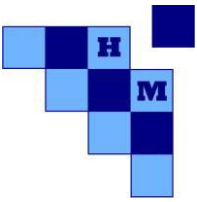


**Appendix H-1:  
Preliminary Draft Construction Management Plan**



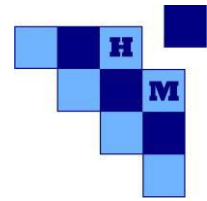
**HUDSON MERIDIAN  
CONSTRUCTION GROUP**

**Preliminary DRAFT  
Construction Management Plan**

**for**

**AMS Yonkers Downtown Redevelopment**

**August 2022**



## AMS- Yonkers Development

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### Construction Narrative

#### 1. INTRODUCTION

##### a. STATEMENT OF PURPOSE

This Construction Narrative has been prepared for review and comment by the City of Yonkers Department of Housing and Buildings, Fire Department, Engineering Department, and the Department of Public Works. The CMP has been arranged to avoid, minimize or mitigate adverse impacts from construction activities.

##### b. PROJECT DESCRIPTION

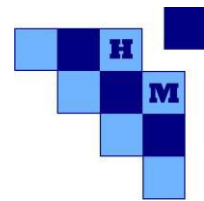
The development has been designed as multiple buildings on (3) sites containing multi-family residential units, retail, parking and commercial space.

##### c. PROJECT PHASING

The project consists of five (5) phases over 10 years. The (3) sites include Chicken Island, North Broadway and Teutonia Hall. The proposed phasing and schedules are attached. As the project advances to the site plan stage, an individual CMP will be developed for each project site that will contain more detailed information specific to each site and will be based on the most recent project schedule.

##### d. CONSTRUCTION LOGISTICS PLANS:

- Site fencing and gates
- Cranes
- Designated storage and staging areas
- Anti-tracking pads for soils control
- Construction entrances and exits
- Building footprints.
- Each of the proposed five (5) phases of construction will consist of roughly seven (7) stages of activity, differing slightly between phases.



Phase	Site	Building	HM Proposed Durations
1	Teutonia	North Tower - Residential	36
1	Chicken Island	Building 1 - Residential	35
1	Chicken Island	Building 2 - Retail	14
1	Chicken Island	Building 2A - Temp. Retail	14
<b>Total Phase 1</b>			
2	North Broadway	South Tower - Residential	33
2	North Broadway	Parking Garage	14
<b>Total Phase 2</b>			
3	North Broadway	North Tower	31
3	Teutonia	South Tower	41
<b>Total Phase 3</b>			
4	Chicken Island	Building 2 (Phase 2)	33
4	Chicken Island	Building 3 (Phase 3)	35
<b>Total Phase 4</b>			
5	Chicken Island	Chicken Island Building 4	33
5	Chicken Island	Chicken Island Building 5	33

a. **STAGE 1: Site Setup, Mobilization, Perimeter fence**

During this stage, the project perimeter is established. Silt fence, hay bales, and construction fence, and the temporary offices are constructed. Temporary parking and traffic arrangements are set for the site. Upon completion of the site setup Demolition of the existing buildings, where applicable, will commence. The stage will conclude with complete site clearing. During this time period, The City of Yonkers will execute what is referred to as Contract #903171 of their street infrastructure work to facilitate the overall project.

Outreach will be in place to communicate with local residents as to activities and projected schedules.

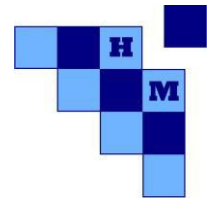
Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 1 Site Setup**

Teutonia	North Tower - Residential	Workforce will fluctuate between 10 to 15 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 10 to 15 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 8 to 10 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 8 to 10 individuals.

**Workforce Logistics Phase 2 – Stage 1 Site Setup**

North Broadway	South Tower - Residential	Workforce will fluctuate between 10 to 15 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 10 to 15 individuals.



**Workforce Logistics Phase 3 – Stage 1 Site Setup**

North Broadway	North Tower	Workforce will fluctuate between 10 to 15 individuals.
Teutonia	South Tower	Workforce will fluctuate between 10 to 15 individuals.

**Workforce Logistics Phase 4 – Stage 1 Site Setup**

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 10 to 15 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 10 to 15 individuals.

**Workforce Logistics Phase 5 – Stage 1 Site Setup**

Chicken Island	Building 4	Workforce will fluctuate between 10 to 15 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 10 to 15 individuals.

b. **STAGE 2: Driven Piles, Dewatering and Foundations**

During this stage, the driven Pile work will be completed followed by concrete elements of the foundations. The foundations and the concrete structure will be completed from:

- Teutonia – Buena Vista Avenue
- Chicken Island – Palisade Avenue and James Street

Additionally, site utilities rough-ins are finalized. Upon completion of the below-grade work, grading and shaping the site will be executed to minimize dust and erosion.

Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 2 Piles/Dewater/Foundation**

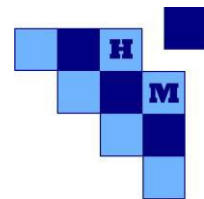
Teutonia	North Tower - Residential	Workforce will fluctuate between 15 to 25 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 15 to 25 individuals.
Chicken Island	Building 2 – Retail	Workforce will fluctuate between 10 to 15 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 10 to 15 individuals

**Workforce Logistics Phase 2 – Stage 2 Piles/Dewater/Foundation**

North Broadway	South Tower - Residential	Workforce will fluctuate between 15 to 25 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 15 to 25 individuals.

**Workforce Logistics Phase 3 – Stage 2 Piles/Dewater/Foundation**

North Broadway	North Tower	Workforce will fluctuate between 15 to 25 individuals.
Teutonia	South Tower	Workforce will fluctuate between 15 to 25 individuals.



**Workforce Logistics Phase 4 – Stage 2 Piles/Dewater/Foundation**

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 15 to 25 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 15 to 25 individuals.

**Workforce Logistics Phase 5 – Stage 2 Piles/Dewater/Foundation**

Chicken Island	Building 4	Workforce will fluctuate between 15 to 25 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 15 to 25 individuals.

c. **STAGE 3: Foundations and Site Utilities**

Temporary sediment basin is set on the site. Upon completion of the sediment basin, excavation of the areas for foundations under the future structure is executed. Excavation and partial construction of the site utility lines also takes place within the stage.

Dewatering may be required during excavation for the elevator pit and drainage structures. The earthwork Contractor will be required to pump the extracted fluids and either containerize it for off-site disposal or treat the water for disposal in the storm sewer. The treatment system would consist of, at a minimum, a fractionation tank, particulate filtration, and granular activated carbon (GAC) adsorption prior to sewer discharge. Permits/approvals shall be obtained for any discharge to the sewer by the Westchester County Department of Environmental Facilities (WCDEF), New York State Department of Environmental Conservation (NYSDEC), and the City of Yonkers Engineering Department. This work will be completed prior to Phase 1 of the HIF Site Work.

Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 3 Foundation & Site Utilities**

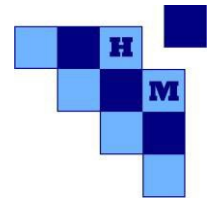
Teutonia	North Tower - Residential	Workforce will fluctuate between 25 to 35 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 25 to 35 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 25 to 35 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 25 to 35 individuals.

**Workforce Logistics Phase 2 – Stage 3 Foundation & Site Utilities**

North Broadway	South Tower - Residential	Workforce will fluctuate between 25 to 35 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 25 to 35 individuals.

**Workforce Logistics Phase 3 – Stage 3 Foundation & Site Utilities**

North Broadway	North Tower	Workforce will fluctuate between 25 to 35 individuals.
Teutonia	South Tower	Workforce will fluctuate between 25 to 35 individuals.



**Workforce Logistics Phase 4 – Stage 3 Foundation & Site Utilities**

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 25 to 35 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 25 to 35 individuals.

**Workforce Logistics Phase 5 – Stage 3 Foundation & Site Utilities**

Chicken Island	Building 4	Workforce will fluctuate between 25 to 35 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 25 to 35 individuals.

d. **STAGE 4:** Building Superstructure

Cast in Place concrete super structure is proposed for each of the new buildings

Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 4 Superstructure**

Teutonia	North Tower - Residential	Workforce will fluctuate between 60 to 80 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 60 to 80 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 15 to 25 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 15 to 25 individuals.

**Workforce Logistics Phase 2 – Stage 4 Superstructure**

North Broadway	South Tower - Residential	Workforce will fluctuate between 60 to 80 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 40 to 50 individuals.

**Workforce Logistics Phase 3 – Stage 4 Superstructure**

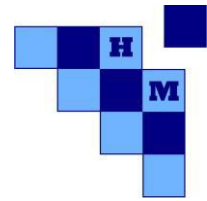
North Broadway	North Tower	Workforce will fluctuate between 60 to 80 individuals.
Teutonia	South Tower	Workforce will fluctuate between 60 to 80 individuals.

**Workforce Logistics Phase 4 – Stage 4 Superstructure**

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 60 to 80 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 60 to 80 individuals.

**Workforce Logistics Phase 5 – Stage 4 Superstructure**

Chicken Island	Building 4	Workforce will fluctuate between 60 to 80 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 60 to 80 individuals.



e. **STAGE 5:** Building Enclosure, Interior Framing and MEP Rough-In

Stages 4 and 5 will be overlapping to some extent. Block and plank will begin from the lower floors and continue up to the top of the building. At the same time, interior partitions and demising walls will be framed. Exterior brickwork, windows and doors will be installed following the completion of the block and plank. Electrical, plumbing and mechanical rough-ins will follow the enclosure of each floor.

Workforce Logistics will be as follow:

***Workforce Logistics Phase 1 – Stage 5 Building Enclosure/Interior Framing/MEP Rough***

Teutonia	North Tower - Residential	Workforce will fluctuate between 150 to 175 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 150 to 175 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 35 to 45 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 35 to 75 individuals.

***Workforce Logistics Phase 2 – Stage 5 Building Enclosure/Interior Framing/MEP Rough***

North Broadway	South Tower - Residential	Workforce will fluctuate between 150 to 175 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 45 to 50 individuals.

***Workforce Logistics Phase 3 – Stage 5 Building Enclosure/Interior Framing/MEP Rough***

North Broadway	North Tower	Workforce will fluctuate between 150 to 175 individuals.
Teutonia	South Tower	Workforce will fluctuate between 150 to 175 individuals.

***Workforce Logistics Phase 4 – Stage 5 Building Enclosure/Interior Framing/MEP Rough***

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 150 to 175 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 150 to 175 individuals.

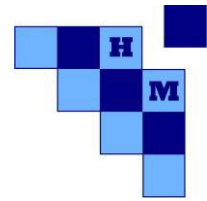
***Workforce Logistics Phase 5 – Stage 5 Building Enclosure/Interior Framing/MEP Rough***

Chicken Island	Building 4	Workforce will fluctuate between 150 to 175 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 150 to 175 individuals.

f. **STAGE 6:** Interior Finishes

Overlapping partially with Stage 5, the closing of the interior walls will follow the completion of the MEP rough-ins on an area-by-area and floor-by-floor basis. Installation of interior doors, mechanical units, electrical panels, domestic hot water heaters, and other equipment will follow the drywall work. Painting, interior finishes, cabinetry, and installation of electrical and plumbing fixtures and appliances will complete the interior construction.





Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 6 Interior Finishes**

Teutonia	North Tower - Residential	Workforce will fluctuate between 175 to 205 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 175 to 225 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 20 to 25 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 20 to 25 individuals.

**Workforce Logistics Phase 2 – Stage 6 Interior Finishes**

North Broadway	South Tower - Residential	Workforce will fluctuate between 175 to 225 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 40 to 50 individuals.

**Workforce Logistics Phase 3 – Stage 6 Interior Finishes**

North Broadway	North Tower	Workforce will fluctuate between 175 to 225 individuals.
Teutonia	South Tower	Workforce will fluctuate between 175 to 225 individuals.

**Workforce Logistics Phase 4 – Stage 6 Interior Finishes**

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 175 to 225 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 175 to 225 individuals.

**Workforce Logistics Phase 5 – Stage 6 Interior Finishes**

Chicken Island	Building 4	Workforce will fluctuate between 175 to 225 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 175 to 225 individuals.

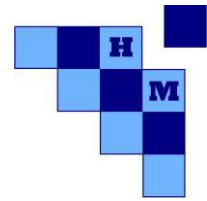
g. **STAGE 7: Site Work, Landscaping and Occupancy**

Simultaneous with the completion of the building interior, site work including landscaping, paving, and site lighting will be completed. Additionally, completion of the rooftop 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.

Workforce Logistics will be as follow:

**Workforce Logistics Phase 1 – Stage 7 Site Work/Landscaping/Occupancy**

Teutonia	North Tower - Residential	Workforce will fluctuate between 30 to 50 individuals.
Chicken Island	Building 1- Residential	Workforce will fluctuate between 30 to 50 individuals.
Chicken Island	Building 2 - Retail	Workforce will fluctuate between 20 to 25 individuals.
Chicken Island	Building 2A – Temp. Retail	Workforce will fluctuate between 20 to 25 individuals.



***Workforce Logistics Phase 2 – Stage 7 Site Work/Landscaping/Occupancy***

North Broadway	South Tower - Residential	Workforce will fluctuate between 30 to 50 individuals.
North Broadway	Parking Garage	Workforce will fluctuate between 10 to 15 individuals.

***Workforce Logistics Phase 3 – Stage 7 Site Work/Landscaping/Occupancy***

North Broadway	North Tower	Workforce will fluctuate between 30 to 50 individuals.
Teutonia	South Tower	Workforce will fluctuate between 30 to 50 individuals.

***Workforce Logistics Phase 4 – Stage 7 Site Work/Landscaping/Occupancy***

Chicken Island	Building 2 Phase 2	Workforce will fluctuate between 30 to 50 individuals.
Chicken Island	Building 3 Phase 3	Workforce will fluctuate between 30 to 50 individuals.

***Workforce Logistics Phase 5 – Stage 7 Site Work/Landscaping/Occupancy***

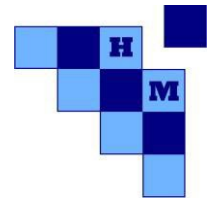
Chicken Island	Building 4	Workforce will fluctuate between 30 to 50 individuals.
Chicken Island	Building 5	Workforce will fluctuate between 30 to 50 individuals.

**2. PARKING**

- a. The contractor will provide incentives to subcontractors to encourage use of vans to transport workers and use of mass transit.
- b. It is anticipated that at least 25% of the construction workers would utilize mass transit or arrive by carpool or vanpool. Construction worker parking would be provided on the Chicken Island Site, south of John Street and east of New School Street. This parking would serve all three Sites and would utilize valet operations.
- c. The Applicant intends to utilize the new parking garages on the various Project Sites upon their completion for construction worker parking while the balance of the building is being constructed.
- d. The Applicant has the ability to set up one or more privately contracted satellite parking locations, as necessary, and shuttle construction workers to the Project Sites. The first potential site is the City’s Government Center Garage, where at least 100 dedicated spaces can be provided to the Applicant. The second is the ShopRite parking lot where the Applicant has previously leased up to 100 spaces from the property owner.

**3. HOURS OF CONSTRUCTION ACTIVITIES**

- a. Construction activities will be conducted in compliance with the City of Yonkers Municipal Code, Section 66-4.F, which states that the operation of any tool used in construction, repair, demolition or excavation is prohibited between the hours of 6:00 PM and 8:00 AM, on weekends, and on legal holidays.
- b. Hours of delivery will be limited to the allowed hours of construction activity: 8:00 AM to 6:00 PM on weekdays, and 9:00 AM to 5:00 PM on Saturdays, or per the peak hour traffic restrictions. To the extent possible, deliveries would be scheduled during off-peak hours and would be staggered.
- c. Loading or unloading of vehicles would occur only between 8:00 AM-6:00 PM, which would be in compliance with Section 66-4.D of the City Noise Code. Loading, unloading, opening, closing,



or other handling of boxes, crates, etc. between the hours of 10:00 PM and 8:00 AM when the sound creates a noise disturbance across from a residential property line is prohibited. When practical, material or large equipment deliveries would be scheduled between 9:00 AM and 3:00 PM.

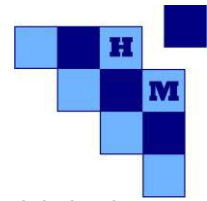
- d. It is expected that the typical work week will be from 8:00 AM to 5:00 PM Monday through Friday, and Saturdays from 9:00 AM to 4:00 PM, as needed, to compensate for weather delays or to expedite certain tasks upon approval from the City.
- e. Workers will be arriving and departing shortly before and after construction start and construction end times.

#### **4. MATERIAL STORAGE**

- a. Loading and unloading of materials will be in designated staging areas on-site as shown in the Construction Phasing Logistics Plans, typically adjacent to or directly into the area of construction.
- b. Material storage and laydown areas shall be located as indicated on the logistics diagrams and way from public rights-of-way and shall be suitably screened with a berm or construction fencing with screens to prevent headlights from shining into neighboring property.
- c. Portions of the Chicken Island Site may be utilized for material storage for the Teutonia and North Broadway sites as needed to minimize on-site staging and to better coordinate loading and unloading activities at those sites.

#### **5. ACCESS TO CONSTRUCTION SITE**

- a. Delivery and driving directions will be distributed to all Contractors and delivery trucks accessing the site.
- b. Large construction vehicles would be instructed to use the roads indicated on the attached routing plans. Regarding construction at the North Broadway site, the general contractor and all sub-contractors would be required to:
  - Limit the size of construction trucks to match the available roadway geometry in this area.
  - Limit construction trucks on North Broadway during later stages of construction (i.e., Stage 6 Interior Finishes) to smaller vans and box trucks only.
- c. Deliveries would be instructed to use the following entrances:
  - Teutonia – entrance on Buena Vista Avenue
  - Chicken Island – entrances on John Street, Palisade Avenue, and Nepperhan Avenue, Ann Street, and New School Street (depending on the phase of construction)
  - North Broadway – entrances on Baldwin Place and Overlook Terrace, which are accessed via Locust Hill Avenue. The majority of construction material for the North Broadway Site would arrive via Locust Hill Avenue via Ashburton Avenue.
- d. Excavation spoils and other construction vehicles leaving the sites would use the routes indicated on the attached routing plans.
- e. Every effort will be made to ensure public access on all surrounding streets. The surrounding streets will be maintained during construction.



- f. The Applicant would coordinate with YPS prior to, and during, construction to minimize impacts to school bus routes, which vary from year to year. To the extent practicable, the Applicant would seek to avoid construction activities that would require temporary street closures during peak times of school bus activity.

## **6. MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS**

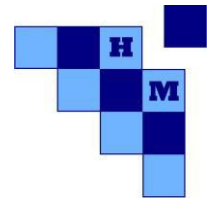
- a. Sidewalk closings and pedestrian diversions will be used throughout all phases of construction as per attached Logistics Plan and in compliance with the New York State Building Code, Chapter 33, "Safeguards During Construction." In the event sidewalk closings are required, the plan would be reviewed and approved by the City of Yonkers Department of Public Works, Engineering Department, and Public Safety prior to implementation and all applicable permits will be filed.
- b. For public safety, the entire perimeter of the Project Sites 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.

## **7. PRE-CONSTRUCTION SURVEYS**

- a. Prior to any ground disturbance, pre-construction surveys would be performed when sensitive receptors are in the proximity of the construction site. Pre-construction surveys would be conducted for adjacent structures, rail lines, or utilities within 25 feet of the property. These pre-construction surveys would help to establish survey points for monitoring during construction.
- b. Prior to construction, an Unanticipated Discoveries Plan would be prepared, which would describe the procedures to be implemented in the event that any unanticipated archaeological resources are encountered during construction.

## **8. CONTROLS ON FUGITIVE DUST & EROSION AND SEDIMENTATION**

- a. During the Demolition of the existing building, dust mitigation measures will be put in place.
- b. Soil Erosion and Sediment Control (SESC) Plan for each Project Site would be implemented at the outset of construction. These plans would have been previously approved by the City Engineering Department. Erosion, sediment control and dust mitigation measures include the following:
  - Minimizing the area of soil that is disturbed at any one time;
  - Minimizing the amount of time during which soils are exposed;
  - Minimizing vehicle movement over areas of exposed soil;
  - Installing truck vehicle washing pads at the construction entrance to avoid the tracking of soil onto paved surfaces;
  - spraying water on dusty surfaces at least twice a day;
  - 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.
- c. Dust decontamination with a high-efficiency particulate air (HEPA) filter will be erected for



construction up to the 5th floor of new buildings when needed and applicable.

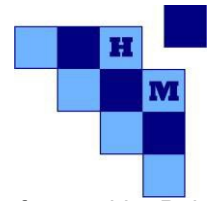
- d. Particulate matter from diesel exhaust emission will also be controlled through:
  - Proper tuning of the engine;
  - Maintenance of the air pollution controls;
  - Limiting internal combustion engine-powered construction equipment to late model (1998 and newer) so as to take advantage of the cleaner burning engines, unless an exception is granted by the City Commissioner of Housing and Building upon a demonstration that obtaining such equipment would not be feasible or practicable;
  - Utilizing best technology available for reducing emissions of pollutants from all non-road vehicles over 50 horsepower, including but not limited to retrofitting such vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness; and
  - Use of PM<sub>2.5</sub> emission controls.
- e. The plan for the protection of adjacent properties must prove satisfactory to the Commissioner of Housing and Buildings, Commissioner of the Yonkers Fire Department, Commission of Public Works and the City Engineer prior to the commencement of construction. The Contractor and its Construction Manager will ensure compliance with this requirement through its contracting procedures.

## **9. STORMWATER POLLUTION PREVENTION PLAN**

- a. A Stormwater Pollution Prevention Plan (SWPPP) for each Project Site would be implemented at the outset of construction. These plans would have been previously approved by the City Engineering Department, and NYSDEC as necessary.
- b. Storm water 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. A weekly inspection and maintenance program 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 within a 24-hour period following a 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 roads for 100 feet on either side of all construction entrance/exits will be performed weekly 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 a mechanical sweeper as manufactured by Bob Cat, Elgin, Tymco, or others.

- d. All concrete trucks will complete a tire wash-down before leaving the construction zone on the site.

## **11. NOISE MITIGATION**

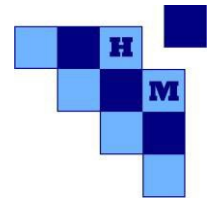
- a. All construction activities will be conducted in full compliance with existing regulations, including the municipal time restrictions for construction work.
- b. Property owners within 200 feet of the Property will receive prior notice of any extraordinary noise (e.g., rock chipping) that might occur for more than one day.
- c. Contractor and its Sub- Contractors must follow Municipal Code blasting protocol and Yonkers Fire Department blasting protocol. Any blasting required will be conducted in conformance with the blasting protocol in Sections 59-54 through 59-76 of the City of Yonkers Code. A license for use of explosives will be obtained through submittal of an application including the appropriate pre-blasting surveys and vibration monitoring plan to the Yonkers Fire Department.
- d. Daily monitoring for vibration will be conducted through a 3<sup>rd</sup> party. Monitoring for noise will occur during pile driving activity.
- e. The internal combustion engine-powered construction equipment used in the construction of the Project will be limited to late model (1998 and newer), unless an exception is granted by the City Commissioner of Housing and Building upon a demonstration that obtaining such equipment would not be feasible or practicable. These off-road pieces of equipment will have better sound attenuation properties.
- f. Back up alarms will be provided for all on-site vehicles.
- g. Delivery trucks and/or other construction equipment engines will not be permitted to remain idling during unloading or other inactive times. This will be enforced by on-site project staff.

## **12. PEST CONTROL**

- a. Pest control measures within the 25-foot perimeter limits of the new building area will be employed as required, using tamper-resistant rat bait stations, particularly regarding excavation and the demolition of existing structures. The work will be performed in accordance with all applicable requirements of the City of Yonkers.
- b. Prior to demolition of the existing structures, the Contractor will retain a pest control company to establish a protocol for addressing rodent and pest problems, and to monitor conditions on the Project Site and adjacent properties throughout the construction.

## **13. SITE SECURITY**

- a. An 8-foot-high construction fence will be installed as shown on the Construction Sequence diagrams. The gates will be locked, except during designated working hours. The fence will be relocated from time to time to accommodate changes in the areas under construction.



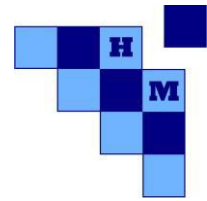
- b. Signage will be posted on the gates requiring all visitors to report to Contractor's Construction Manager's trailer before proceeding onto the site.
- c. 24/7 emergency contact information will be posted on the construction gates.
- d. Employees of Contractor will be on-site whenever work is being performed.
- e. 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.
- f. Contact numbers for Contractor's representatives shall be posted in easily accessible location on-site.
- g. A 3<sup>rd</sup> Party Site Security Company will be engaged on an as-need basis to provide onsite security after normal working hours between 6pm and 6am once the building superstructure is underway.

#### **14. OFF-ROAD VEHICLES; ULTRA –LOW SULFUR DIESEL FUEL AND GREENHOUSE GAS EMISSIONS REDUCTION PLAN**

- a. Localized increases in mobile source emissions will be minimized by using ultra-low sulfur diesel fuel for all on-site construction equipment and delivery trucks.
- b. Delivery trucks and/or other construction equipment engines will not be permitted to remain idling during unloading or other inactive times. This will be enforced by on-site project staff, and fines will be issued for non-compliance.
- c. The internal combustion engine-powered construction equipment used in building the Project will be limited to late model (1998 and newer) to take advantage of the cleaner burning engines. Exceptions to this are subject to the approval of the Commissioner of Building upon a demonstration that is not feasible or practicable to obtain the required equipment. Unless an exception is granted by the Commissioner of Building, no engines are to be used unless "critical" level exhaust silencers are fitted.
- d. All non-road vehicles over 50HP used with regard to the Project are to utilize the best technology available for reducing the emission of pollutants, including, but not limited to, retrofitting such non-road vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness. All construction equipment will include PM<sub>2.5</sub> emission controls.
- e. It is expected that compliance with these specifications will minimize on-site generation of emissions to the maximum extent practicable and that air quality monitoring would not be required by the City to demonstrate compliance. Should air quality monitoring become a requirement, the expense of such will be paid for by Contractor.
- f. At least the following construction equipment will be required for the construction of the project: excavators, bulldozers, backhoes, grader, dump trucks, cranes and hoist.

#### **15. MANAGEMENT OF HAZARDOUS MATERIALS**

- a. All pesticides, fertilizers, petrochemicals, construction chemicals such as concrete products,



sealers and paints will be managed.

- 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.

## **16. CONSTRUCTION WASTE MANAGEMENT PLAN**

- a. The Applicant would develop and implement a plan to reduce non-hazardous construction and demolition waste by at least 75 percent by weight through use of recycling, salvaging, or diversion practices.

## **17. COORDINATION WITH POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES DEPARTMENTS**

- a. During Site Plan review, this CMP and the Construction Logistics Diagrams will be coordinated with the Yonkers Police Department and the Yonkers Fire Department.
- b. A task plan for deliveries and closures will be forwarded to the Yonkers Department of Housing and Buildings and other City departments 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.

## **18. COMMUNICATIONS**

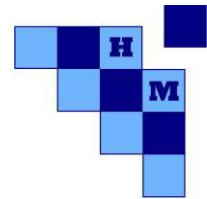
- a. Phone numbers for responsible City and contractor contacts will be posted on the Project Sites in a location visible and accessible without entering the construction zone.

## **19. PUBLIC OUTREACH**

The following measures will be taken to inform property owners within 200 feet of the Project Site of activities on the Site and to coordinate with the City of Yonkers throughout construction.

- a. The Owner and HMCG team shall meet with the appropriately designated City staff along with any professionals retained by the City to assist in the monitoring of construction activities, to review ensure that all responsible parties understand their responsibilities for each specific construction phase.
- b. The HMCG team, along with the appropriately designated City staff and/or consultants who will be involved in the monitoring of the construction of the Project, shall hold an informational meeting open to residents living within 200 feet of the Project Site to describe the construction process.
- c. Contractor shall identify a construction liaison to whom questions or concerns may be communicated by residents, Yonkers Public Schools, or City staff. Contact information for the liaison shall be posted on the Project Site in a location visible and accessible without entering the construction zone. Contractor shall share any communications received by the liaison with the City of Yonkers and shall coordinate with the City of Yonkers on the appropriate response to the issue(s) raised.





- d. Contractor shall work with the City of Yonkers, Yonkers Public Schools, and surrounding neighborhood associations to schedule periodic meetings to inform the neighbors of scheduled Project construction and anticipated neighborhood impacts and to solicit input, including on practicable measures to mitigate potential impacts on scheduled community events. Meetings may be scheduled according to specific milestones or anticipated changes in construction activity within each construction phase. These meetings would provide on-going information about the status of construction activities and the anticipated schedule of construction activities.

## **20. ENFORCEMENT**

- a. The measures contained within this Construction Management Plan will be enforced through inspections and monitoring to be conducted by the City of Yonkers.