

Protection of Adjacent Properties Plan
for
South End Development

76 Second Avenue, City of Albany, New York



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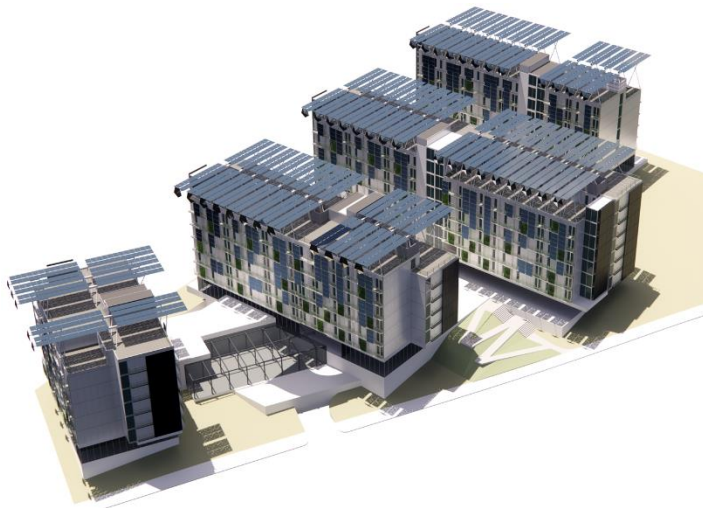


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1.0 INTRODUCTION

1.1 Statement of Purpose

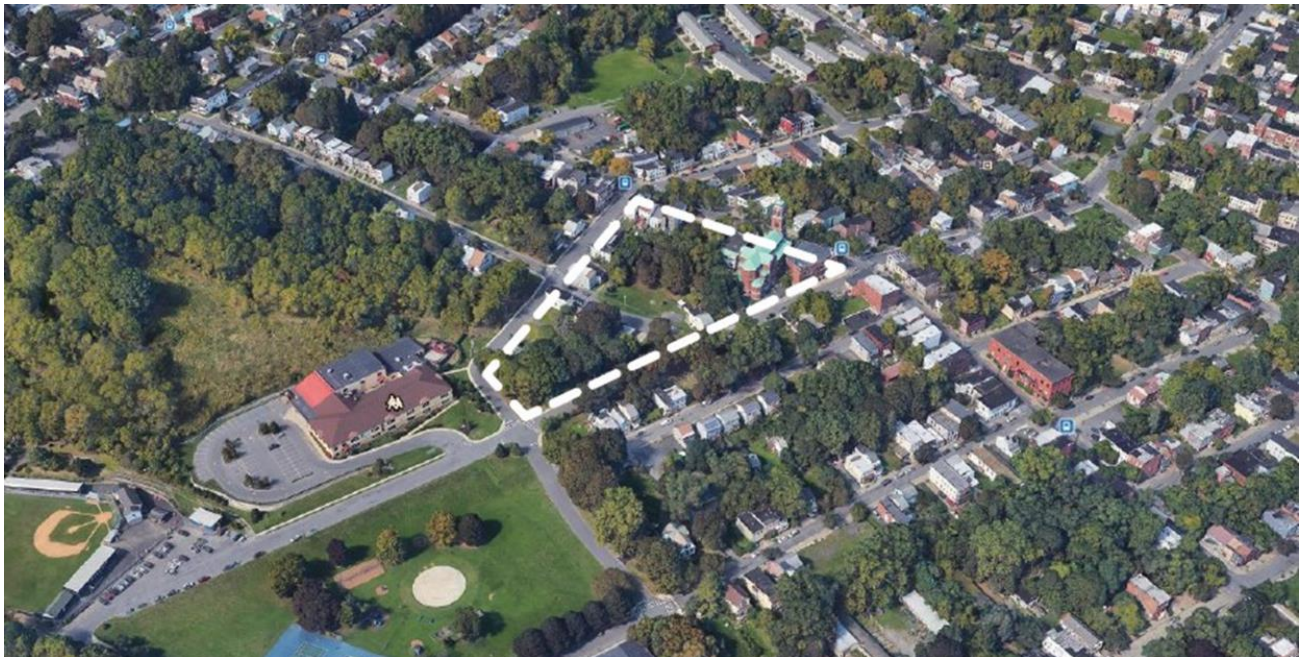
South End Development, LLC (SED) is currently advancing a mixed-use redevelopment project, featuring 239 residential units and roughly 50,000 SF of commercial space. At completion, the Seventy-Six will be the first Triple Net Zero development of its scale, not only in New York State, but in the Nation. This groundbreaking project is intended to be a catalyst for development within the South End Neighborhood and City at a whole.

Given the scale of the project and its location, protection of adjacent properties during construction is critical to ensuring that the Seventy-Six meets its objectives to bring positive change to the neighborhood. This report outlines our plan to ensure that all adjacent properties are protected throughout this project.

1.2 Project Site

The Seventy-Six project site is bounded by Second Avenue, Krank Street, Leonard Street and Seymore Street, as shown in the figure below. The Elijah Missionary Baptist Church sits immediately adjacent to the project at the corner of Second Ave and Krank Street. The Albany Community Charter School is located to the southwest of the site. Single and two-family residential structures are distributed throughout the neighborhood and in close proximity to the project site.

Figure
Project Site Boundary



2.0 BUILDING ASSESSMENTS

SED has committed to pay for building condition assessments of all structures located within 100-ft of the project boundary. These assessments will provide assurance that any reported damage during and after construction of the Seventy-Six has adequate documentation to support claims and can be properly repaired.

2.1 Pre-Construction

Prior to the start of construction, a pre-construction condition assessment will be performed. The assessments will be done by an approved third-party structural inspector. These inspections shall include at minimum;

1. A detailed inspection of the foundation of each structure;
2. A detailed inspection of the structural and architectural elements that will be impacted by vibration, including wall finishes, windows, doorways and floors;
3. Photographs and videos to document the condition, and;
4. The report shall be signed and sealed by a NYS licensed professional engineer.

2.2 Post-Construction

At the completion of construction, the same third-party entity that performed the initial inspection shall perform a final inspection of the same building components. This inspection shall utilize photographs and videos to document findings. The final report shall include a section that details any new damage, with photographs showing the pre and post-construction condition. The final report shall be signed and sealed by a NYS licensed professional engineer.

2.3 Interim Monitoring and Assessment

If at any point during construction a property owner has concerns or witness visible damage to their property, they should contact SED to schedule an interim assessment of the condition. The third-party inspector shall be present for interim inspections to document the conditions.

3.0 VIBRATION MONITORING PROGRAM

To ensure that construction activity does not adversely impact adjacent property owners, SED will employ vibration monitoring throughout the construction of the Seventy-Six. This program, which will be further detailed by the third-party monitoring contractor, shall at minimum;

1. Establish a vibration threshold of 2.0 in/s as the maximum allowable level;
2. Position vibration monitoring devices at the perimeter of the project site;
3. Position vibration monitoring adjacent to the project site, to monitor offsite vibration in the vicinity of the Elijah Missionary Baptist Church, Albany Community Charter School, 84 Second Ave and 86 Second Ave, and;
4. Provide for real time monitoring during high impact activities such as SOE and foundation construction operations.

The third-party firm responsible for vibration monitoring shall have relevant experience with projects of the this scale, including sheet and pile driving operations, and be licensed to operate in New York State.

4.0 SUMMARY

The Seventy-Six is a unique project that will bring a wide range of benefits to the South End Neighborhood. Whether through affordable, high quality apartments, community benefits including childcare, healthcare and a fresh food market, or clean and sustainable energy, the project was designed provide a positive impact on the entire community. In order to ensure that all members of the community feel comfortable and protected throughout construction SED will utilize third-party consultants to both inspect adjacent structures and monitor vibration throughout the project. Detailed plans will be reviewed and approved by SED, the engineer of record and the City of Albany.