

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

Brofort Developments
Thunder Road

Objectives

A Preliminary Construction Management Plan checklist is a document that shows a development proposal's anticipated impacts to all modes of transportation and all elements in the right of way during construction. The purpose of these Terms of Reference is to assist the applicant and staff of the Traffic Management Unit, Public Works Department to identify the expected impacts of their proposal on the City's right of way before construction starts.

- Ensure the safety of workers, residents, and the public during the construction.
- Minimize disruptions to the surrounding community.
- Comply with all relevant City of Ottawa regulations and guidelines.
- Efficiently manage construction activities to meet the project timeline.

Project Information

Project Name:	Brofort Warehouse - Thunder Road
Location:	6165 Thunder Road
Developer:	Brofort Developments
Site Plan Application Number:	D07-12-24-0152
Construction Start Date:	Estimated October 25
Construction End Date:	Estimated October 26
Project Description:	Development of a 3686 square metre Warehouse Building

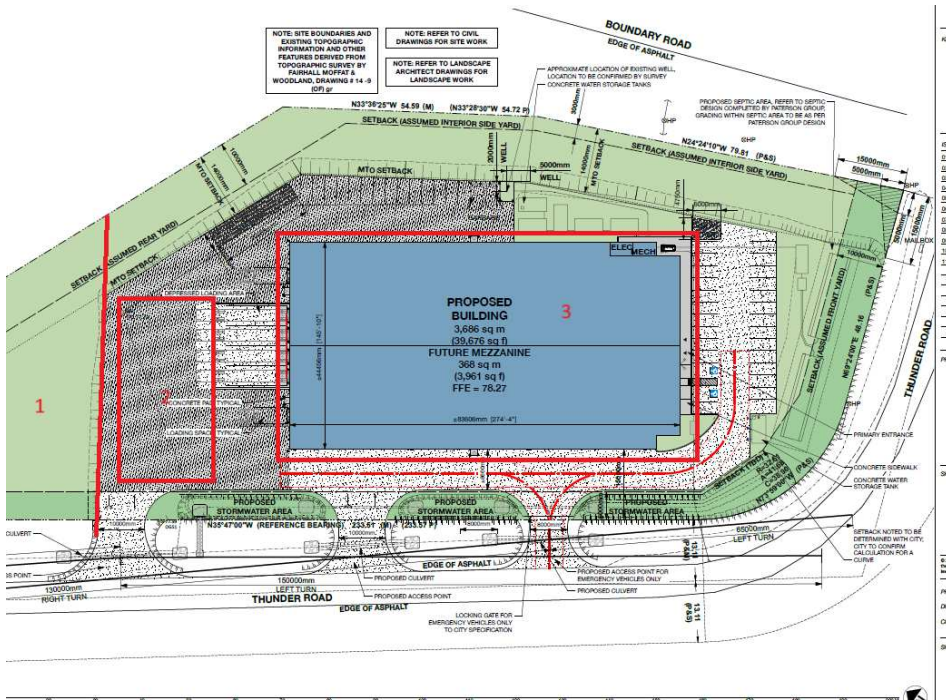
Safety Measures:

Safety will be a priority for Pulse Societies and will be enforced to all contractors through the Construction Management Firm.

- Perform site inspections as required to ensure the safety policies and regulations are followed.
- Company Safety Policy.
- A Site-Specific Safety Plan.

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Attach a labelled graphic portraying the proposed site for development.



Area 1 - No Touch Area
Area 2 - Construction Staging Area
Area 3 - Building Excavation

a) Will construction require the temporary detour of a bus route?

Project is on a local lane with no impacts on bus routes.

There is no bike lane at this property.

There is no sidewalk at this property.

Not anticipated but potentially. Should it be required, we will contact the city and meet with a Traffic Management Inspector to initiate a Row Permit.

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Roles and Responsibilities

Applicant/Developer:

- Ensure all required information is accurately provided and submitted in a timely manner.
- Coordinate with consultants, contractors, and City staff.

Contractor:

- Role: Implement the measures outlined in the Preliminary Construction Management Plan during the construction phase.
- Responsibilities: Ensure that all construction activities adhere to the approved plan, including the safe and efficient management of the right of way. Communicate with the applicant and Traffic Management Unit regarding any changes or issues.
- Qualifications: Licensed and insured construction firm with experience in similar projects. Knowledge of safety protocols and traffic management during construction.

City Staff (Traffic Management Unit, Public Works Department):

- Role: Review and approve the Preliminary Construction Management Plan.
- Responsibilities: Ensure the plan meets all regulatory requirements and effectively mitigates impacts on the right of way. Provide guidance and feedback to the applicant as necessary.
- Qualifications: Professionals with expertise in traffic management, urban planning, and public works. Familiarity with City by-laws and regulations related to construction activities.

Additional Information

- Developer:
 - Brofort Developments
 - Renaud Brault
- Construction Management:
 - Brofort Developments
 - Phil Klugman
- Contractor:
 - Brofort Developments
 - Phil Klugman
- Planning and Development:
 - HP Urban
 - Peter Hume