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# Living Water Resorts - Phase 5

## CONSTRUCTION MANAGEMENT PLAN

Law Cranberry Resorts Limited

# Document Control

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# 1 General, Project Safety and Security

## 1.1 PROJECT DESCRIPTION

This Construction Management Plan, which is being submitted pursuant to the requirements for Site Plan approval, shall be considered preliminary pending the finalization of the building design and the engagement of a Contractor at which time, the details and sequence of construction can be finalized.

The requirements that are outlined below are designed to provide an initial overview of construction activities associated with the construction of the proposed Phase 5 building.

The property is approximately 6.78 ha and is located at the intersections of Balsam Street and Harbour Street East with municipal addresses of 9 & 15 Harbour Street East and 300 Balsam Street. The legal description of the property is Part of Lot 46, Concession 9 and Part of the Water Lot in Georgian Bay lying in front of Lot 46 Concession 9 and 10 on Registered Plan 51R-28049 in the Town of Collingwood, County of Simcoe.

The proposed development includes the addition of the phase 5 building and a grade level parking lot. The total number of proposed two-bedroom units in phase 5 is 50.

## 1.2 PROJECT TEAM CONTACT INFORMATION (OWNER, CONSULTANT, CONTRACTOR)

Owner: Law Cranberry Resort Ltd.  
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Contractor: Royalton Homes  
Sal Chaaya, Site Superintendent  
Phone: (705) 446-9000  
Email: schaaya@royaltonhomes.com



### 1.3 CONSTRUCTION SCHEDULE (MILESTONES)

It is anticipated that the phasing/sequencing of construction will be generally as follows:

- Site Preparation
  - installation of hoarding and erosion and sediment control measures.
  - removal of existing asphalt and landscaped areas as necessary for building, servicing and parking lot.
- Site Servicing
- Construction of Building
- Parking Lot Works (granulars, curbs, sidewalk, asphalt)
- Landscaping
- Restoration

### 1.4 CONSTRUCTION SAFETY AND SECURITY

The Contractor shall review and be familiar with the applicable health and safety policies. The Contractor shall ensure that all sub-contractors and employees under their control operate in accordance with these policies. Failure to do so will result in written notification given to the Contractor to comply with the health and safety policies within one working day and should the issue remain unresolved the work shall be suspended until such items are resolved to the satisfaction of the contract administrator or designate. No compensation will be given for any loss of time due to a work stoppage related to a health and safety policy issue.

The proposed construction access from Balsam Street will serve as both the entrance and exit point during construction. Access will be used for deliveries of piping, structures (MH's & CB's), granulars, asphalt, concrete, rebar and other large items. General construction deliveries will use the same access and exit.

Hoarding will be constructed surrounding the staging area to prevent unauthorized pedestrian entry. The site will be locked during hours of non-operation.

### 1.5 FIRE AND EMERGENCY ACCESS

Access to the site by ambulance and fire trucks must be maintained at all times.

Traffic control shall be as per the current Traffic Control Manual for Roadway operations by the Ministry of Transportation. Detours shall only be implemented when approved in writing by the Engineer and Town and will require full signage as approved.



The Contractor shall provide a watchman or other suitable employee to inspect and maintain the detour signs, barricades and pedestrian ramps on weekends and other times when the Contractor is not working.

The Contractor shall provide an adequate number of flag personnel to direct traffic at all times during construction as approved by the Engineer.

## **1.6 HOURS OF CONSTRUCTION**

The project will undertake construction activities between 7:00 am and 7:00 pm on weekdays. No work is anticipated on Saturdays and no work shall take place on Sundays, or any holiday.

Start-up and warm-up of equipment will not commence until after 7:00 am. If it is determined that there will be a need for construction activity outside these hours, the Contractor will coordinate and obtain approval from the Contract Administer and the Town of Collingwood.

## **1.7 COMMUNITY LIAISON CONTACT INFORMATION**

Refer to Section 1.2 for Project Team contact information.

The Contractor shall provide the Engineer/Architect a written summary of the work completed each week and a summary of work scheduled for the following week.

The Contractor shall designate an on-site public liaison for the duration of the project. This person shall be available to communicate with residents and local businesses on a daily basis, twenty-four (24) hours a day, seven (7) days a week.

The Contractor will be responsible to maintain a written log of all inquiries and complaints complete with contact information and mitigation measures to appease the person's complaint. The Contractor will also be responsible for providing a weekly construction status update that includes the work completed the previous week as well as the anticipated work to be completed the following week for the Town if requested. The Contractor will also be required to attend all construction status meetings. The Contractor shall be available to meet at the site within one hour for any critical problem as well as after normal working hours during the week.

The Contractor's cell phone number and email address are to be provided for inclusion in the project's start-up newsletter as required. This representative may or may not be the site superintendent but must have detailed knowledge of day-to-day activities to respond to public questions and concerns. This person must also be an effective communicator and have the necessary time each day to dedicate to this task.

## **1.8 CONSTRUCTION PROCESS OUTLINE**

Refer to Section 1.3 for construction schedule outline.



Upon being awarded the Contract, the Contractor shall supply to the Architect and/or Engineer for their approval a copy of their detailed planned Schedule of Work, showing clearly that the Work will be completed within the stipulated time. No work shall commence on the site until the Engineer and/or Architect have approved the Schedule of Work and have issued a Start Work Order.

The contractor shall stage construction such that access to the existing hotel is maintained at all times.

When the internal potable water connection from Phase 5 to the existing hotel is anticipated, it shall be scheduled to provide the least amount of disruption to the existing hotel. This shall include evening and/or night work as required. The Contractor shall notify the Engineer and/or Architect and hotel management when they plan to schedule the water connection to the existing hotel at least 2 weeks prior to the works being completed.

The Schedule of Work shall indicate proposed progress in 1-week periods for at least the following work as applicable:

- Mobilization.
- Traffic control.
- Removals.
- Storm sewers and storm roof leaders.
- Construction of structure.
- Exterior and Interior finishing.
- Connection to existing sanitary and internal water service.
- Excavation and grading for roads and parking.
- Existing parking lot improvements and restoration.
- Granular B and granular A for the roads and new parking lot.
- Concrete curb and gutter.
- Binder course asphalt.
- Sidewalk.
- Restoration.
- Fine grade, topsoil and sod.
- Surface course asphalt.
- Building occupancy.
- Demobilization.



## 2 Noise, Dust and Vibration Control

### 2.1 PRECONSTRUCTION SURVEY OF NEIGHBOURING PROPERTIES

A pre-construction survey of the neighboring properties is not proposed as part of this Construction Management Plan.

### 2.2 DUST AND MUD CONTROL

Best management practices to control dust will be implemented when needed on site. They include:

- Monitoring of dust during dry and windy conditions;
- Use of water spray as required during any excavation and construction phases, or when any other activity where excess dust is created; and
- Ensuring all tarp covers are secured prior to leaving job site.

### 2.3 ROAD CLEANING SCHEDULE

A street sweeping and flushing program will be developed for the surrounding streets (Balsam and Harbour Street) which may be impacted by the construction activities from Phase 5 - Living Water Resorts. Street cleaning will be completed by the contractor and if required the Engineer/Architect or Town of Collingwood staff may request additional cleaning at their discretion. If roads are not kept clean after being requested by the Town within a reasonable amount of time (48 hrs.), the Town may elect to have them cleaned and utilize funds from the developers' Letter of Credit.

### 2.4 EMISSIONS AND AIR QUALITY CONTROL

On site construction traffic will be managed to minimize idling, dust, noise and greenhouse gas emissions. Dust control measures have been laid out in section 2.2 above.

### 2.5 NOISE

Construction noise impacts are related to the intensity of the noise sources and their proximity to sensitive persons.

The project is in an urban residential area. High ambient noise may already be present due to the high volume of traffic on the site adjacent to Highway 26.

The Contractor will work to minimize any excessive noise impacts and will employ the following best management practices on site and make every effort to prevent nuisance noise conditions:



- Work will comply with municipal noise by-laws;
- The use of truck and equipment mufflers, including periodic inspections to ensure proper operation;
- Low-pitch back-up alarms;
- Limited truck or equipment idling;
- Provide temporary electric power to minimize the use of onsite generators;
- Maintain smooth surfaces throughout the construction site and public ways to minimize unnecessary noise from potholes or irregularities; and
- Identify in advance, activities that may generate unavoidable excessive noise and use all reasonable efforts to minimize noise emission levels.

## **2.6 VIBRATION**

All means and methods for performing work at the construction site will be evaluated for potential vibration impacts to the existing hotel and adjacent properties and shall be kept to a minimum. Excess vibration will be monitored at regular intervals and during occasions where heavy equipment (ie. soil compactor) may be used.



## 3 Site Management

### 3.1 SITE ACCESS AND HAUL ROUTE MAP

Refer to Drawing ESCR.1 of the engineering drawing set for site access location which will be from Balsam Street.

### 3.2 FILL SOURCE AND/OR DISPOSAL SITE

The use of imported fill shall be approved by the Engineer, where there is insufficient suitable native material available. Contractor to confirm source of imported material at least 2 weeks prior to delivery to the site.

With respect to the removal of excess fill, the Contractor shall confirm the receiving property at least 2 weeks prior to removing any fill from the site. The Contractor shall provide documentation that the receiving property is authorized by the applicable municipality to receive fill (i.e. a Fill Permit) and documentation from a Qualified Person (P.Eng. or P.Geo.) that it is appropriate for the site to receive fill from this project. Contractor shall log and document all fill removed from the site in accordance with O.Reg 406/19, including the date, time, quantity (volume), removal location and disposal location. Logs shall be provided to the Engineer on a weekly basis.

Any fill material that becomes contaminated due to Contractor's activity shall be removed and replaced at no extra cost to the Contract.

Excavated material that is determined to be unsuitable by the Engineer shall be stockpiled. All stockpiles are to be maintained by the Contractor; excess material is to be removed from site prior to completion of the project at no extra cost to the contract.

### 3.3 TRAFFIC MANAGEMENT PLAN

It is not anticipated that any municipal road closures will be required during construction. During construction some traffic management may be required within the existing roadways and parking areas to facilitate the proposed improvements as per drawing IP.1 of the engineering drawing set. In the event of any parking or lane restrictions within the site to complete this work, the management staff at Living Water Resorts and the Engineer will be notified by the contractor in a timely manner. All appropriate traffic control measures will be taken including signage and barriers.

### 3.4 CONSTRUCTION TRAILERS AND MATERIALS STORAGE LOCATION

The contractor/builder may provide a field office during construction. The field office shall be located in an area as approved by the Engineer/Architect. The contractor/builder will be



responsible for providing power to the field office. The contractor/builder shall also supply and maintain a single latrine during construction.

### **3.5 DELIVERY TIMES AND LOADING AREAS**

Delivery times will be scheduled during regular working hours as described in section 1.6 above. All deliveries will be from the entrance/exit off Balsam Street as described in section 1.4 above.

### **3.6 WORKER ACCESS AND PARKING**

Worker access will be from Balsam Street. Workers will park in designated parking areas in the east or north parking lots. Street parking will not be permitted.

### **3.7 PEDESTRIAN ACCESS**

The Contractor will implement necessary measures to ensure safe pedestrian flow around the site, including the use of temporary sidewalks, lighting, protective barriers, overhead protection, and redirection of pedestrians and directional signals as required.

### **3.8 ADJACENT PROPERTY IMPACTS AND RESTORATION**

The only work anticipated to be required within the Town ROW will be the connection of the proposed sidewalk along the construction entrance to the existing asphalt walkway along Balsam Street which may require a road occupancy permit from the Town. All disturbed areas during construction shall be restored to previous or better condition.

### **3.9 GENERAL WASTE MANAGEMENT**

General Waste Management shall include:

- Site maintenance of the driving and walking surfaces to ensure roads, boulevards and parking lots are safe for traffic and pedestrians.
- Temporary grading, including the installation of swales or other measures to control surface water.
- Removal of standing water (ponding).
- Measures to prevent and/or the removal of mud tracking.
- Dust control, including the placement of calcium chloride and/or water. As a minimum, the Contractor shall sweep asphalt within and adjacent to the construction zone and apply water and calcium chloride throughout the site at the end of each working week or as required.
- Installation of siltation and erosion control measures to prevent material migration.



- Collection and disposal of general debris and waste generated by the construction.

General waste management shall be provided at all times (working and non-working hours), including evenings, weekends, holidays and other non-working days within the limits of construction and the adjacent streets.

The Contractor shall designate a representative who will be responsible for monitoring the construction area when workers/crews are not present (ie, on evenings, weekends, holidays and other non-working days) on an as-needed basis. The representative shall be considered “on-call” and be available in case of emergency.

If, in the opinion of the Engineer/Architect or the Town, the Contractor is not providing a sufficient level of site maintenance, they may direct the Contractor to take additional measures.

### **3.10 SITE TIDINESS**

All materials will be stored in designated areas to maintain site tidiness. On site dust will be monitored and controlled as per the dust control requirements listed in section 2.2 above. Site tidiness will be monitored daily by the contractor and more regularly if required as directed by the Owner or Engineer/Architect.

### **3.11 ENVIRONMENTAL MANAGEMENT & SPILL RESPONSE PLAN**

The contractor and any subcontractor or suppliers shall comply with relevant statutes, regulations, by-laws and directives of Federal, Provincial or Local authorities having jurisdiction on matters of ecological protection and environmental control of soil, water and air.

All material and equipment brought onto the site will be stored according to best practices and in accordance with all applicable legislative requirements and safety policies.

All incidents of spilled, released, or discharged contaminants shall be reported immediately to the appropriate regulating authorities as well as to the Engineer/Architect and Owner. All spilled, released, or discharged contaminants will be cleaned up immediately and the area remediated, as necessary. The contractor shall keep a list of emergency contact phone numbers posted in a visible location (ie. construction site trailer).

### **3.12 EROSION AND SEDIMENT CONTROL**

Prior to construction, erosion and sediment control will be implemented on site as per the Erosion and Sediment Control Plan (ESCR.1). Regular inspections including after significant rainfall events of all control measures on site is required with repairs being completed in a timely manner to the satisfaction of the Engineer. Control measures will be installed for the duration of the



construction and maintenance period or until the control measures are no longer required, which event comes first. Control measures will be removed at the direction of the Engineer.

### **3.13 TREE PROTECTION**

This phase of construction does not require any tree protection. The existing trees along the access road in front of the proposed building which were installed as part of Phase 4 will be replaced. Proposed trees to be removed are identified on drawing ESCR.1. of the engineering design set. A construction hoarding fence will be installed around the perimeter of the proposed building and parking lot as shown on drawing ESCR.1.

