

Date: January 12, 2026

Attn: Broken Arrow City Council

Re: Aspen Ridge Apartments Construction Project (5356 S Redbud Place)

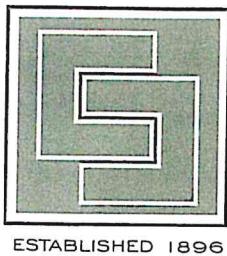
To whom it may concern,

Cowen Construction has been made aware by city officials and respectfully acknowledges City of Broken Arrow working hours as 7AM-10PM Sunday through Thursday and 7AM-11PM Friday through Saturday.

The following is information intended to inform the city council of reasons working outside of normal business hours, on minimal occasions, is vital to the success of concrete slab construction for this project. The Aspen Ridge Apartment complex encompasses 8 total buildings, each of which has its own concrete slab ranging between 7500 sq ft and 10500 sq ft. Placement of concrete slabs of this size during the winter months requires specific procedure including pre-pour equipment setup at time of pour, placement of concrete, concrete setting(hardening), concrete finishing to steel trowel surface by trowel and machine, saw cutting (to prevent cracking), and curing procedures (weather dependent, typical winter curing procedure is weighted blanketing.) Industry standard for building slabs is that all items be completed in the same day, failure to do so can result in excessive shrinkage resulting in cracking, loss of finished slab, extensive re-work costs and scheduling impacts. For this reason, to uphold best practice and industry standard, it is common for concrete slab pours to begin in the early morning hours. Unfortunately, there is no way to calculate exact time for a slab placement as the concrete setting time has many unpredictable variables that influence its duration including temperature, humidity, sun light, wind, etc.. For instance, a slab of the smaller size on this project recently took 16 hours for all procedures to be completed by a crew of over 20 skilled workers. This slab was fortunate that concrete setting time was moderate and curing procedures were unnecessary due to mild winter temperatures, otherwise 2-3 hours would have been added to the duration. As concrete is impossible to remediate once it is set, it is imperative we plan for the worst-case scenario.

Further reason for early morning concrete placement is due to uncontrollable factors related to concrete transit from the concrete batch plant to the job site. Historically transit time from start of concrete batching to permanent placement should be no more than 90 minutes. More than 90 minutes results in the rejection of concrete. This window is established by the American National Standards Institute (ASTM) and referenced by the American Concrete Institute (ACI), governing bodies widely recognized by the construction industry worldwide. Typical early morning transit times for concrete slab pours of this size





are pre-sunrise, between 3-7AM to avoid school, commuter, and workforce traffic. This nets better success for the concrete slab pour and results in safer transit conditions for all roadway users.

For these reasons, Cowen Construction and its business partner Contech, Inc are asking to construct outside of normal business hours exclusively at the Aspen Ridge Apartments on or about the dates of Monday, February 16th 2026 and Monday, March 2nd 2026. Hours of operation requested are 3am-10pm on or around these dates. Requested dates are non-specific due to unforeseen conditions such as rain or freezing temperatures, during which concrete placement is not possible. Careful consideration is made to provide the least impact to neighboring communities during these hours, including the following:

1. Access to the site from the west which is uninhabited overnight.
2. Vehicle and equipment staging locations on the west side of project.
3. Artificial lighting pointing in the west direction, keeping light from the houses to the east.

The noises related to concrete placement include concrete pump truck, concrete trucks, and back up alarms (beep).

Cowen's construction schedule has been re-arranged to place all other work during normal business hours; however, we are requesting that we have permission from the city council to work outside of the normal noise ordinance hours, specifically for concrete placement, which is common construction practice to achieve industry standards.

Thank you for your consideration.

ACI 301 – Specification for concrete construction
 ACI 304R – Guide for Measuring, Mixing, Transporting and Placing Concrete
 ACI 302.1R – Guide for Concrete Floor and Slab Construction
 ACI 306.1 – Specification for Cold Weather Concreting
 ACI 308.1 – Specification for Curing Concrete
 ASTM C94 – Standard Specification for Ready-Mixed Concrete

Kind Regards,

COWEN CONSTRUCTION

Christian Cormier
Project Manager

Cc: file, field

