Preliminary Construction Management Plan

Prepared by Ed Brunet and Associates Canada Inc.
Project Name: Aspire & OAHS development project
Location: 30 Cleary Avenue
Date: May 20th, 2025

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1. Project Overview

Project Description: Construction of a 163 unit, 16-storey residential highrise building and a 66 unit, 6-storey mid-rise building.

Client/Owner: THEIA Partners

Architect: Figurr Architects

Engineer(s):

- LRL – Civil Engineer
- WSP – Electrical and Structural Engineer
- GWAL – Mechanical Engineer

Construction Manager / General Contractor: Ed Brunet and Associates

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2. Project Objectives

- Deliver the project safely, on time, and on budget.
- Ensure quality construction in accordance with design specifications.
- Minimize disruptions to surrounding properties and existing operations.
- Maintain clear communication with all stakeholders.
- Ensure compliance with all applicable codes, regulations, and permits.

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3. Project Schedule

Project Start Date: Mar 2026

Estimated Completion Date: Sept 2028

Major Milestones (completion dates):

- Phase 1 mobilization: Mar 2026
- Infrastructure enabling works: May 2026
- Phase 2 Site mobilization: May 2026
- Excavation & foundations: Dec 2026
- Structure completion: May 2027
- Building enclosure: Sept 2027
- Interior finishes: May 2028
- Occupancy: Sept 2028

Scheduling Tool: Microsoft Project / Procore

4. Site Logistics Plan

- **Site Access:** Designated access points for workers, deliveries, and emergency vehicles.
- **Construction Fencing & Signage:** Secure fencing around perimeter, safety signage posted.
- **Material Storage:** Designated staging zones.
- **Crane & Hoist Locations:** As per drawing, 1 crane per tower and 1 hoist unit in Aspire building
- **Traffic Management Plan:** Developed in coordination with local authorities.
- **Worker Parking:** Public transportation and private arrangements

5. Preliminary Construction Management Plan

To comply with the City of Ottawa's Road Activity By-law 2003-445, as amended, the following Preliminary Construction Management Plan (PCMP) addresses anticipated impacts on the right of way during construction

5.1 Diagram of Proposed Construction Area

A preliminary diagram illustrating the proposed construction site and the adjacent right of way areas that may be affected is provided. The diagram shows the development site and labels the "Proposed Construction Site Limits" within the privately owned parcels.

Arrangements with THEIA Partners will allow agreements for “Trailers & Lay-down” area on a separate and adjacent parcel of land. In addition, a potential Primary Site Access is also being considered via a private agreement with an adjacent parcel through the private Clearly Avenue abutting directly onto Richmond Road. A dedicated access to the River Parkway Children’s Centre will be ensured through the construction. A potential Secondary Site Access will be allowed through the second extremity of Cleary Avenue onto Richmond Road.

Prior to the main construction, “Phase 1 Utilities Enabling Works” will potentially require temporary encroachment onto a private sidewalk and a portion of the road to allow utility upgrades to be installed. This work will be directed through a Traffic Management Plan to minimize disturbance to pedestrian, cyclist and vehicular traffic who utilize this road to access the First Unitarian Congregation of Ottawa. Accommodations for special requirements from potentially affected residents will be ensured.

No direct work onto the Public Right-of-Way of Richmond Road is anticipated other than temporary service connections.

5.2 PCMP Checklist

The following checklist responds to the City of Ottawa’s queries regarding impacts on transportation modes and right of way elements during construction:

1. **Will construction require the temporary detour of a bus route?**

   [ ] Yes: A temporary bus route detour is anticipated. Coordination with OC Transpo and the Traffic Management Unit will be undertaken to plan and communicate the detour.

   [x] No: No bus route detours are anticipated based on the proposed construction area.

2. **Will this work block a bike lane?**

   [ ] Yes: The construction may temporarily block a bike lane. A mitigation plan, including signage and alternative routes for cyclists, will be developed in consultation with the City.

   [x] No: No bike lanes are anticipated to be blocked on the public right-of-way of Richmond Road based on the proposed construction area.

3. **Will this work block a sidewalk?**

   [x] Yes: The construction will potentially require a temporary encroachment on a private sidewalk as part of Phase 1 Enabling Works to allow hydro and potable water upgrades to the development and the First Unitarian Congregation of Ottawa.

   [ ] No: No sidewalks will be blocked based on the proposed construction area.

4. **Will this work require a lane of traffic to be closed?**

   [x] Yes: A temporary lane closure is potentially anticipated as part of Phase 1 Enabling Works. Temporary closures at either ends of Cleary Avenue may also be required for special construction operations. A Traffic Management Plan will be submitted to the City's Traffic Management Unit, detailing lane closure schedules, signage, and traffic control measures, in addition to special requirements from potentially affected residents.

   [ ] No: No traffic lanes will be closed based on the proposed construction area.

Additional Notes:

The above responses are preliminary and based on the current project scope. Should site conditions or construction plans change, Ed Brunet and Associates Canada Inc. will consult with the City's Traffic Management Unit to update the PCMP.

6. Health & Safety Management

Health & Safety Program:
Ed Brunet and Associates shall implement a comprehensive Health & Safety plan in accordance with Occupational Health and Safety Act.

Key Components:

- Daily safety meetings
- Site orientation and training
- Personal Protective Equipment (PPE) requirements
- Incident reporting protocol

Health and Safety Officer : Martin Neville, Director of Health & Safety 819-360-9430

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7. Environmental Management

- Dust and noise control measures
- Erosion and sediment control plan
- Waste management and recycling program
- Spill response plan
- Tree protection and site preservation as required by Tree Conservation Report

7. Quality Control Plan

- QA/QC procedures for each construction phase
- Regular inspections and testing
- Deficiency tracking and resolution
- Coordination with consultants for reviews and approvals
- Documentation of materials and workmanship standards

8. Communication and Reporting

- Weekly site meetings with owner, consultants, and major subcontractors
- Daily site reports and logs
- Monthly progress reports including photos, schedule updates, and financial status
- RFI and submittal tracking

Primary Contact for Ed Brunet and Associates Canada Inc.:

Alexandre Morier, Senior Project Manager 613-879-5007

9. Risk Management

- Identification of major project risks
- Contingency planning
- Regular risk reviews and updates

10. Subcontractor Management

- Prequalification and selection based on experience, safety, and financial stability
- Clear scopes of work and responsibilities
- Coordination meetings and progress reviews
- Subcontractor performance monitoring

11. Permitting and Regulatory Compliance

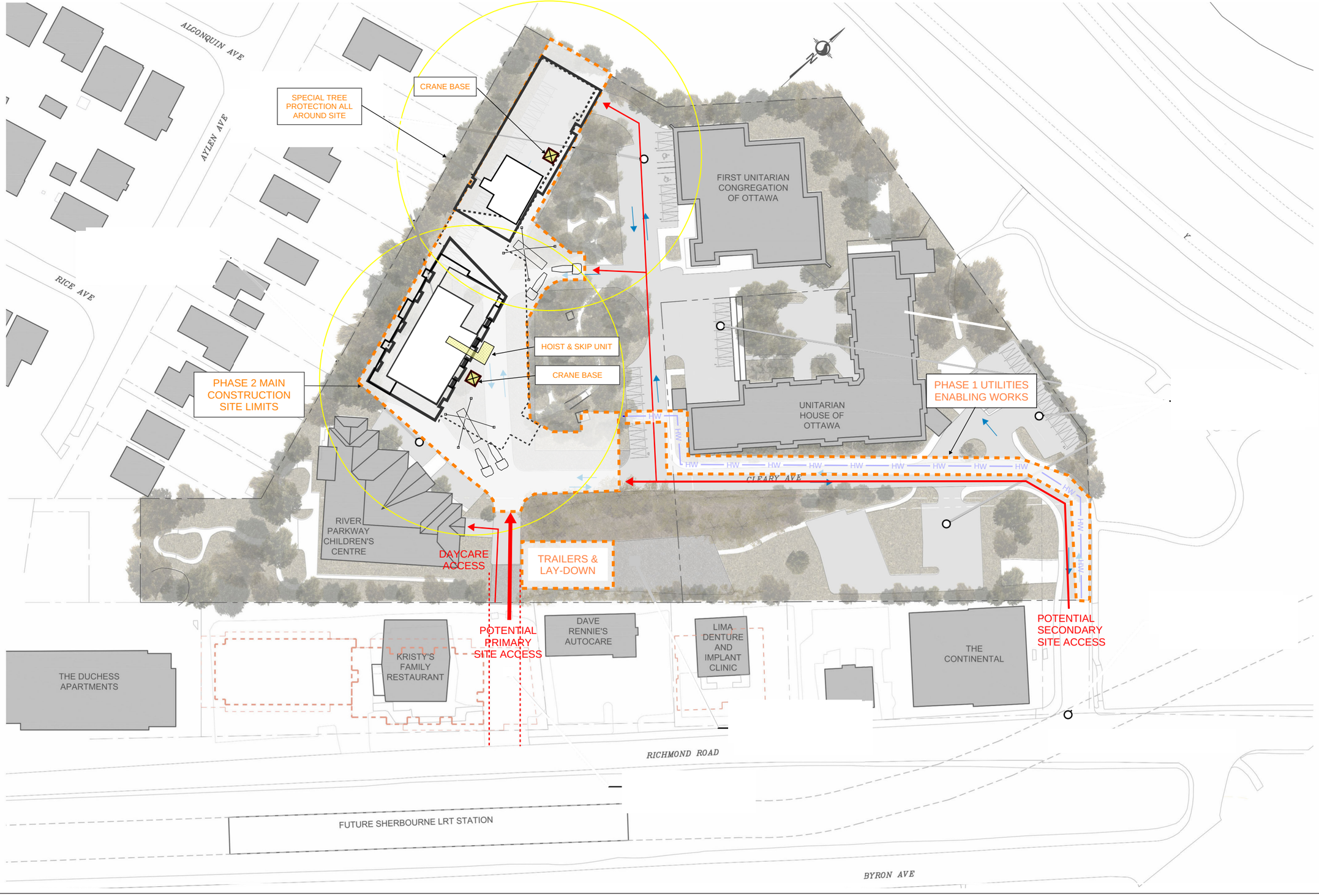
- Obtain and maintain all necessary permits (building, environmental, occupancy)
- Ensure inspections are scheduled and passed on time
- Compliance with zoning, fire code, and accessibility requirements

12. Project Closeout

- Final inspections and occupancy permit
- Commissioning of building systems
- Turnover of warranties, manuals, and as-built drawings
- Owner training and handover documentation
- Post-occupancy support and deficiency resolution

13. Appendices

- Preliminary Site Logistics Plan



30 Cleary Ave.

PRELIMINARY SITE LOGISTICS PLAN