

Construction Staging Plan Narrative

Construction Start

It is anticipated that the building permitting process will begin in early March with the anticipation of field construction beginning in late April 2018. This is predicated on receiving the approvals of the plan & design commissions as well as the Village Board.

Phasing

The field construction portion of the project will be broken into two (2) phases. The first will consist of the construction of the parking structure and podium levels as well as the installation of the wet utilities. It is anticipated that this will take approximately 3 - 4 months pending the weather conditions given the time of year that this may begin. The second phase of the project will consist of the erection of the residential portions of the building and the completion of the site work. This portion of the work should take 9 months to complete. We fully expect to have all exterior work on the building completed by the end of 2018 with interior portions of the building finishing up in mid-2019.

Personnel:

Each aspect of the project will bring different quantities of construction personnel to the site. During phase I of the project we would expect to average 20-25 trades persons working on the site. In phase 0 of the project the average would increase to approximately 40 persons on site with peak periods increasing to 50 while certain aspects of interior and exterior work taking place at the same time.

Personnel Parking:

At this time, we anticipate all construction personnel utilizing the pay parking facility adjacent to the project site as the primary plan. Parking will not be allowed on Sigwalt, Highland or Chestnut for any construction personnel. If at the time parking stalls are not available within the garage, an alternate plan will be submitted to staff for review and approval.

Vehicles:

Foreman trucks will be the only vehicles permitted on site requiring the unloading and loading of tools and equipment. At specific times, certain trucks may need to remain on site in on a limited basis which may include concrete installation, precast concrete erection and framing.

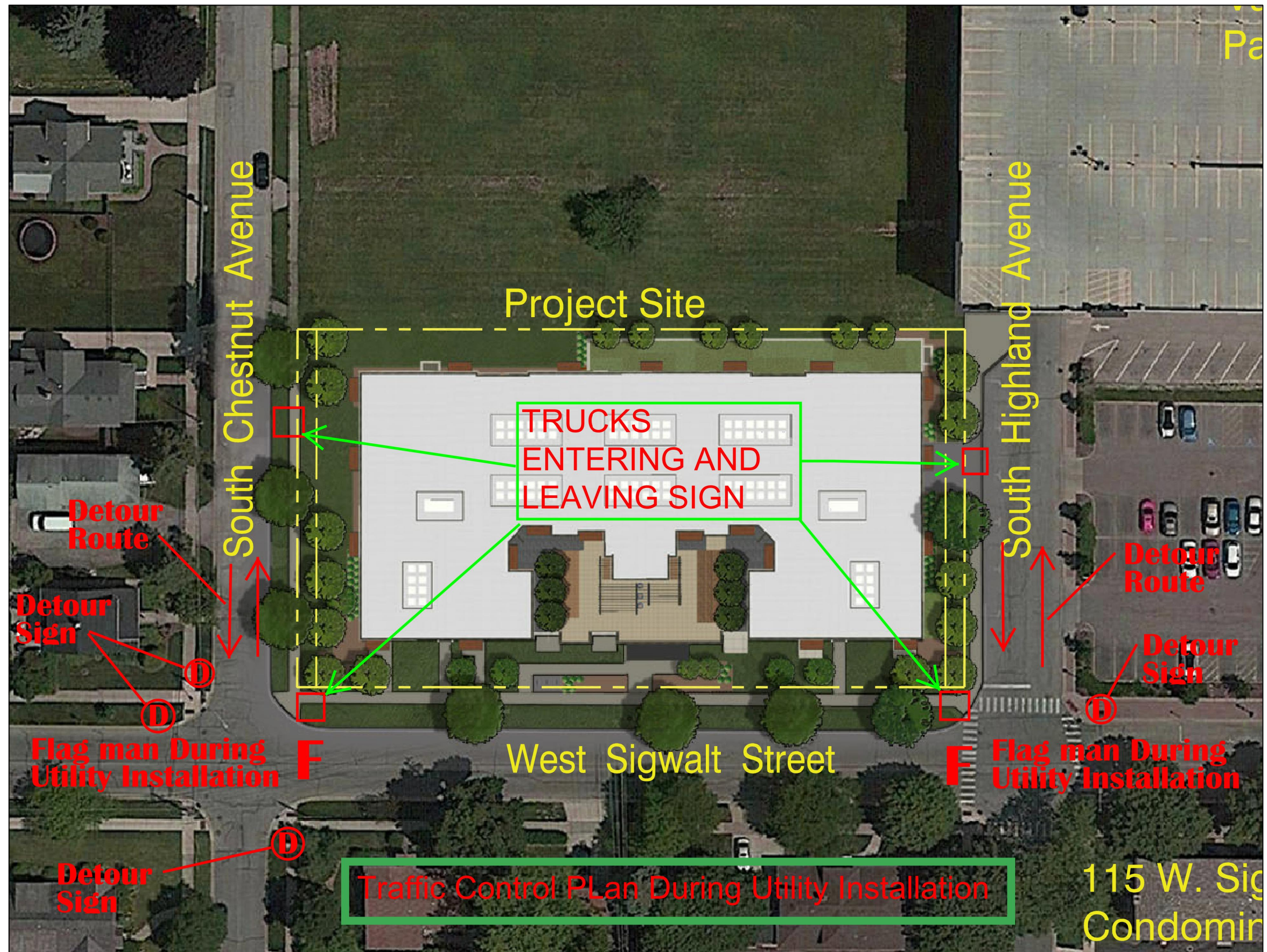
Material Delivery:

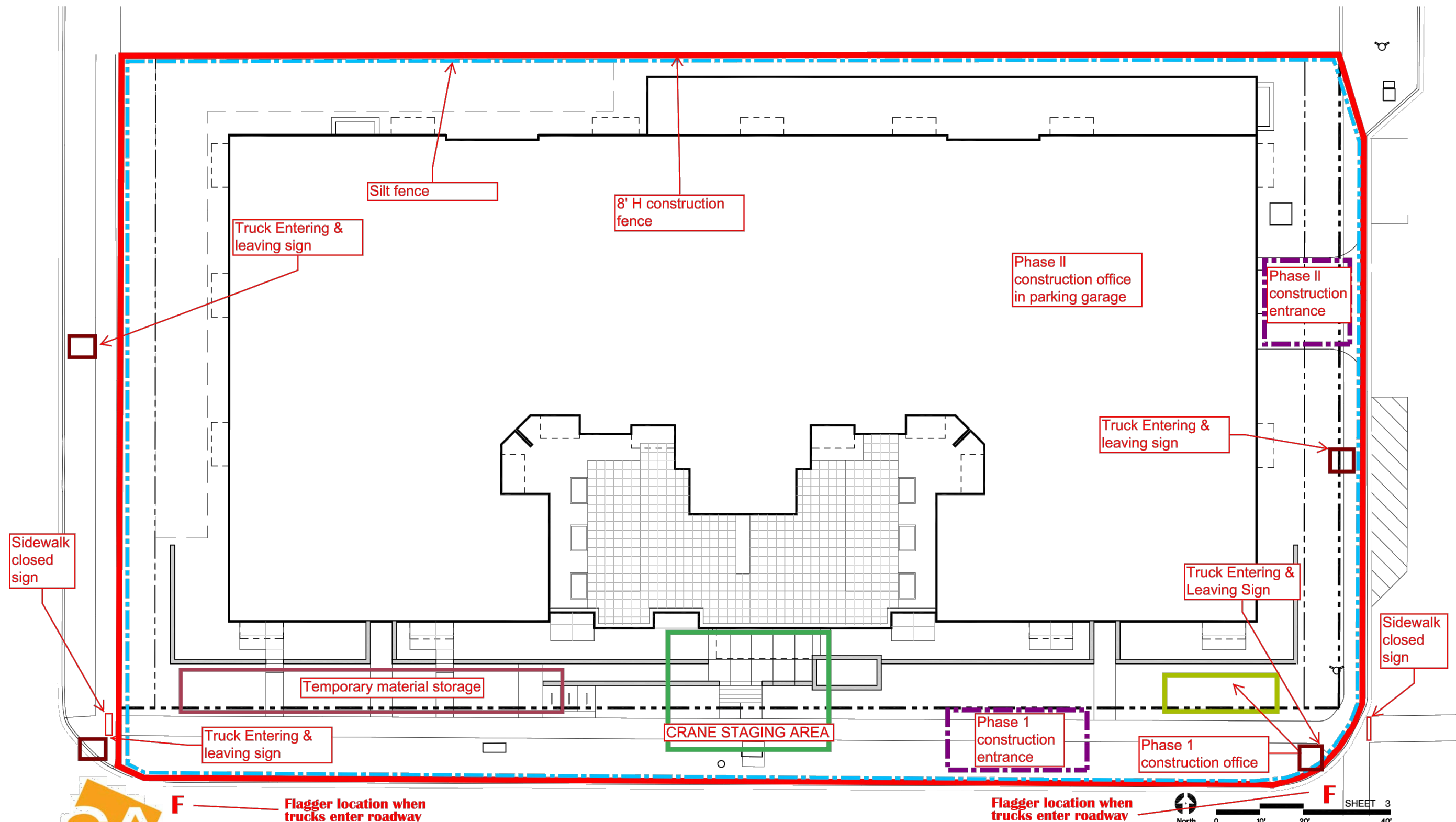
The delivery of materials will be coordinated in a just in time manner to limit the amount of materials staged and stored on the project site. For time sensitive deliveries such as ready-mix concrete, pre-cast concrete components and pre-fabricated wall panels; an off-site staging area will be established and trucks will be released to the project site to limit the quantity of oversized vehicles to a maximum of two at any given time to maintain the work operation as well as not impact the surrounding residents. Flaggers will be staged on the street for the maintenance of traffic and safety of trucks entering and leaving the site. A specific truck route plan to and from the site will be submitted for approval as part of the permitting process.

Lane Closures:

The only lane closures anticipated for the project will be involved with the utility installation. This work will be coordinated with the public works department and all traffic control and safety devices will be installed prior to work beginning.

Notifications to the surrounding residents will take place approximately one week prior to work commencing. At the end of each day's work, temporary measures will be put into place to ensure the road is functional for two way traffic. It is desired to off-load precast concrete components and prefabricated wall panels at the curb line from the crane staged at the center of Sigwalt side of the building. During these delivery periods safety flaggers and traffic control devices will be staged at the corners of Highland and Chestnut to ensure the safe flow of traffic. The quantity of vehicles during this period would be approximately 2 per hour at its peak.





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Flagger location when trucks enter roadway

Sigwalt Apartments
Arlington Heights, IL

Site Plan

Flagger location when trucks enter roadway

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North 0 10' 20' 40' SHEET 3

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



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