



ONE ARDMORE ASSOCIATES, L.P.

Mr. Bob Duncan
Lower Merion Township
Assistant Township Manager
75 E Lancaster Ave
Ardmore, PA 19003

August 31, 2016

One Ardmore Place – Request for Noise Ordinance Exception

Dear Mr. Duncan,

One Ardmore Associates, LP, together with Harkins Builders, Inc. and their subcontractors (see attached letters), request Lower Merion Township's agreement to grant a noise ordinance exception for the construction activities of One Ardmore Place. Specifically, we request an exception to the noise ordinance to allow for noisy activities related to construction, for just one hour earlier than is currently permitted, i.e. beginning at 7am on weekdays only. We request the exception to apply for a duration of 24 months, beginning with the commencement of construction, anticipated to begin in October 2016.

The consequences of not receiving this exception include:

- Project completion delay of up to 3 months, including a delay in completing the public parking garage.
- Increased traffic congestion due to more construction vehicles needing to be on the roads for more time during the "rush hour" traffic.
- More potential safety risks due to having to work later hours in the day, potentially during hotter times and less daylight, depending on the time of year.

More specific information is contained in the attached letters from Harkins Builders, Inc. and Madison Concrete Construction.

Thank you for your consideration in this matter.

Sincerely,

Sheila Sutton
Project Manager

August 31, 2016

Sheila Sutton
One Ardmore Associates, LP
755 South Broad Street
Philadelphia, PA 19147

RE: One Ardmore Place: Construction Work Hours Variance Request

To Whom it may concern:

This letter will serve as the formal request from Harkins Builders Inc. ("Harkins"), in conjunction with One Ardmore Associates, LP ("OAA"), to extend working hours in Lower Merion Township for the construction project located at 24 Cricket Avenue and generally referred to as One Ardmore Place (the "Project"). Specifically, Harkins respectfully requests that the Township grant a variance to the starting time for construction so that work can begin at 7AM. The 7AM start is the industry standard and the overwhelming majority of subcontractors and suppliers allocate their human and other resources, and bid their work, based upon a 7AM start time. The 7AM start minimizes the impact of congestion and safety risks related to construction related traffic during periods of heavy commuter traffic by the early arrival and early end of the work day, provides more daylight working hours (which improves safety), and allows material and equipment deliveries and crew arrivals to be more efficient and predictable. The end results are improved safety for the general public and workers, and timely Project delivery so as to minimize the presence of construction activities. It is estimated that starting at 8AM could cause up to a three-month increase in the production schedule.

We request that this variance be granted for the duration of the Project (beginning in October 2016 and proceeding through October 2018). As construction nears completion, the majority of work will take place inside the building, but there will still be portions of work being performed on the exterior of the project.

Sincerely,



Bill Janes
Project Engineer II
Harkins Builders, Inc.

CC: File
OAA



madison
concrete construction
www.madisonconcrete.com

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August 23, 2016

Sheila Sutton
One Ardmore Associates, LP
755 South Broad Street
Philadelphia, PA 19147

Re: One Ardmore Place - Construction Work Hours

Dear Sheila,

This correspondence is forwarded to impress upon you the criticality in schedule and reduction in construction traffic associated with a 7:00 AM construction start. The inability to commence concrete activities at this time will create a minimum one to one and a half month extension of the scope of our work. The inability to begin concrete placement operations onsite at 7:00 am will create traffic congestion throughout the day, upwards of three hours longer on the approximately 45 to 50 slab placement days.

Additionally, most construction projects in the region start at 7 am and almost as many start even earlier when the time of year permits. Workers accustomed to starting at 7 am will elect to work on projects where they can continue to do so rather than starting later and then finishing their shift at 4:30 pm instead of 3:30, pushing their commute home into the afternoon rush hour. This will make proper manning of the project difficult and further contribute to schedule extension.

For the reasons stated above as well as the overall reduction in risk to the general public in and around the project site, we request the ability to commence onsite at 7:00 am.

Yours truly,

Jim Dolente Jr
President

MADISON CONCRETE CONSTRUCTION MISSION STATEMENT:

To consistently provide superior quality concrete construction, in a safe environment, with a reputation for honesty, integrity and responsiveness to our clients, vendors, and our employees.