



## **UNIVERSITY OF ST. THOMAS and McGough** *SCHOENECKER CENTER CONSTRUCTION MANAGEMENT PLAN*

### **INTRODUCTION**

The University of St. Thomas has engaged McGough as the design-build contractor for the new Schoenecker Center.

With over 130,000 square feet, the Schoenecker Center will help St. Thomas meet the rapidly evolving needs of the community and employers by enabling collaborative, interdisciplinary education that incorporates diverse viewpoints into students' work. The five-level building will house three academic areas (Arts, Engineering and Sciences) and everything from engineering high bays and science labs to musical performance spaces and art galleries. It will also include St. Thomas' Centers for Artificial Intelligence, Data Science and Water Justice, an emerging media newsroom, and robotics labs.

The project is scheduled to start construction on May 2, 2022.

### **TIMETABLE**

#### **Early May 2022**

Mobilization and construction start

#### **May 2022 - September 2022**

Site excavation and utilities

#### **June 2022 - July 2022**

Concrete footings and foundations

#### **June 2022 - August 2022**

Grand Avenue and OWS tunnel work

#### **September 2022 – November 2022**

Installation of structural steel building structure

#### **November 2022 – April 2023**

Exterior framing/enclosure

#### **January 2023 – March 2023**

Roofing install

#### **December 2022 – June 2023**

Mechanical and electrical rough-in

#### **March 2023 – October 2023**

Interior build-out/finishes

#### **August 2023 – September 2023**

Landscaping/paving/sitework

#### **End of November 2023**

Substantial completion

## **CONSTRUCTION CREWS**

Construction crews will work from 7:00 a.m. to 4:30 p.m. on weekdays, although their schedules could be extended to 6:30 p.m. if favorable weather conditions can be capitalized upon. Crews may work an occasional Saturday if the schedule requires, with shifts beginning at 7:00 a.m., but avoiding noisy activities until 8:30 a.m. On weekdays, construction noise will not begin until 7 a.m.

## **CONSTRUCTION VEHICLE TRAFFIC**

Site logistic plans are included with this Construction Management Plan.

The primary construction entrance to the site will be from Grand Avenue into existing parking lot M. Construction vehicles will travel primarily from I-94 and will attempt to avoid travel on residential streets (e.g., Summit Avenue and Mississippi River Boulevard). If travel on residential streets is necessary, it will be coordinated by McGough with the City of Saint Paul and St. Thomas. Construction traffic will exit the site and travel east on Grand Avenue to Cretin Avenue. Construction traffic will then travel north on Cretin Avenue to reach I-94 and avoid residential streets.

Truck arrivals and departures will be staggered as much as possible to reduce the amount of time that they idle on the site. McGough will post a flag person at the site entrance off Grand when traffic guidance is necessary.

All deliveries and traffic will be required to enter and exit our designated site entrances and remain within the project's controlled perimeter.

## **DUST AND DIRT MITIGATION**

McGough will follow Minnesota Pollution Control Agency and industry standards in controlling dust and dirt during excavation and construction activities.

Nearby streets, on which construction traffic travels, will be swept and cleaned on an as-needed basis.

## **STREET CLOSINGS OR DELAYS**

Grand Avenue north of the Facilities and Design Center and internal to the St. Thomas campus will be closed for the summer 2022 to complete utility and tunnel work that crosses under the street. During this closure, access will remain open to Anderson Parking Facility via the intersection of Cretin and Grand avenues. Access to surface parking lots O, P, X, Y and V will be via Summit Avenue.

A short-term south-bound lane closure on Cretin Avenue will be required in the fall of 2022. McGough will work with the proper jurisdictions to develop safe routing and barricade plans to ensure pedestrian and vehicle safety.

## **CONSTRUCTION SITE NOISE**

With construction occurring at the perimeter of South campus, noise is expected to extend north into the residential areas north of Summit. Noise is also expected to extend west into the St. Paul Seminary property. We anticipate the primary source of noise to be back-up safety devices from heavy equipment used during the construction phases.

Noise disruptions will attempt to be mitigated by the following measures:

- Backup device volumes will be no louder than safety conditions allow, or minimums set by workplace safety laws and regulations.
- Working hours will be restricted as noted above.
- All subcontractors and trades people will receive a site-specific orientation on the sensitivity to noise.

## **PARKING**

Parking for construction workers will be provided on campus. Specific lots will be identified and may change as needed to meet the needs of the University of St. Thomas. Temporary parking lots for construction worker parking will be provided on campus at two locations from June 1, 2022 to December 31, 2023:

- Upper level of Anderson Parking Facility at Cretin and Grand
- Temporary lot on east block along Grand Avenue, between Finn and Cleveland.

Parking lots will be fenced where required and signed as reserved for construction parking only. Construction workers will be advised to avoid parking on city streets and highly encouraged to ride-share when possible. A map will be provided to construction workers with approved parking locations.

## **COMMUNICATIONS**

St. Thomas will coordinate all construction project communication with the university and community. In addition, monthly updates will be provided via the Facilities Management [construction projects](#) web page.

Jim Brummer, VP for Facilities Management, will be the primary St. Thomas contact. Jim can be reached by email at [brum4505@stthomas.edu](mailto:brum4505@stthomas.edu) or by phone at (651) 962-6595.

Jim will have regular contact with St. Thomas employees coordinating the construction activities and the McGough on-site superintendent and will address concerns as quickly as possible.

Neighborhood concerns can be directed to Amy Gage, director of neighborhood relations at St. Thomas. Amy can be reached by phone at (651) 962-6123 (office) or (612) 381-4110 (mobile) or by email at [agage@stthomas.edu](mailto:agage@stthomas.edu).

The Construction Management Plan will be updated as needed.