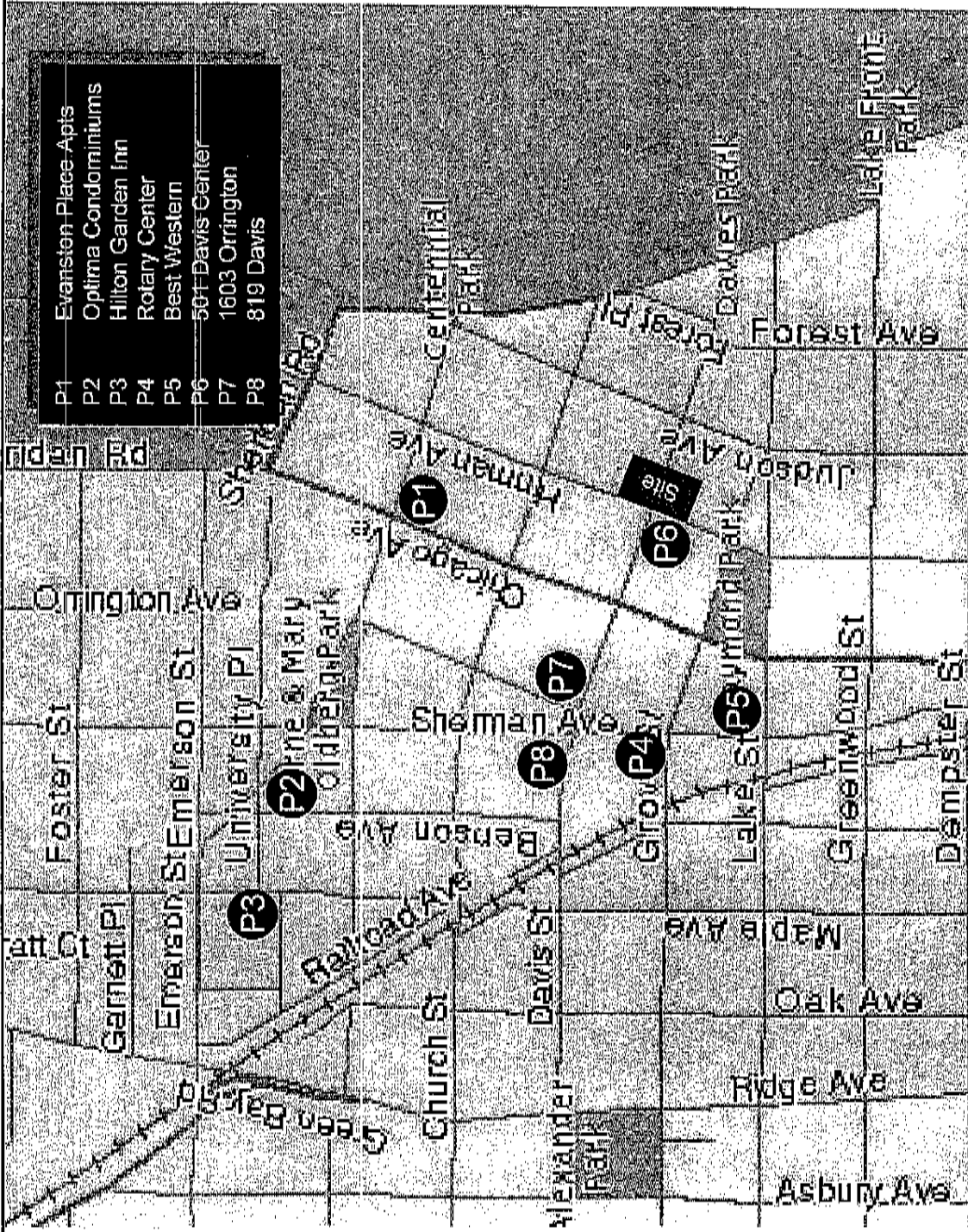
Communication with Residents

Mather shall update residents within one thousand feet (1000') via newsletter or website each month beginning no later than one (1) month prior to issuance of a demolition permit and continuing through issuance of a Final Certificate of Occupancy. Additionally, Mather shall mail quarterly newsletters to all persons within one thousand feet (1000') of The Mather North and The Mather South.

Emergency phone numbers of Contractor's key employees will be posted on the construction gates in case of emergency.



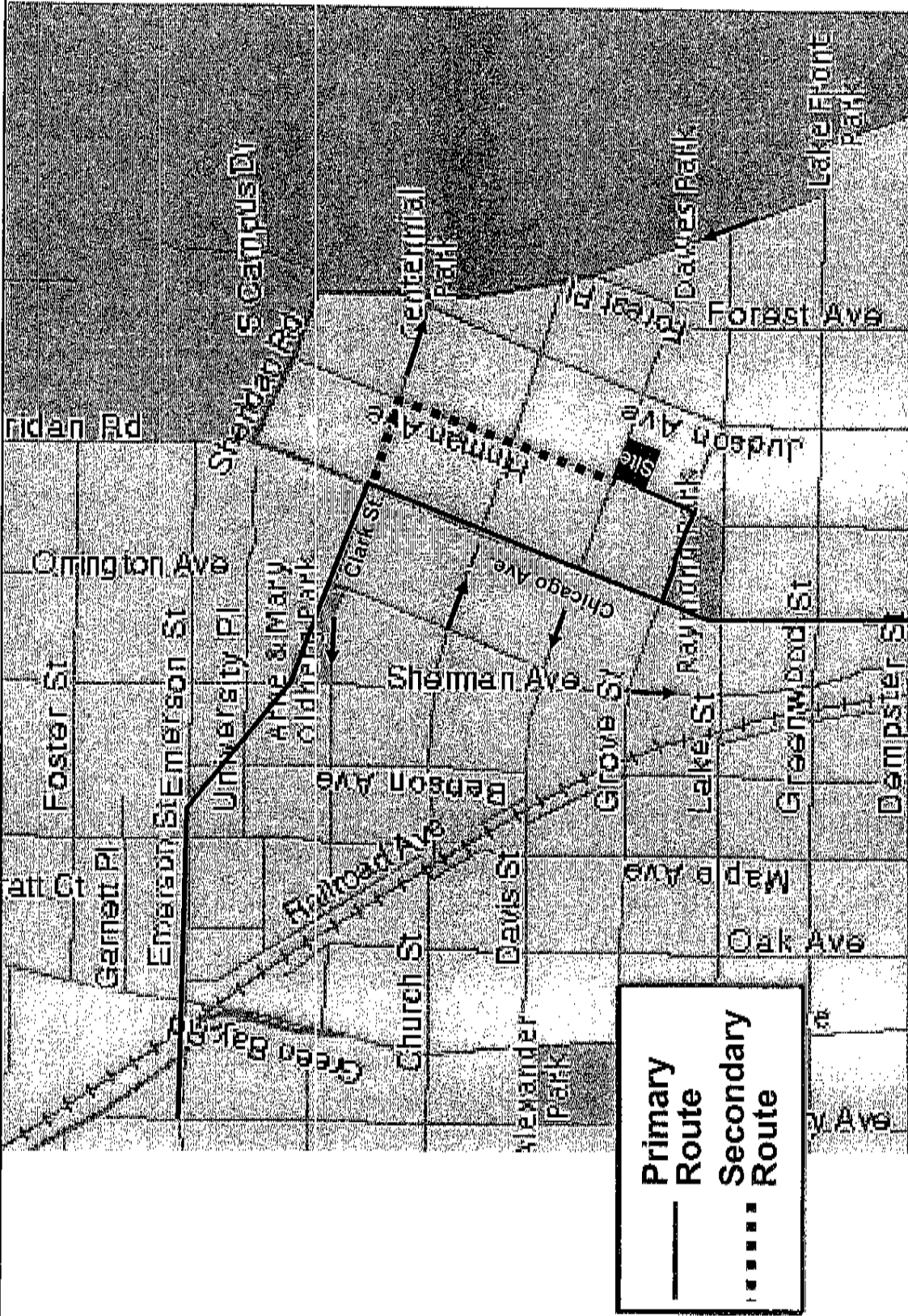
Proposed Trades Parking Plan



The Mather
Exhibit A



Proposed Site Access Plan



The Mather South
Exhibit B



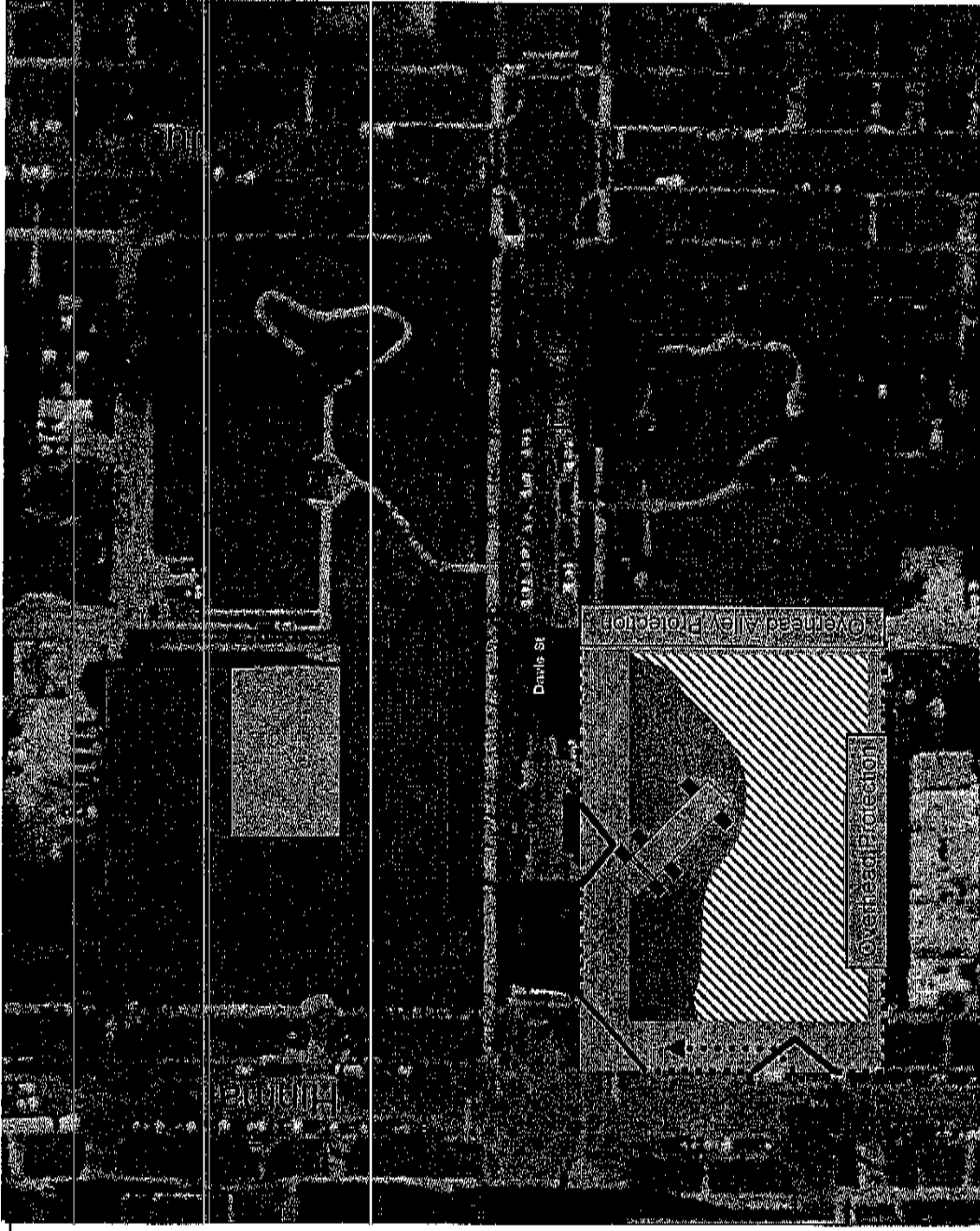
Proposed Demolition Plan



The Mather North
Exhibit C



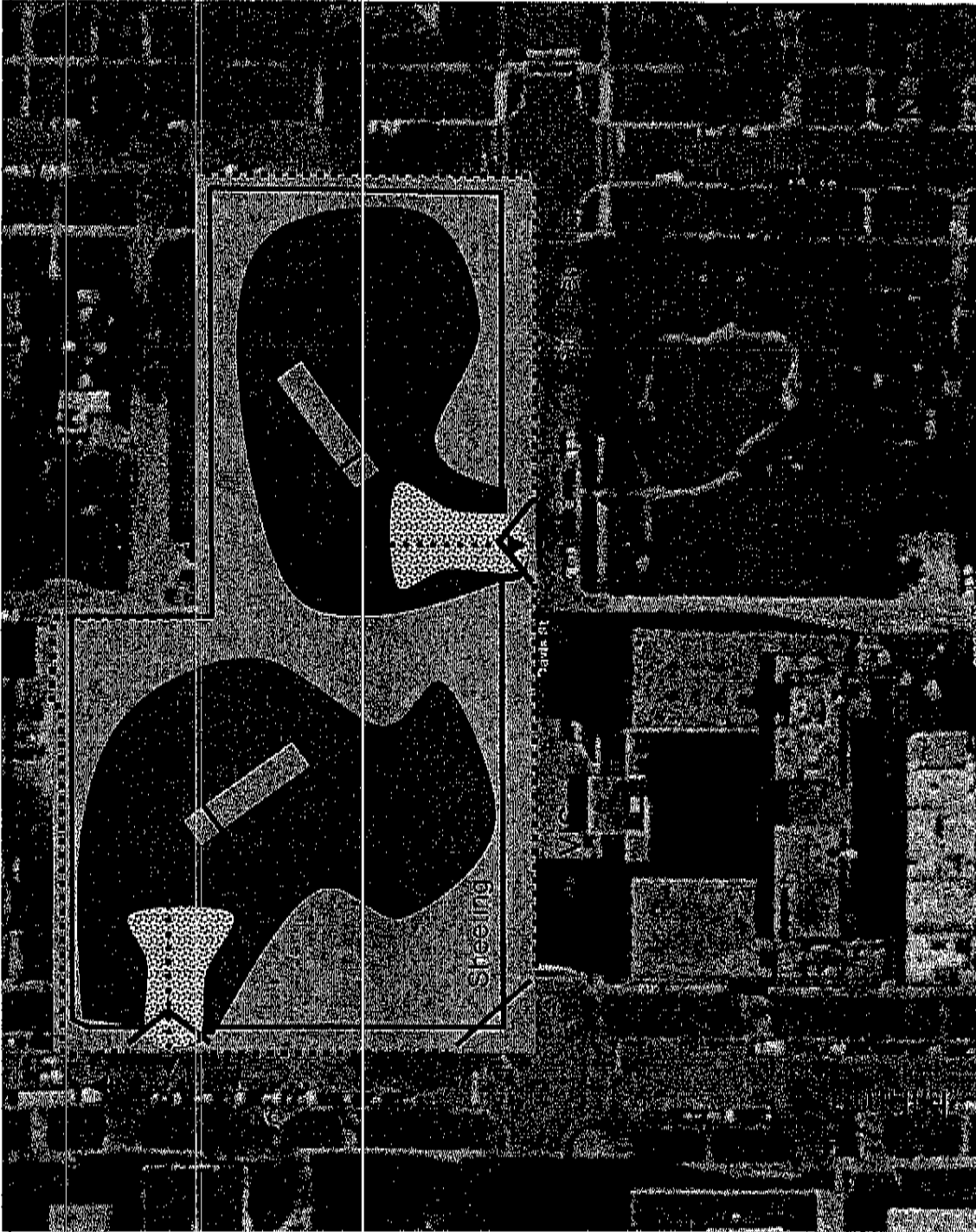
Proposed Demolition Plan



The Mather South
Exhibit D



Proposed Foundation Plan



The Mather North
Exhibit E



Proposed Foundation Plan

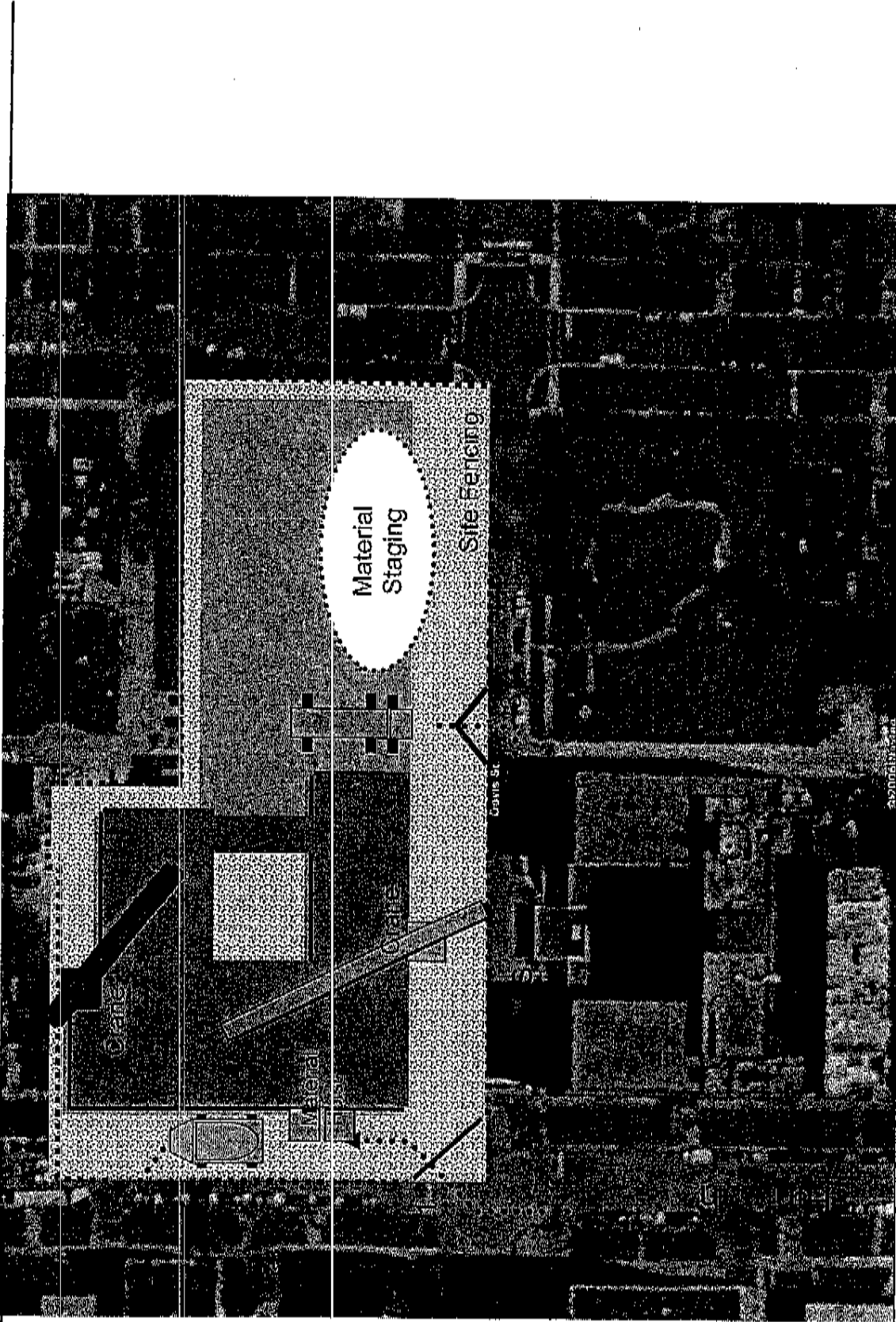


The Mather South
Exhibit F





Proposed Building Construction Plan



The Mather North
Exhibit G



Proposed Building Construction Plan



The Mather South
Exhibit H

