



AMS CONSTRUCTION MANAGEMENT LLC

**Preliminary Construction Management Plan
Albany Post Road & Craft Lane, Buchanan, NY**

Construction Narrative

1. INTRODUCTION

a. STATEMENT OF PURPOSE

This Construction Narrative has been prepared for review and comment by the Village of Buchanan. The construction management plan has been arranged to avoid, minimize, or mitigate adverse impacts from construction activities.

b. PROJECT DESCRIPTION

The development has been designed as one building containing multi-family residential units, covered parking, and amenity spaces.

c. PROJECT PHASING

The AMS Acquisitions development at 3119 Albany Post Road will be constructed in a single phase. The anticipated construction duration is approximately 30 months from the start of Stage 2 noted below.

d. CONSTRUCTION LOGISTICS

- Site fencing and gates
- Designated storage and staging areas
- Anti-tracking pads for soils control.
- Construction entrances and exits.
- Building footprints.
- Truck Logistics
- The project will consist of roughly seven (7) stages of activity as follows.

STAGE 1: Perimeter Fencing and Tree Clearing

During this stage, the project perimeter and tree clearing limits are established. Tree protection, silt fencing, and perimeter construction fencing to be installed. All trees per the approved Tree Removal Plan will be cut, stumped, grubbed, ground/chipped on site. All chips/mulch to be hauled offsite. The stage will conclude with complete site clearing.

STAGE 2: Mobilization, Blasting, Earthwork, and Site Utilities

During this stage additional erosion control and stormwater management measures will be put in place and the temporary offices are constructed. Temporary parking and traffic arrangements are set for the site and earthwork (e.g. cut/fill, rough grading, etc.) and rock blasting will commence. Site utilities such as sanitary sewer, storm, and water mains and hydrants will begin.

STAGE 3: Foundations and Site Utilities

Once the building pad rough grade is established and stabilized, foundation piles and ground improvement measures will commence with concrete foundations following shortly behind. Site utilities will also continue during this phase along with water services and underground electrical conduit to building main service rooms.

STAGE 4: Building Superstructure and Site Stabilization

Cast in place concrete podium structure will commence. Provided all necessary underground utilities are in place, site curbing and base asphalt paving will be completed.

STAGE 5: Building Framing and MEP Rough-In

Cast In Place Concrete will begin from the rear of the site garage level and continue to the slab on grade section towards Danbury Road. As soon as a large enough section of slab is ready, wood framing will commence. Exterior façade work, windows and doors will be installed once the first section roof is completed and sheathed. Electrical, plumbing, and mechanical rough ins will follow the weathertight enclosure of each section.

STAGE 6: Interior Finishes

Overlapping partially with Stage 5, the completion of the MEP rough-ins on an area-by-area and floor-by-floor basis. Installation of insulation, drywall, and other materials and equipment will follow the MEP roughs. Painting, interior finishes, cabinetry, and installation of electrical and plumbing fixtures and appliances will complete the interior construction.

STAGE 7: Site Work, Landscaping and Occupancy

Simultaneous with the completion of the building interior, site work including landscaping, paving, and site lighting will be completed. Additionally, completion of the podium courtyard amenities and the surrounding landscape will take place during this phase of the project. The construction of the project will conclude with building commissioning and occupancy.

2. PARKING

- a. All workers will park on site within the construction property fencing. Parking along Albany Post Road will be prohibited.

3. HOURS OF CONSTRUCTION ACTIVITIES

- a. Construction activities and deliveries will be conducted in compliance with the Village of Buchanan.
- b. It is expected that the typical work week will be from 7:00 AM to 7:00 PM Monday through Friday, and Saturdays from 8:00 AM to 6:00 PM.
- c. Workers will be arriving and departing shortly before and after construction starts and construction end times.

4. MATERIAL STORAGE & REMOVAL

- a. Materials will be in designated staging areas on-site as shown in the attached Construction Logistics Plan (preliminary at this time – updated plan to be provided at a later date).
- b. Material storage and laydown areas shall be located away from public rights-of-way.

5. ACCESS TO CONSTRUCTION SITE

- a. Delivery and driving directions will be distributed to all contractors and delivery trucks accessing the site.
- b. Every effort will be made to ensure public access to all surrounding streets and properties. The property frontage along Craft Lane and Albany Post Road will be maintained during construction.
- c. Police may be required on a short-term basis during any required street closures of Albany Post Road. Street closures would occur during utility street work and/or certain road work operations, if any. Traffic would be rerouted with detour signs, placed in consultation with the Village and Police Department.

6. MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS

- a. Sidewalk closings and pedestrian diversions will be used throughout all stages of construction. In the event sidewalk closings are required, the plan would be reviewed and approved by the Village of Buchanan prior to implementation and all applicable permits will be filed.
- b. For public safety, the entire perimeter of the project sites will be fenced and posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.

7. PRE-CONSTRUCTION SURVEYS

- a. Prior to any blasting and/or rock hammering, pre-construction surveys will be performed when sensitive receptors are in proximity to the construction site. Pre-construction surveys would be conducted for adjacent structures or utilities within close proximity to the property.

8. SOIL EROSION AND SEDIMENTATION CONTROLS

- a. An approved Soil Erosion and Sediment Control Plan for the project site would be implemented at the outset of construction. Erosion, sediment control and dust mitigation measures include the following:
 - Minimizing the amount of time during which soils are exposed;
 - Spraying water on dusty surfaces;
 - Stabilizing soils with temporary grass seed mixtures, seeding or using erosion control blankets to stabilize soil stockpiles;
 - Using drainage diversion methods (silt fences, hay bales) to minimize soil erosion during site grading;
 - Covering stored materials with a tarp to reduce windborne dust;
 - Limiting on-site construction vehicle speed to 5 mph; and,
 - Using truck covers/tarp rollers that cover fully loaded trucks and keep debris and dust from being expelled from the truck along its haul route.

9. STORMWATER MANAGEMENT

- a. A stormwater pollution prevention plan for the project site would be implemented at the outset of construction. These plans would have been previously approved by the Village of Buchanan.
- b. Stormwater pollution prevention measures include the use of silt fence, hay bales, interceptor swales, stabilized construction entrance, temporary seeding, mulching, inlet protection (silt sacks), erosion control matting, sediment basins, stone check dams, and concrete washout stations.
- c. Periodic inspections and maintenance will be implemented to properly manage sediment transport and erosion control during the construction. The Construction Manager will also conduct inspections and maintain a log of the control devices during and/or immediately after any adverse weather events, and any necessary repairs or replacement of the erosion and sediment control practices will be addressed following each storm event.

10. CONTROLS ON OFF-SITE TRACKING OF MUD

- a. Soil management is the most important step in preventing mud tracking onto public streets. All construction roads that disturb earth will be capped with stone, process or pavement, to minimize mud pick-up by truck or vehicle tires. Soil stabilization will be implemented. Anti-tracking pads will be installed and maintained at all construction exits to dislodge any mud from the truck tires before they exit the site.
- b. Street sweeping of the paved access drives and public road frontage on either side of all construction entrance/exits will be performed as needed for the duration of the project, and more frequently if material is tracked off site.
- c. Street sweeping will be accomplished with vehicle mounted sweeping equipment, such as a box broom sweeper attachment on a skid steer, or mechanical sweeper as manufactured by Bob Cat, or others.

11. NOISE MITIGATION

- a. All construction activities will be conducted in full compliance with existing regulations, including the municipal time restrictions for construction work.
- b. Property owners within 200 feet of the Property will receive prior notice of any extraordinary noise (e.g. blasting, rock hammering, chipping) that might occur for more than one day.
- c. Back-up alarms will be provided for all on-site vehicles.

12. SITE SECURITY

- a. A 6-foot-high construction fence will be installed as shown on the attached plan. The gate(s) will be locked, except during designated working hours.
- b. Signage will be posted on the gates requiring all visitors to report to Contractor's Construction Manager's trailer before proceeding onto the site.
- c. For public safety, the entire perimeter of the project site will be posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.
- d. Stealth Monitoring Security Company will be engaged to setup and remotely monitor perimeter cameras during non-working hours.

13. MANAGEMENT OF WASTE

- a. Waste and recycling containers will be positioned throughout the site.
- b. Concrete washout stations will be used to contain concrete and liquids when the chutes of mixers and hoppers of concrete pumps are rinsed out after deliveries.

14. COORDINATION WITH POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES DEPARTMENTS

- a. During Site Plan review, this plan and associated drawings will be coordinated with the Village of Buchanan emergency services.

- b. A logistics plan for deliveries and closures will be forwarded to the Village as directed based on a final site plan approval with an approved construction management plan and more definitive construction schedule with updates provided as they become available during the construction process.
- c. Upon obtaining permits for any required street closures, we are given a set of requirements for the closure which may include a Police Officer to be present during the working hours of the closure. An account would be set up for payment of the Police which are scheduled several days in advance of the closure. Flag men and barricades may also be required during a closure.

15. COMMUNICATIONS

- a. Phone numbers for responsible ownership and contractor contacts will be provided to the Village prior to construction start and site mobilization.
- b. The AMS team shall meet with the appropriately designated Village staff along with any professionals retained by the Village to assist in the monitoring of construction activities, to review ensure that all responsible parties understand their responsibilities for each specific construction phase.

16. ENFORCEMENT

The measures contained within this Construction Management Plan will be enforced through inspections and monitoring to be conducted by the third party inspectors and the Village of Buchanan.