

The McGibbon on Main - Construction Management Plan

79 Main Street South, Georgetown, Ontario



AMICO – The McGibbon on Main – CMP – 3rd August, 2021 Rev



AMICO

PROPERTIES | INFRASTRUCTURE | DESIGN BUILD

Revision History

Rev No.	Rev. Date	Revised by (Initials)	Section/ s	Description of Change
00	1st May 2021	CE	All	Original Issue for Implementation
01	3rd August 2021	DR/BH	All	Revisions to address comments from Halton Hills and General review

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1. Introduction & Project Information

- a. The purpose of The McGibbon on Main Construction Management Plan is to provide an understanding of the construction process and procedures for the proposed development project located at 79 Main Street South, Georgetown, Ontario. The property is located on the north-east corner of Main Street and Mill Street.
- b. This report shall outline the process that Amico will take to manage and control the procedures and daily activities that will take place through the demolition, construction, and management phases of construction for The McGibbon on Main project.
- c. Public, resident, and worker safety shall be a priority in securing the jobsite. In collaboration with the Town of Halton's laws and regulations, sidewalk hoarding, and fencing shall be placed in a manner to promote safety and minimize impact to the street access of pedestrians and vehicles.

Construction Process

- a. The construction process will begin with site mobilization. Lane and sidewalk protection will begin prior to demolition to allow construction access and ensure pedestrian and worker safety.
- b. On-street parking along sections of Mill and Main Street are to be removed and relocated to allow a non-obstructed access route for pedestrians through the walkways. Signage may be maintained and relocated at the recommendation of the local authorities.
- c. Demolition will occur in two phases beginning with the Heritage works to dismantle and preserve the masonry as part of the heritage restoration followed by complete demolition of the existing structures within the property as generally shown in Figure 1.
- d. Construction will continue with drilling of caissons and the installation of shoring which will allow excavation to begin. Excavated material will be hauled offsite using the two designated entry/exit points. The erection of the crane and superstructure follows. Subsequently, construction work is followed by the foundations and the crane erection followed by the superstructure.

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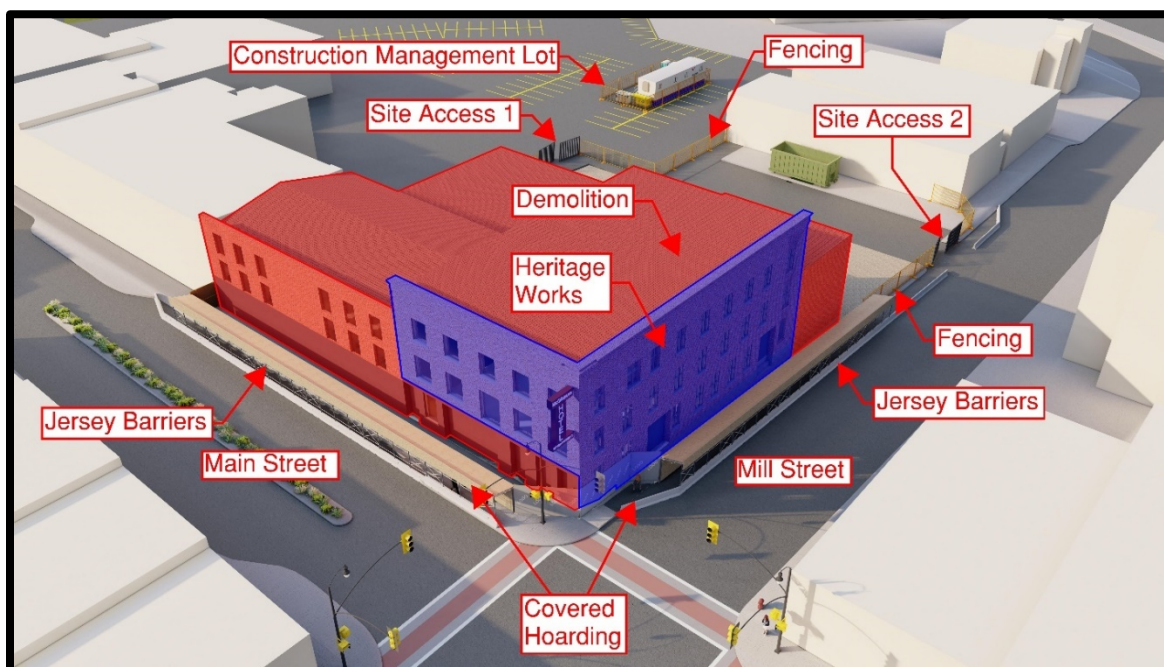


Figure 1 - Preliminary Demolition Plan

2. Site Logistics

Crane

- a. A primary crane will be situated near the center of the property as depicted in Figure 2 and Appendix A / CMP-03. A luffing crane is being considered to allow Amico to reduce the overhead swing encroachment on neighboring properties. Luffing cranes allow for extended material pick points while reducing the overhead swing radius over adjacent properties by raising the jib.
- b. The crane shall be installed at a height to safely clear the surrounding structures.
- c. Amico will acquire all oversailing rights that are necessary. Amico will engage with the town as well as any neighbours that fall within the crane swing radius to reach all required agreements and understanding.

Construction Access, Pickup, and Laydown

- a. There will be 2 primary construction access points located on the property shown on Figure 2 and Figure 3. While in operation, each access point when required will be controlled by a flagman to maintain safety and security of the site and public. Amico will meet all vehicular and pedestrian traffic control requirements set out in Book 7 – Ontario Traffic Manual – Temporary Conditions for the duration of the project.
- b. The north-east side of the property will have an access point (1) shown in Figure 3. Site Access 1 is to be used primarily as an entrance and exit for construction vehicles. The north parking lot will be utilized for construction vehicle access and will require temporary parking occupancy during deliveries as per Appendix A / CMP-03. Amico will optimize the use of these spaces and designate the spaces to reduce occupancy and use temporary barriers such as traffic cones, caution tape, and/or obstructions when vehicles require additional room for their turning radius as per Appendix / A-CMP-06. Any encroachment that is required to facilitate turning circles of trucks into private parking spaces will be coordinated by Amico with the respective owner(s) prior to occupying the space. Amico will endeavor to provide a delivery schedule as far in advance as possible to owners of private parking spaces prior to



Figure 2- Preliminary Crane Model - South

- c. Access points will be used for entry and exit of construction vehicles and personnel to maintain safety, reduce congestion, and to mitigate risks associated with security.
- d. Laydown areas will be situated within the site limits and sectioned areas within the fence line as per Appendix A / CMP-03 as to minimize impact to the surrounding vehicular and pedestrian traffic.

Public Protection

- a. Site security and public safety will be maintained in accordance with the ministry requirements.
- b. Sidewalk hoarding, and overhead protection with jersey barriers will be installed along the Main Street Parking Lane extending to the edge of the property line to provide an accessible route. Netting will be installed, when required, to provide overhead protection in addition to the covered hoarding. Sidewalk hoarding and overhead protection with jersey barriers will be installed along the Mill Street parking lane as depicted in Appendix A / CMP-01 along with fencing with filter fabric.

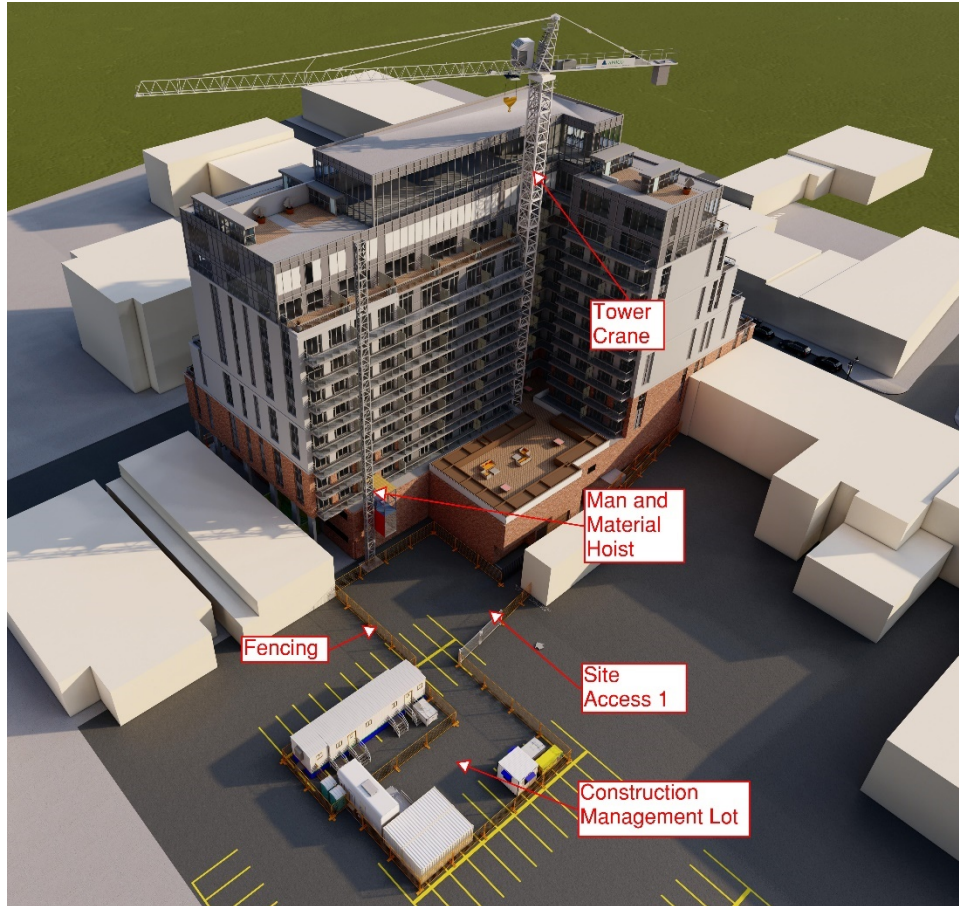


Figure 3- Preliminary Crane Model - North

- c. Amico will coordinate with Halton Hills and the BIA in the event that Mill Street and Main Street sidewalks may be required to close for the duration of any high risk activities. Amico will work closely with Halton Hills and the BIA to insure the safety of pedestrians and vehicular traffic for the duration of the project.
- d. Sidewalk hoarding designs will be reviewed, signed off and stamped by a professional engineer licensed to practice engineering in the province of Ontario.
- e. Sidewalk hoarding will be designed to permit a sidewalk snow plough with dimensions of 88" high, 52" wide and 150" long. These dimensions were provided by Halton Hills.
- f. Amico has investigated and found no fire hydrants within hoarding area.
- g. Amico will communicate and create a plan with Halton Hills Public Works, to facilitate snow/winter maintenance to ensure public safety for the duration with the project. Amico will be fully responsible for winter maintenance within our site boundary, the

covered walkway, sidewalks and car parks are the responsibility of Halton Hills to provide seasonal maintenance.

h. Hoarding installation process as follows:

1. Obtain the necessary approvals and licenses from Halton Hills
2. Remove signage and accessories (waste bin, parking signs, and other signs). Relocate as required.
3. Remove landscaping and any additional obstructions to the walkway following the path in Figure 4.
4. Existing light standard on the north side of Mill Street to be removed and reserviced to the new standard on the south side of Mill Street. This work is to be carried out by The Town of Halton Hills.
5. Pave over curbs to create a gentle slope and pre-existing landscaping to allow an accessible route for pedestrians utilizing the routes as per Figure 4.

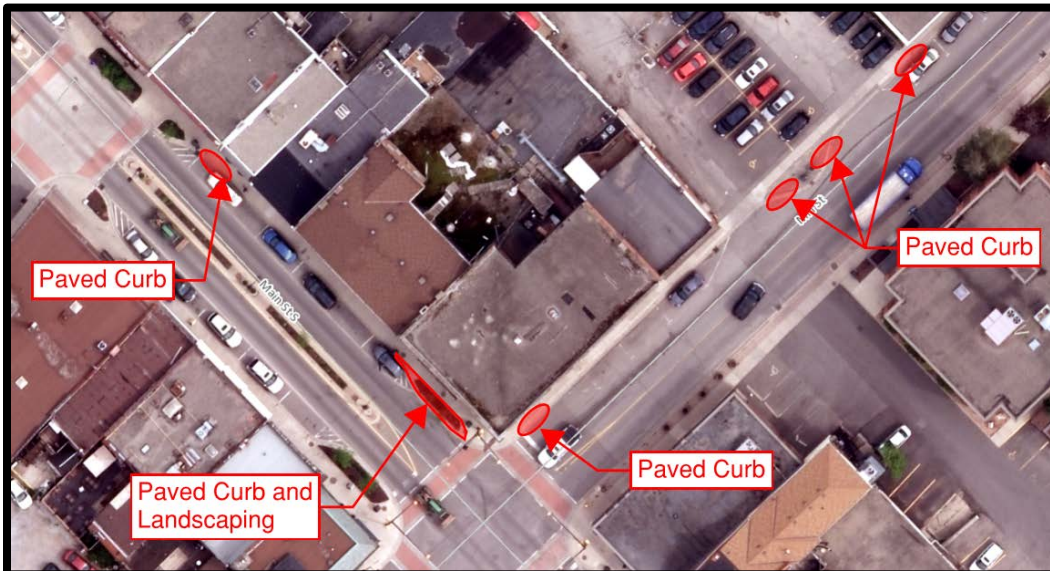


Figure 4 - Curb Paving

6. Install Hoarding, overhead protection, and fencing as per Figure 5 and Appendix A / CMP-01.
 - i. Access point 2 on Mill Street will have signage indicating no right turns exiting the site to minimize construction traffic that may go through Main Street.
 - ii. Sidewalk hoarding may include graphics specific to project advertisement, Amico Signage, project information, and we are proposing an area for local engagement, extent to be determined.



Figure 5 - Hoarding

7. The pedestrian walkway at the corner of Mill and Main as per Figure 6, will require minor modifications throughout beginning stages of the project. These modifications will be reviewed with the Town of Halton Hills prior to implementation.

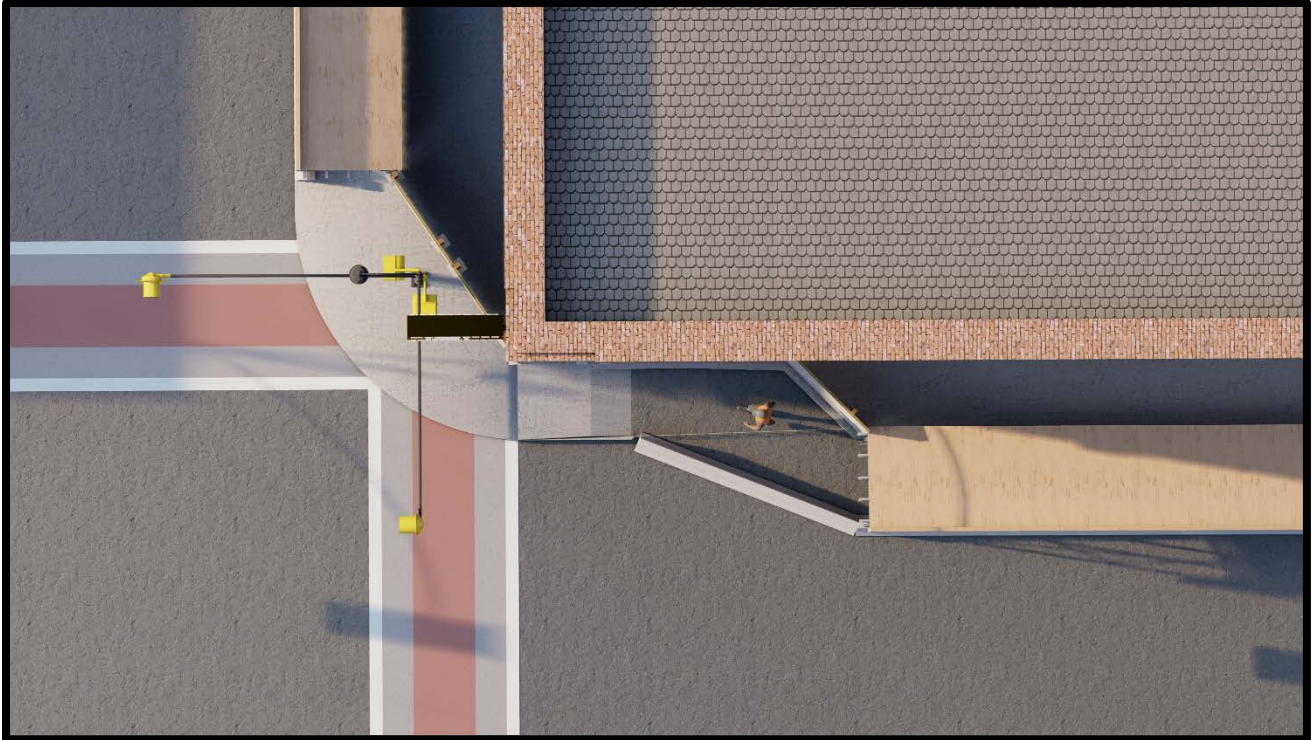


Figure 6 - Pedestrian Walkway

Man and Material Hoist

- a. A man and material hoist will be installed on the North side of the building as shown generally in Figure 3 and Appendix A / CMP-03 & 04. This will allow easy access to the building while providing a safe and organized approach to the hoist.

Temporary Facilities

- a. Sanitation facilities will be provided and serviced as required based on the amount of personnel on site in accordance with Ministry requirements.

3. Safety and Security

Company Policy

- a. At Amico, we place the utmost importance on the health, safety, and well-being of our employees and others who may be affected by our work. Amico Affiliates has developed a Health & Safety Program to promote workplace safety and control unsafe working conditions. Amico Affiliates provides specific Health & Training to all employees and is designed to be compliant with legislative requirements and to always attain the best operating practices.

Health and Safety

- a. Amico will implement safety measures in accordance with current Ministry requirements to mitigate and reduce potential risks associated with COVID-19. Led by the Health and Safety team, the list of safety measures may include:
 - i. Screening workers/employees.
 - ii. Physical Distancing when required.
 - iii. Disinfection and sanitization of surfaces.
 - iv. PPE (Personal Protective Equipment) suitable for the task being performed.
 - v. Ventilation if deemed necessary.

Community Engagement

- a. Amico will engage with the local community including heritage and culture, BIA, and local schools to facilitate community engagement.
- b. Communication with local groups/BIA to be done collaboratively and in conjunction with the Town of Halton Hills. Periodic updates to be provided to the Town of Halton Hills.

4. Dust, Vibration, and Noise

Dust and mud control

- a. Mud Mats will be utilized on site, in locations shown in Appendix A, to minimize the impact to the public roadways from debris that may accumulate onto construction vehicles.
- b. Wheel washing will be utilized on site, when required, to reduce and minimize any impact from debris on surrounding roadways.

- c. Filter cloth will be installed on catch basins around the immediate perimeter of the site and maintained as required.
- d. Various methods to reduce and mitigate dust on site will be implemented during construction.

Pre-Construction and Vibration

- a. A pre-construction survey shall be undertaken of the surrounding structures to assess the condition of surrounding properties to keep record of the pre-existing conditions and mitigate deficiencies as per Figure 7. This information will be kept for future reference and use with respect to a post construction condition survey of the surrounding properties upon project completion.
- b. Vibration monitoring and reports may be utilized to:
 - i. Establish pre-construction levels.
 - ii. Monitor vibration during demolition and/or foundation work.
 - iii. Keep record with respect to post construction conditions of the surrounding properties.

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Figure 7 - Pre-Construction Survey

Noise control

- a. Amico shall comply with the Town of Halton's noise by-law as per below to create a productive and non-disruptive construction site within the public realm.
- b. BY-LAW NO. 2010-0030
 - i. Construction noise limited to 7:00 am (7:00) to 7:00pm (19:00) Monday to Friday
 - ii. Construction noise limited to 8:00 am (8:00) to 6:00pm (18:00) Saturday
- c. Amico shall provide as much advance notice as possible to the community of any construction activity that must be scheduled outside of allowable times as per BY-LAW NO. 2010-0030. Amico shall endeavor to minimize or eliminate any foreseeable construction activity outside of these hours

5. Traffic Management

- a. Construction traffic will follow the proposed route in Figure 8 to mitigate and minimize impact to historic areas. Appendix A / CMP-06 provides a vehicle access route that will be employed.
- b. Various traffic analysis was carried out to ascertain construction traffic movements from Guelph Street to the site (routes as shown in Figure 8) and it has been determined that routes 1 – 4 are the optimal routes to be employed.

Construction Access Routes

- a. Delivery and loading times shall be limited to regular site working hours and may remain reasonably longer based on time sensitive materials such as concrete to prevent curing/expiration. Regular site working hours will comply with local municipal noise bylaw No. 2010-030 as defined in the Noise Control – section b portion of this Construction Management Plan.
- b. Deliveries will be advised to follow the specified route as per Figure 8. Construction and related vehicles accessing the site will maintain this route to reduce impact and maintain access on Mill Street and Main street for the public.



Figure 8 - Construction Vehicle Access Route

Parking

- a. Parking will not be permitted on the construction site. Amico employees, sub-contractors, and visitors alike will be encouraged to use public transit and shared rides when safe to do so. When visitors to site are unable to use public transit, they will be encouraged to use the Edith Street Parking lot as shown in Figure 9 below. On-site parking will be discouraged and Amico will work collaboratively with Halton Hills to deal with any parking related issues if they arise. As part of Amico sub-contract awards and start up meetings on site with each of our sub-contractors, Amico will re-enforce the parking restrictions noted above.



Figure 9 - Edith Street Parking

Material and Equipment containment and storage

- a. Materials and waste will be kept separate and in isolated locations to maintain access.
- b. Material storage will follow Amico guidelines to be stored in a safe and practical manner to not impede access and to avoid unsafe storage practices. Material is to be secured to maintain safety when applicable.

- c. Waste storage will be easily accessible for removal in accordance with applicable legislative and Amico safety standards and policies.
- d. All waste removal services will follow the typical construction route as outlined in Figure 8 and Appendix A / CMP-06.

6. BIA Engagement

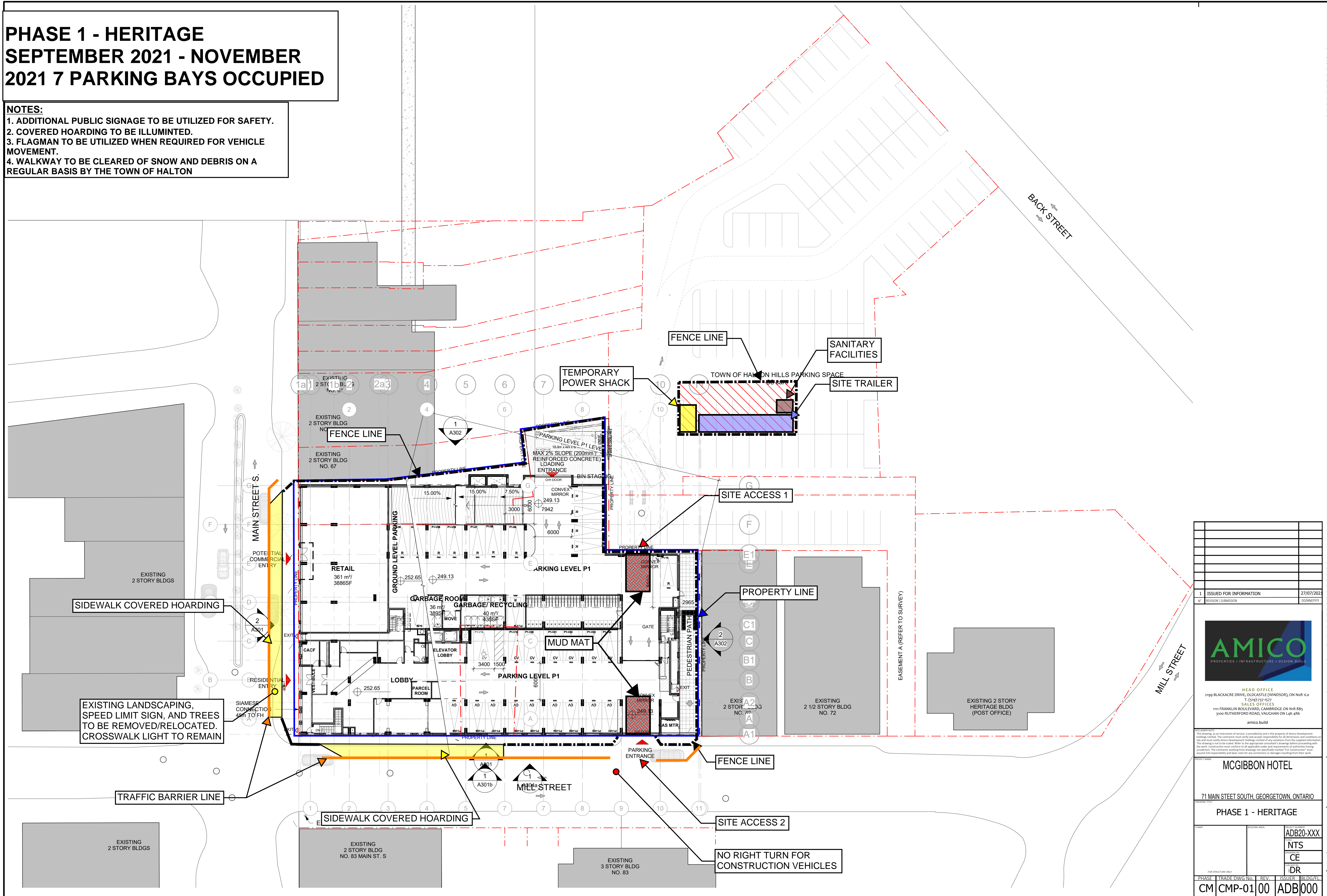
- a. Amico will work closely with the BIA (Yaw) on community and business engagements. Amico intends to hold an initial BIA meeting to discuss the project and to engage the community in the build process. It is our intention to set up a monthly community newsletter and an open forum mechanism for complaints and suggestions to be logged and addressed with the Amico team.
- b. Amico will also set up monthly meetings with Halton Hills to discuss the project. These meetings will have minutes taken and any actions required recorded.
- c. Amico takes our social responsibility seriously and fully appreciate this is a community project. Amico understands engagement of the community and BIA is key for the success of all.

Appendix A: Phasing and Vehicle Access Plans

PHASE 1 - HERITAGE SEPTEMBER 2021 - NOVEMBER 2021 7 PARKING BAYS OCCUPIED

NOTES:

1. ADDITIONAL PUBLIC SIGNAGE TO BE UTILIZED FOR SAFETY.
2. COVERED HOARDING TO BE ILLUMINATED.
3. FLAGMAN TO BE UTILIZED WHEN REQUIRED FOR VEHICLE MOVEMENT.
4. WALKWAY TO BE CLEARED OF SNOW AND DEBRIS ON A REGULAR BASIS BY THE TOWN OF HALTON



1	ISSUED FOR INFORMATION	27/07/2021
2	REVISION SUBMISSION	08/08/2021



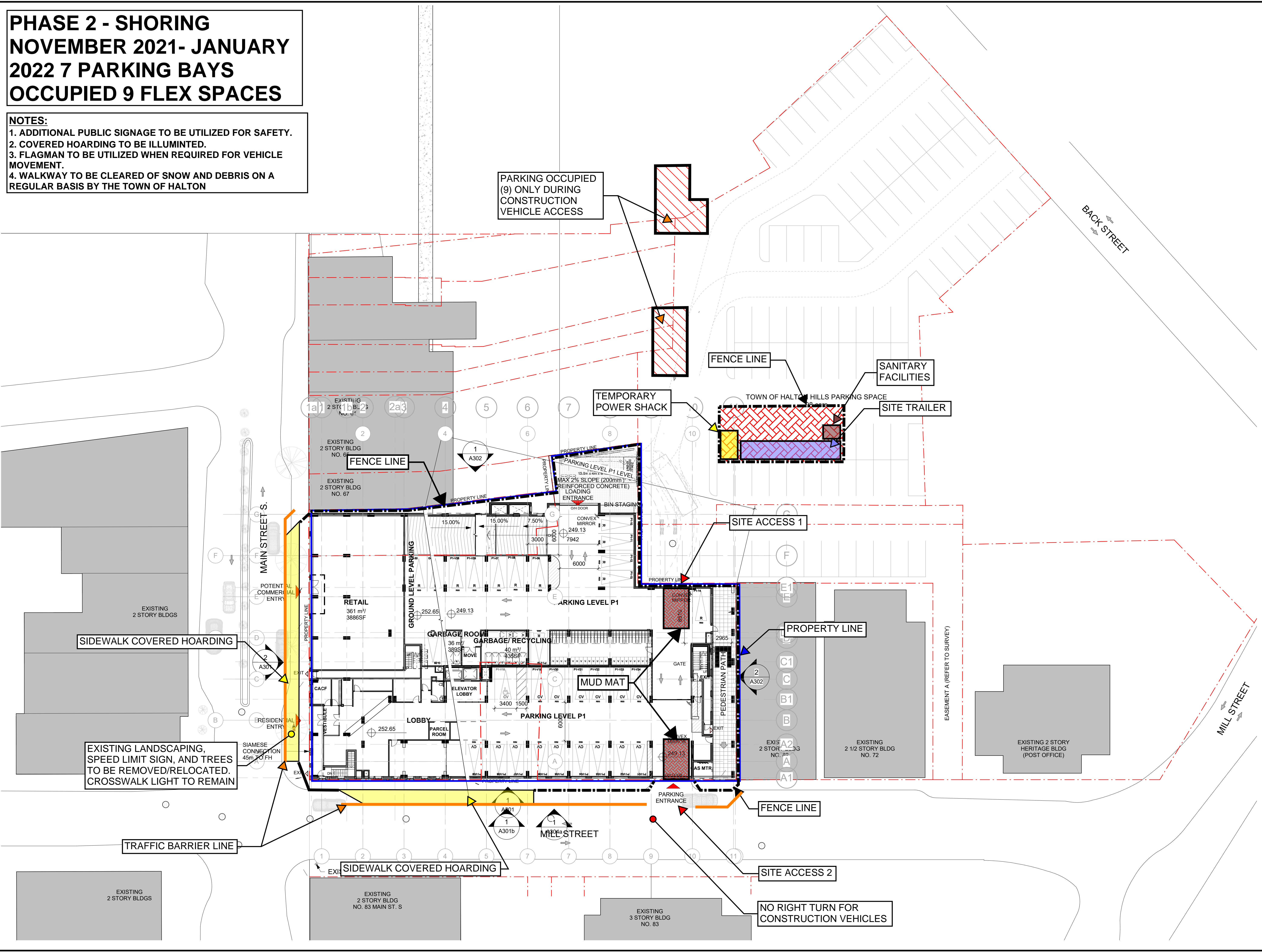
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PROJECT NAME		MCGIBBON HOTEL	
ADDRESS		71 MAIN STREET SOUTH, GEORGETOWN, ONTARIO	
PROJECT TYPE		PHASE 1 - HERITAGE	
DATE	BUILDING AREA	PROJECT NUMBER	REVISION
		ADB20-XXX	NTS
			CE
			IDR
PHASE	TRADE DWG. NO.	REV.	ISSUER
CM	CMP-01	00	ADB000

PHASE 2 - SHORING NOVEMBER 2021- JANUARY 2022 7 PARKING BAYS OCCUPIED 9 FLEX SPACES

- NOTES:**
1. ADDITIONAL PUBLIC SIGNAGE TO BE UTILIZED FOR SAFETY.
 2. COVERED HOARDING TO BE ILLUMINATED.
 3. FLAGMAN TO BE UTILIZED WHEN REQUIRED FOR VEHICLE MOVEMENT.
 4. WALKWAY TO BE CLEARED OF SNOW AND DEBRIS ON A REGULAR BASIS BY THE TOWN OF HALTON



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PROJECT NAME		MCGIBBON HOTEL
ADDRESS		71 MAIN STREET SOUTH, GEORGETOWN, ONTARIO
PROJECT TYPE		PHASE 2 - SHORING
DATE	ISSUED AREA	ADB20-XXX
		NTS
		CE
		DR
FOR STRUCTURE ONLY		ISSUER
PHASE	TRADE DWG No.	REV
CM	CMP-02	00
		BLDG/PL
		ADB000

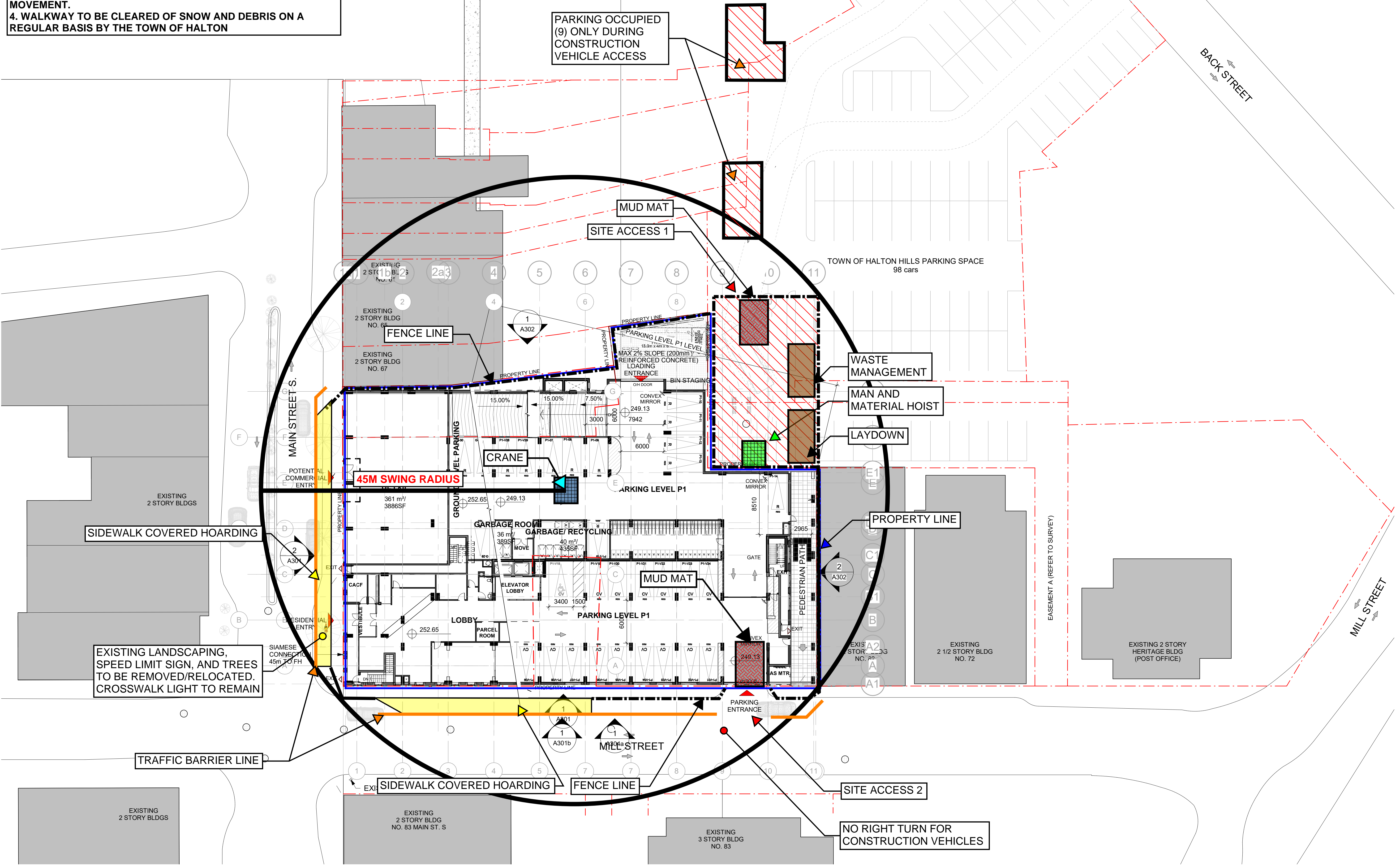
PHASE 4 - SUPERSTRUCTURE ABOVE GRADE

JUNE 2022 - JULY 2023

10 PARKING BAYS OCCUPIED

9 FLEX SPACES

- NOTES:**
1. ADDITIONAL PUBLIC SIGNAGE TO BE UTILIZED FOR SAFETY.
 2. COVERED HOARDING TO BE ILLUMINATED.
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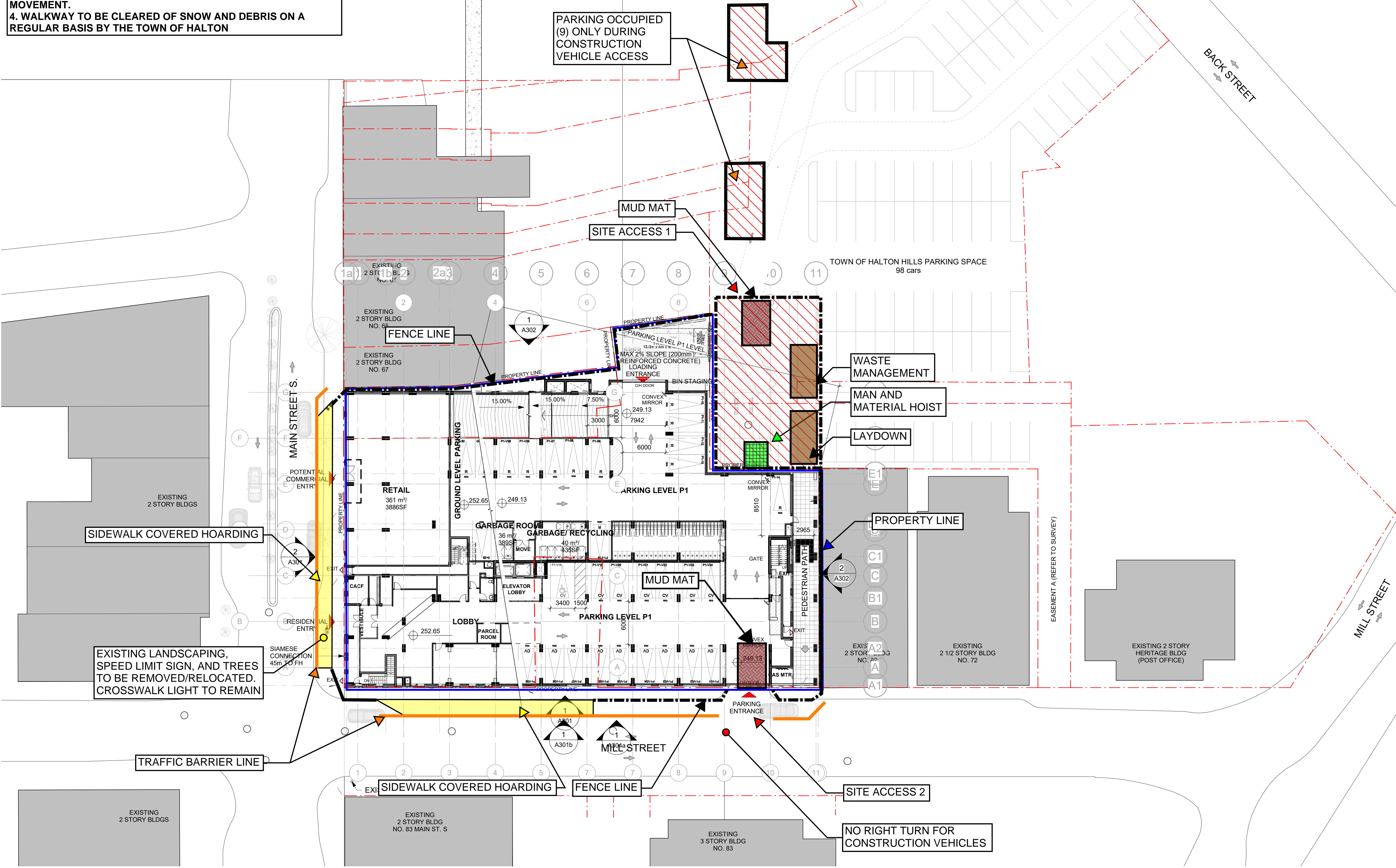
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PROJECT NAME		MCGIBBON HOTEL	
ADDRESS		71 MAIN STREET SOUTH, GEORGTOWN, ONTARIO	
PHASE		PHASE 4 - SUPERSTRUCTURE ABOVE GRADE	
DATE	ISSUED FOR	PROJECT NUMBER	ADB20-XXX
		NTS	
		CE	
		DR	
FOR STRUCTURE ONLY	PHASE	TRADE	DWG No.
	CM	CMP-04	00
	REV.	ISSUER	BLDG/JEL
	00	ADB	000

PHASE 5 - POST SUPERSTRUCTURE
JULY 2023 - APRIL 2024
10 PARKING BAYS OCCUPIED
9 FLEX SPACES

- NOTES:**
1. ADDITIONAL PUBLIC SIGNAGE TO BE UTILIZED FOR SAFETY.
 2. COVERED HOARDING TO BE ILLUMINATED.
 3. FLAGMAN TO BE UTILIZED WHEN REQUIRED FOR VEHICLE MOVEMENT.
 4. WALKWAY TO BE CLEARED OF SNOW AND DEBRIS ON A REGULAR BASIS BY THE TOWN OF HALTON



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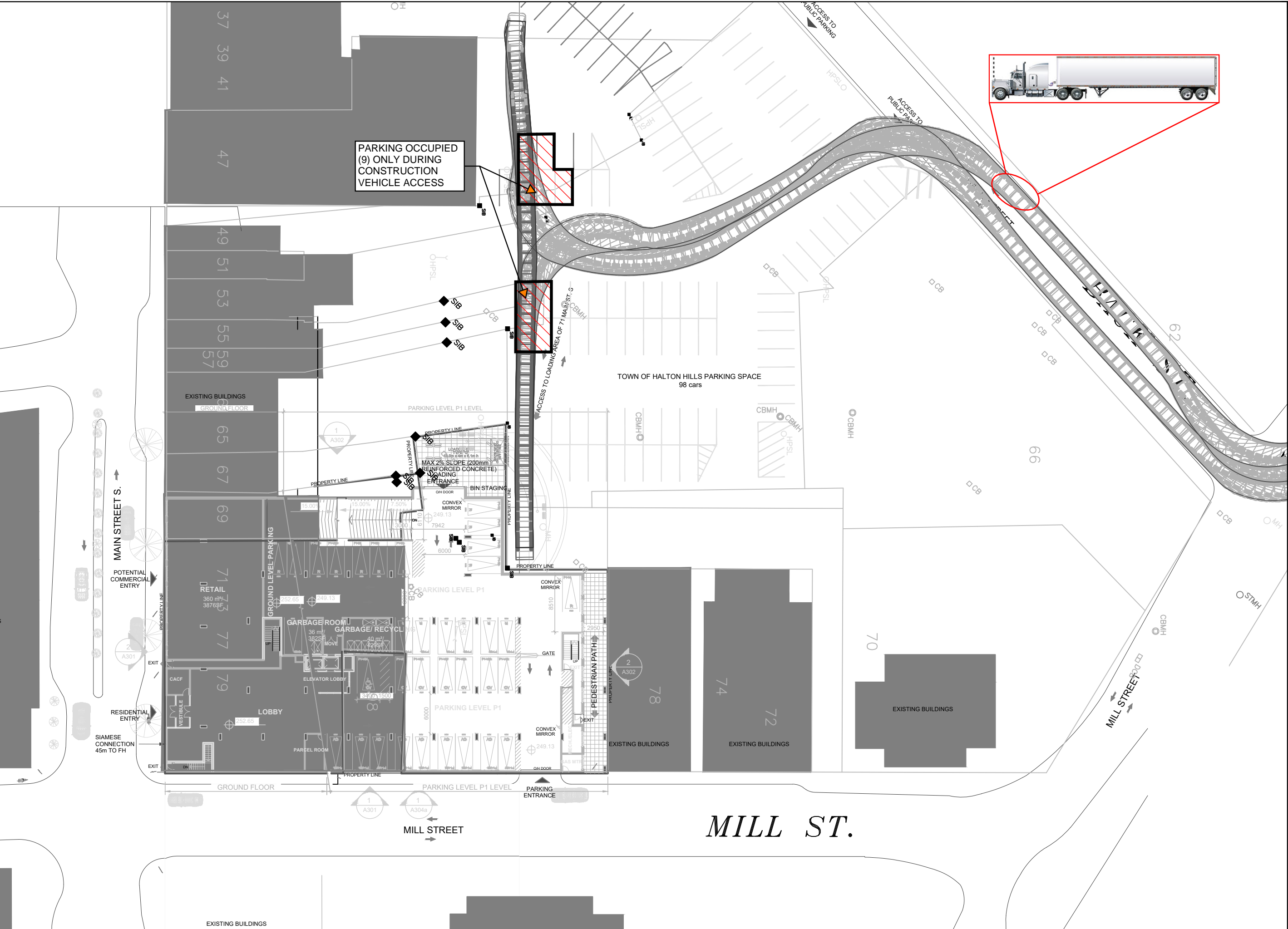


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PROJECT NAME: MCGIBBON HOTEL
ADDRESS: 71 MAIN STREET SOUTH, GEORHTOWN, ONTARIO

PHASE 4 - SUPERSTRUCTURE ABOVE GRADE

PHASE	TRADE	DWG. No.	REV.	ISSUER	BLDG/FL.
CM	CMP-04	00	ADB	000	



NOTES:

1	ISSUED FOR INFORMATION	27/07/2021
2	REVISION 1 SUBMITTAL	20/08/2021

AMICO
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MCGIBBON HOTEL

71 MAIN STREET SOUTH, GEORGETOWN, ONTARIO
VEHICLE ACCESS - WB-12 (45 ft)

PROJECT NO.	ADB20-XXX
SCALE	1:20
DESIGNER	JS
CHECKER	CE

SK CMP-05 00 ADB 000