CONSTRUCTION MANAGEMENT PLAN

The program and directives that are listed below are designed to govern the day-to-day construction activities of the Property Owner and Developer associated with the demolition of the existing buildings, and the construction of a new mixed-use building located at 6233 – 6245 Main Street.

1. Site Access - Haul Route
The construction haul route to and from the site shall be restricted exclusively to Main Street through the Downtown Core Area frontage. This area will be demarcated by construction fence with gate openings to allow for construction related trucks to make deliveries or remove materials from the site. The Developer will be required to install and maintain the construction fence in a manner consistent with the directions issued by the Town.

2. Parking
There will be no parking on-site for construction trades. There will be no parking allowed for the construction trades or construction supervisors/inspectors on the adjacent residential streets or along Main Street.

3. Off-site Storage/Construction Office(s)
The Developer shall be responsible to secure a Lease or Agreement access to a commercial building along Main Street for the purposes of establishing a Construction Office, and, a venue for the construction trades to store their hand equipment and tools. As an alternative to or in conjunction with the commercial building Lease or Agreement referenced in the preceding paragraph, the Developer is encouraged to seek a Lease or Agreement with an area commercial landowner to temporarily erect a single storey portable trailer that can be used for the purposes of a Construction Office and/or the temporary placement of any tools, equipment, and all expenses associated with this responsibility will be borne exclusively by the Developer.

4. Site Containment
Hoarding will be installed to enclose the entire site perimeter, in accordance with Ministry of Labour Guidelines and the requirements of the Town. The sidewalk along the south side of Main Street across the property frontage will be covered to allow pedestrian access at this location. A maximum of two gates in the hoarding will be allowed along the Main Street frontage.

5. Deliveries/Removal of Materials
The Town will agree to temporarily decommission the curb side parking stalls located on the south side of Main Street through the Downtown Core Area frontage. This area will be demarcated by construction fence with gate openings to allow for construction related trucks to make deliveries or remove materials from the site. The Developer will be required to install and maintain the construction fence in a manner consistent with the directions issued by the Town.

6. Queued Construction Traffic
No construction traffic shall be permitted to queue on Main Street beyond the demarcated delivery zone. If at any time during the construction/demolition process there are multiple deliveries/removal of materials or equipment occurring simultaneously, the Town will require that the queued construction traffic be directed to stage on Mostar Street. When the delivery/removal of materials at the Main Street frontage has been cleared, the next truck can be released from the staging area on Mostar Street and proceed to the site.

7. Crane Operations
A drawing outlining the location of the tower crane and the swing area radius of the crane operations will be provided to the Town prior to the installation of the apparatus. No swing or over-sail of the crane over adjacent buildings will be permitted.

8. Noise By-law
Consistent with the applicable provisions of By-law No. 90-92, no construction activity, which includes the delivery/removal of materials or equipment, is permitted on-site on Sundays or Statutory Holidays. Construction activity is only allowed during the period extending from Monday to Saturday, between the hours of 07:00 hours and 19:00 hours (7 am to 7 pm).

9. Pre-Construction Survey
The developer is encouraged to actively promote and pursue a pre-construction survey with all landowners (residential/non-residential) within 60 meters of the site to confirm the existing and baseline condition of the requisite buildings.

10. Dust/Mud Control
Dust and mud control will be completed by watering and sweeping as required. At a minimum, the road will be cleaned on Wednesdays and Fridays, and, as otherwise required to ensure a clean road surface that is free of dust, mud and debris. All roads shall be maintained in a condition that is deemed acceptable to the Town. The Developer shall be responsible to mobilize the appropriate equipment to ensure the continued cleanliness of the road and all expenses associated with this responsibility will be borne exclusively by the Developer.

11. Neighbourhood Liaison Official
The Town will require the Owner to enter into a Save Harmless Agreement and to The Developer will be responsible to undertake any winter maintenance requirements, including snow removal and sanding of the sidewalk under the hoarding situated along the property frontage. The Town will monitor the activity and condition of the sidewalk at this location, and, if the sidewalk is not properly maintained the Town will complete the task and impose a levy for the time and expense associated with this activity.

12. Site Security
The Developer will be required to ensure throughout the construction process that the site is secure and that all access gates are properly maintained. At the end of each business day, the gate(s) will be locked and the site fully secured.

13. Staging Plan
The Developer shall provide for the Town a staging and phasing plan which identifies key dates/project milestones. This Plan shall be updated as the schedule evolves. The Developer will be required to provide periodic updates to the Staging Plan to the landowner/commercial tenants situated within 60 meters of the site.

14. Save Harmless Agreement
The Town will require the Developer to enter into a Save Harmless Agreement and to name the Town under the insurance policy against any and all claims associated with the encroachment onto the Main Street/Lloyd Street Road Allowances, the site perimeter and the use of the Municipal property located to the north of 6240 Main Street. The Save Harmless Agreement and the associated Insurance Policy will be prepared to the satisfaction of the Town.