

Construction Management Plan

Construction –
3363 / 3365 Kempt Road
Halifax NS

Prepared By:

BD Stevens Limited
Revised 06 October 2020



Responses to General Questions re: Letter Dated 17-September-2020

1. Outstanding Subdivision Permit – Currently Denied – Contact: Mathew Conlin conlinm@halifax.ca
Subdivision approval received 30Sept2020

2. <https://www.halifax.ca/business/planning-development/construction-management-plan>
Noted.

3. CMP in PDF format. Including all appendices.
Noted.

4. Provide details on natural gas disconnection/connection.
Disconnection of service completed by Heritage Gas. Reconnection to be by Heritage gas at a later date prior to occupancy. Refer to revised site plan for general location information.

5. Include Site Service plan.
Included.

6. Include Storm Water Management plan.
During Construction storm water will be directed to an onsite storm water catch basin and if required will be filtered through use of filter bag.

7. See Halifax water comments.
HFX water comments have been reviewed.

8. Please indicate how power will be provided to site. Include Nova Scotia Power acceptance letter.
Power to be provided via underground service. Refer to attached drawing. Acceptance letter to be provided upon receipt.

9. Any and all departures from the CMP regardless of the significance must be submitted to the Municipality 10 days in advance for review and approval. Please revise CMP test accordingly.

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Section 1 - Introduction

Project Description & Objectives

The project is bordered by Kempt Road to the south and two dealerships under the same ownership as the project to the west and north east.

BD Stevens Limited have prepared this Construction Management Plan (CMP) in an effort to reduce potential negative impacts on the surrounding community. This CMP is intended to be an evolving, dynamic document to help guide the project team to mitigate issues before they arise.

Project Contact Information

The project team for the proposed development consists of:

Developer: Dynamic Properties Group

Contractor: BD Stevens Limited
20 MacDonald Avenue
Dartmouth NS
(902) 468-8040

Contractor Project Manager: Luke Eliot 902-830-4960

Contractor Site Superintendent: Doug Chambers – 902-880-7768

24 Hour Emergency Contact: BD Stevens Limited: Luke Eliot – 902-830-4960

Schedule:

Demolition – August 31st 2020 to September 18th 2020

Construction – September 18th 2020 to April 2021

Hours of operation – 7am to 6pm Monday to Friday

Section 2 - Relevant Regulations & Guidelines

Occupational Health & Safety Regulations

This CMP shall be utilized in agreement with all applicable Provincial and Federal Occupational Health and Safety Regulations. At a minimum, construction activities must at all times meet the standards of:

- a) National Building Code of Canada, as adopted and modified under the Building Code Act and the Nova Scotia Building Code Regulations made under that Act;
- b) Nova Scotia Occupational Health and Safety Act and the Nova Scotia Occupational Safety General Regulations made under that Act;
- c) The Transportation Association of Canada (TAC)'s Manual of Uniform Traffic Control Devices for Canada (MUTCDC); and
- d) Nova Scotia Temporary Workplace Traffic Control Manual (NSTCM).

Municipal Regulations & Guidelines

In addition to the Provincial and Federal standards referenced in Section 3.1, this CMP shall be utilized in agreement with and meet, at a minimum, the standards of all relevant municipal by-laws including, but not limited to, the following:

- a) S-300 Streets;
- b) E-200 Encroachments;
- c) B-201 Building;

- d) N-200 Noise;
- e) T-600 Trees;
- f) T-400 Truck Routes;
- g) W-101 Discharge into Public Sewers; and
- h) HRM TCM Supplement.

Section 3 - Traffic Control & Pedestrian Management

No impact to Kempt Rd during construction, and minimal impact to sidewalk access.

Haul Routes: Site on minor street with direct access to 111 HWY (1.5km) and Nova Scotia Trunk 2 (1.2km) See Appendix D.

Delivery Requirements: All deliveries to occur on site. See appendix A.

Pedestrian Protection (pedestrian traffic shall be separated from vehicular traffic by a F-Type concrete barrier): N/A

Hazard Assessment: Provided. See appendix G.

TCP and PMP will be provided prior to service connect work in the street. (Forthcoming) see appendix F.

Section 4 - Parking

No on street parking stalls adjacent to proposed work. Contractors will park within the site. Construction worker parking requirements is not expected to exceed the work force of the two businesses previously occupying the building to be demolished.

Section 5 - Construction Site Protection & Hoarding

1. Delineation of Public Realm: See Appendix A

2. Hoarding Construction Details: See Appendix A. Note: Translucent dust protection to be used on fencing where not located along HRM ROW.

3. Hoarding Height: 2.4M

4. Site Delineations: See Appendix A

5. Translucent Mesh OR Opaque Specification Details: See Appendix A

b. Design and Certification: Mark Van Zeumeren

6. Covered Ways: N/A

7. Emergency Site Access: Construction gates will remain unlocked at all times when workers are on site so as allow access for emergency response units

8. Safe Snow Removal: N/A Demolition work to be completed in summer / early fall.

9. Vehicle Sightlines: Vehicular traffic sight lines are not impeded

10. Reinstatement of Public Property

The contractor will be responsible to repair and pay for any and all damages incurred due to temporary encroachments including, but not limited to:

- Rigid fence and scaffolding holes reinstated with concrete to existing conditions or better;
- Damaged sidewalks, curbs, sodding, and other public elements reinstated to existing conditions or better;
- Cracked asphalt within the encroachment areas repaired using hot rubber (or approved equivalent);
- Any HRM owned infrastructure that is damaged as a result of construction is to be completely removed and reinstated as per HRM specifications.

HRM Design Guidelines and HRM standard details will be adhered to.

Section 6 - Site Protection Aesthetics

Implemented Beautification Techniques: Project renderings to be attached to hoarding along Kempt Rd. See Appendix C

Section 7 - Project information and Contacts

Project information and Contacts

Project renderings attached to hoarding will include project details and all required contact information. Signs will be ½" plywood construction and 900mm X 600mm. Sign Locations: See Appendix B and Appendix D, additional signage to be included as required by CMP guidelines or as directed by HRM Engineering.

Section 8 - Pedestrian Detour Way-Finding: As per demo PMP documents provided

1. Pedestrian Management Plan Prepared by:

John Smith. TWS

2. Impacted Sidewalk Areas:

N/A

3. Location of impacted bus stops:

N/A

4. Proposed bus stop relocation:

N/A

5. Pedestrian routes to and from relocated bus stop:

N/A

6. Proposed pedestrian routes and retours:

No retours required.

7. Nearest Controlled or Marked Crosswalks:

Nearest cross walk is 68 meters from work area. Work/Pedestrian Management Plan not to impact said cross walk.

8. Location of proposed Sidewalk Closer:

N/A

9. Proposed Location of Appropriate Wayfinding & Overall PMP Signage:

N/A

10. Proposed Delineation for Temporary Sidewalk:

N/A

11. Proposed Sidewalk Ramps:

N/A

12. Contact Information for TWS:

John Smith

Cell: (902) 237-4568

Office: (902) 835-3381

Email: johns@dexter.ca

Mike Parker

Cell: (902) 478-2603

Office: (902) 835-3381

Email: mparker@easterntraffic.ca

13. Hazard Assessment:

Provided.

Visually Impaired Persons

1. Improved Definition of Safe Places to Walk, Wait, and Cross:
 - a. New construction activities does not impact ROW.
2. Installation of Devices that Give Pedestrians Right of Way:
 - a. New construction activities does not impact ROW.
3. Reducing the Potential Complexity of Situations:
 - a. New construction activities does not impact ROW.
4. Visual Cues to Highlight Direct Routes:
 - a. New construction activities does not impact ROW.
5. Provision of a Clear Path of Travel:
 - a. New construction activities does not impact ROW.
6. Measures to Reduce Vehicle Speeds and to Increase Driver Awareness of Pedestrians:
 - a. New construction activities does not impact ROW.

Accessibility

1. Walkways are Firm, Stable, and Non-Slip:
 - a. N/A existing walkway / sidewalk to remain during construction.
2. Walkways are Accessible Grades:
 - a. N/A existing walkway / sidewalk to remain during construction.
3. Roadway Crossings at Controlled Crosswalks:
 - a. N/A existing walkway / sidewalk to remain during construction.
4. Pedestrian Routes are Free of Obstacles:
 - a. Pedestrian route to remain free of obstacles during construction.

Pedestrian Detour Way-Finding

1. Overall PMP:
 - a. Route Information:

- i. N/A no pedestrian detour required
- b. Schedule:
 - i. N/A no pedestrian detour required
- c. Contact Information:
 - i. N/A no pedestrian detour required
- d. Street Names:
 - i. N/A no pedestrian detour required
- e. Landmarks:
 - i. N/A no pedestrian detour required
- f. Other:
 - i. N/A
- 2. Specific route signage:
 - a. Size, Shape, & Accessibility:
 - i. N/A no pedestrian detour required
 - b. Sign Mounting Locations:
 - i. N/A no pedestrian detour required
 - c. Local Businesses Identified:
 - i. N/A no pedestrian detour required
 - d. Direction Provided/Contrasting Colors:
 - i. N/A no pedestrian detour required
 - e. Size(28cm x 43.5 cm or 11in x 17in):
 - i. N/A no pedestrian detour required
 - f. Installation Height(2.0m or 6.5 ft):
 - i. N/A no pedestrian detour required
 - g. Renderings Sign Locations:
 - i. N/A no pedestrian detour required
 - h. Sign Material:
 - i. N/A no pedestrian detour required
 - i. Mounting Hardware:
 - i. N/A no pedestrian detour required

Section 9 - Nav Canada and Transport Canada Regulatory Approvals: N/A

Section 10 - Operations Above the Public Realm: N/A. This project is low rise concrete tilt up construction (I.e. walls stood from the inside-out in a near finished condition.) There are no operations above the public realm.

Section 11 - Site Safety and Security

1. Access and Egress gates: See Appendix A. Gates marked on drawings.
2. Site Safety Signage: See Appendix A. Locations of signage noted on drawings.
3. Gate Locking Procedure: Gates are to be locked during off work hours.
4. Regular Inspections: It will be the contractor's responsibility to regularly inspect the fencing to ensure its continued structural integrity.
5. Inspection Reports: Inspection reports including information on what maintenance activities were conducted will be kept on site at all times and be available to the Engineer upon request.
6. Lighting: N/A
7. Smoking Area: Site to be non-smoking
8. Fire Suppression Systems: No active fire suppression system, water to be disconnected prior to commencement of demolition.

b. Sign located at sprinkler connections and at the site access is required to guide fire fighters to an accessible water source: N/A

Section 12 - Material Handling, Loading and Unloading, Delivery, and Vehicle Staging

1. Pre-project Hazard Assessment: Provided.
2. Material Storage/Lay-Down: Varies as per construction phase. Refer to Appendix A.
3. Delivery Routes and Loading/Unloading Locations: See note section 3 (same as Haul Routes) see appendix D. Note: **Contactors are aware of encroachment on Columbus street and may consider alternate route outbound down Kempt Road.**
4. Vehicle Staging: Vehicle staging will occur on the site.
5. Materials Environmental Protection: As per HRM guideline. Materials will be protected (ie: covered, restrained, and otherwise controlled) in order to prevent any impact on the environment.

Section 13 - Street and Right-of-Way Cleaning

1. HRM ROW Cleaning: Site access locations shall be monitored continually and cleaned when necessary.
2. Clearing of Snow: To be monitored and cleared as necessary.

Section 14 - Stormwater Management and Runoff Pollution

Stormwater Management and Runoff Pollution 25.

- (1) Construction shall adhere to the approved storm drainage plan and the Nova Scotia Department of Transportation and Infrastructure Renewal (NSTIR) Erosion and Sedimentation Control Manual. Acknowledged
- (2) The stormwater management plan (or sediment and erosion control plan, or environmental protection plan) shall clearly indicate drainage patterns and must consider:
 - (a) surface drainage patterns;
 - (b) catchbasin locations;
 - (c) material storage locations and protection measures;
 - (d) construction phasing;
 - (e) site entrance and exit locations;
 - (f) runoff quantity and quality control measures; both during construction and upon project completion; and
 - (g) where drainage from a construction site will be pumped or placed into a Halifax Water or Municipal system the authority having jurisdiction must be consulted. Acknowledged, please note we believe there is no requirement to change the existing storm management and runoff plans as there will be minimal alternation to the site.

Section 15 - Noise Pollution

All property bordering the project is C-3 zone (Industrial) therefore no noise barriers would be required and "after hours" or "night work" would be viable and reasonable to consider. Typical hours of operation 7am to 6pm.

Section 16 - Dust Pollution

1. Dust Control Measures: **Acknowledged, to be as per CMP guidelines and HRM requirements.**
Translucent dust protection to be used on fencing where not located along HRM ROW.

27. (1) The CMP shall consider dust control measures. The plan shall include details regarding construction phasing and sequencing, on-site measures to reduce dust from escaping the site, as well as cleaning and mitigation measures in the immediately impacted areas. (2) The contractor or owner shall have immediate access to a watering truck, or equivalent, to proactively control dust during dry conditions. (3) The Municipality may direct the contractor or owner to water the site or to use water for cleaning in the ROW as necessary. (4) The CMP shall indicate proposed dust and debris mitigation techniques for upper floors and at all elevations, as well as the ground level where dust/debris may escape.

2. Dust and Debris Mitigation: **Acknowledged, to be as per CMP guidelines and HRM requirements**

Section 17 - Emissions Control

1. Vehicle Staging Areas: Vehicle staging will occur on the site.
2. Idling Times: Vehicle staging will be queued such that vehicles are not permitted to idle for more than 3 minutes unless the vehicle motor is required to run to complete a work function.

Section 18 - Rodent Control (Submitted)

Rodent Control Plan: Submitted
Rodent Control Company: Reaper Pest Control
Rodent control commencement Date: 13 August 2020

Section 19 - Temporary Lighting

Temporary Lighting: N/A, no impact on Municipal lights.

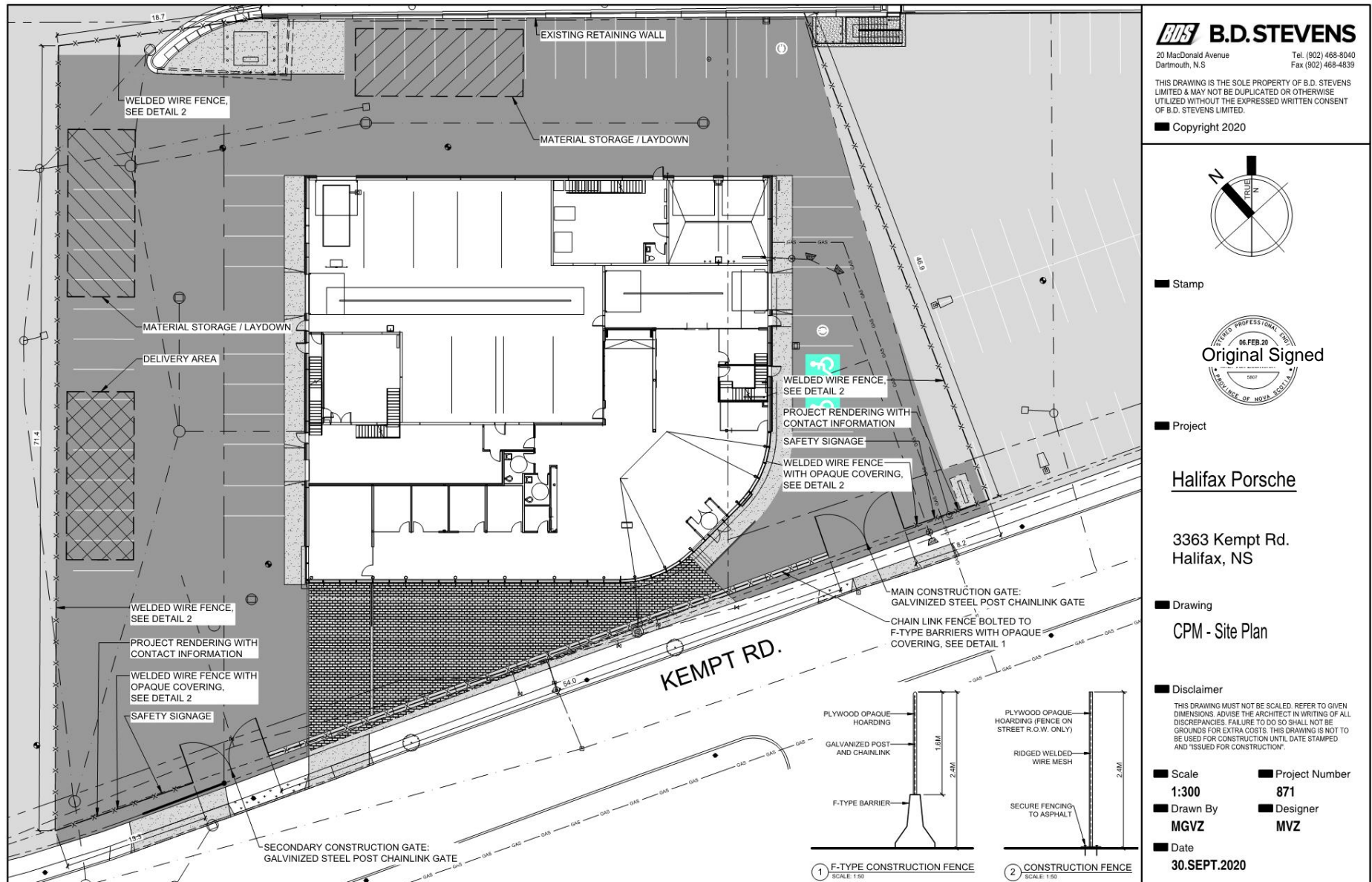
Section 20 - Pre CMP Community Engagement. Read and confirmed. There will be minimal impact to surrounding businesses due to the limited complexity of the project. The project is located in a commercial district so there will be no impact on residential communities due to construction activities. Additionally, please note that the developer owns the adjacent lots bordering the parcel.

Section 21 - Notification Requirements N/A, all properties bordering the site with exception of the ROW are owned by the Developer

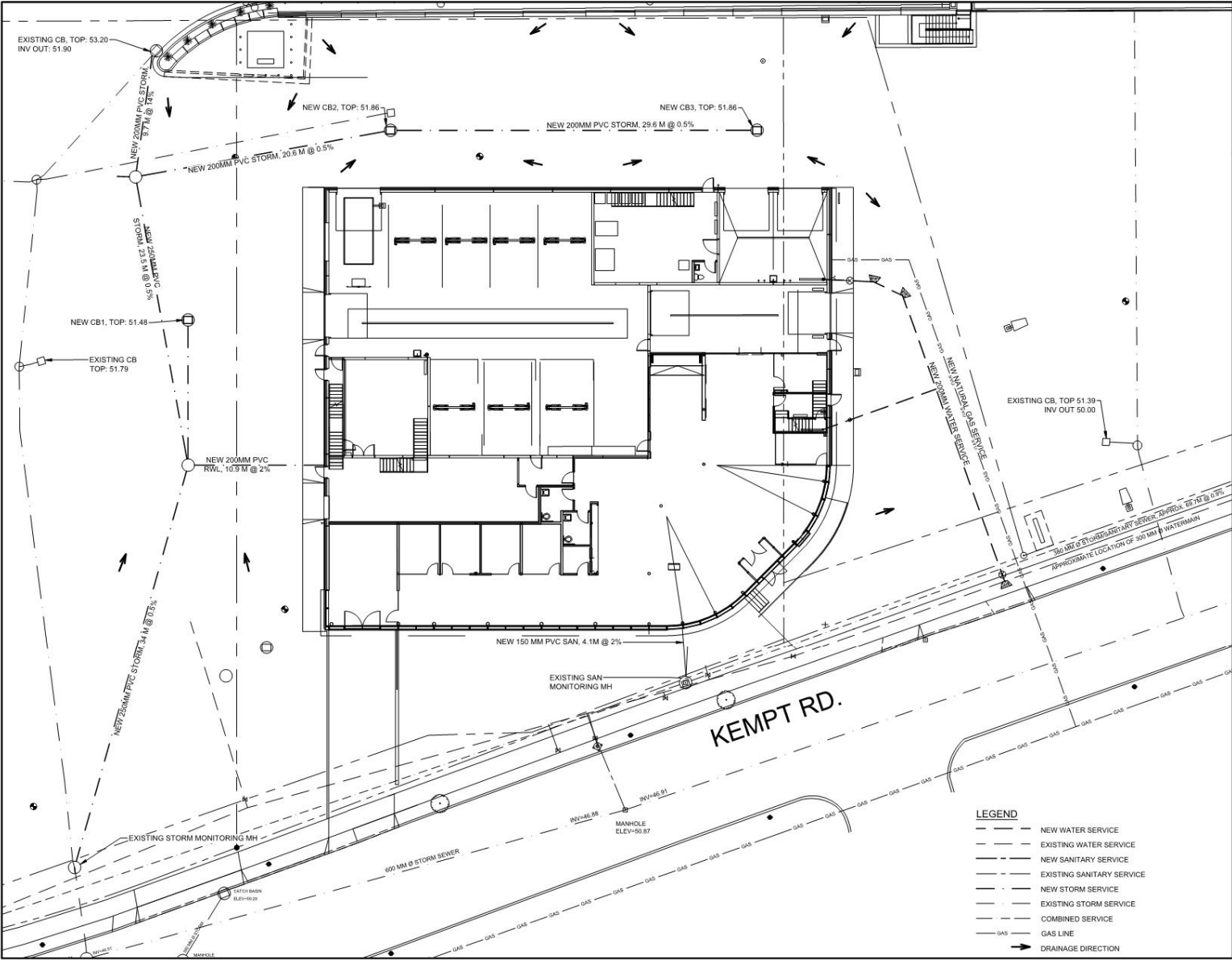
Section 22 – Pre-Construction Meeting

Read and confirmed.

Appendix A



Appendix B



B.S. B.D.STEVENS
20 MacDonald Avenue
Dartmouth, N.S.
Tel. (902) 468-8040
Fax (902) 468-4839

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Stamp



Project

Halifax Porsche

3363 Kempt Rd.
Halifax, NS

Drawing

CPM - Servicing Plan

Disclaimer

THIS DRAWING MUST NOT BE SCALED. REFER TO GIVEN DIMENSIONS. ADVISE THE ARCHITECT IN WRITING OF ALL DISCREPANCIES. FAILURE TO DO SO SHALL NOT BE GROUNDS FOR EXTRA COSTS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL DATE STAMPED AND "ISSUED FOR CONSTRUCTION".

Scale

1:300

Drawn By

MGVZ

Date

30.SEP.2020

Project Number

871

Designer

MVZ

Appendix C



Developer: Dynamic Properties Group
Contractor Project Manager: Luke Eliot 902-830-4960
Contractor Site Superintendent: Doug Chambers 902-880-7768

Appendix D

24 Hour Emergency Contact: BD Stevens Limited (Luke Eliot 902-830-4960)

BDS **B.D. STEVENS**

Contractor
BD Stevens Limited
20 MacDonald Avenue
Dartmouth NS
(902) 468-8040

Appendix D



Appendix E and F

Forthcoming

Appendix G

Porsche of Halifax Hazard Assessment

Prepared By:
Cory MacFadden
BD Stevens
902-483-9934

Date:
September 30th 2020

Location:
3363/3365 Kempt Road, Halifax Nova Scotia.

No.	Hazard	Project Phase	Vehicular Impacts:	Mitigation Methods	Pedestrian Impacts	Mitigation Methods
1	Excavation	Footings and Foundations	None. Site is protected from public access.		None. Site is protected from public access.	
2	Snow and Ice Clearing	Construction	None. No temp. sidewalks required.		None. No temp. sidewalks required.	
3	Construction Waste	Construction	Possible damage due to debris.	Contractor will maintain clean site and surrounding area	Potential impact on pedestrians.	Contractor will maintain clean site and surrounding area
4	Vehicular and Pedestrian Activity	Construction	None. Work does not encroach into ROW. Only connection to services in the street.	Proper safety, traffic, and pedestrian control will be used to ensure safety.	None. Work does not encroach into ROW. Only connection to services in the street.	Proper safety, traffic, and pedestrian control will be used to ensure safety.
5	Heavy Machinery Operation	Construction	No impact to public ROW. Site protected with F-type barriers.		No impact to public ROW. Site protected with F-type barriers.	
6	Project Sight Lines	Construction	Fences and signs may impact vehicular site line visibility	Fences will be setback from sidewalk to allow drivers to see around corners.	Fences and signs may impact vehicular site line visibility	Fences will be setback from sidewalk to allow drivers to see around corners.
7	Construction signage	Construction	None. No signage located in public ROW.		None. No signage located in public ROW.	
8	Dangerous Material	Construction	None. Site is protected from public ROW with type F barriers and solid hoardings.		None. Site is protected from public ROW with type F barriers and solid hoardings.	
9	Rodent Control Devices	Construction	Potential damage due to public activity.	Devices located safely away from public activity.	Potential damage due to public activity.	Devices located safely away from public activity.
10	Holisting Operations	Construction	None. There is no work withing the ROW		None. There is no work withing the ROW	
11	Reinstatement of Public Infrastructure	Construction	Equipment and materials may cause damage.	All work to be secured from public via F-type barriers with traffic and pedestrian control measures.	Equipment and materials may cause damage.	All work to be secured from public via F-type barriers with traffic and pedestrian control measures.
12	Fallen Debris	Construction	None. Building is setback from street and site is protected with F-type barriers along public ROW.		None. Building is setback from street and site is protected with F-type barriers along public ROW.	

CORY MACFADDEN
BD STEVENS
OCT 06 / 2020

Original Signed