

6009 & 6017 Quinpool Rd – Demolition



Construction Management Plan

Submitted by:



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1 Project Description

Dexter Construction is contracted to demolish the office tower building and adjacent parking garage structure located at civic 6009 & 6017 Quinpool Rd, Halifax. Refer to HRM Permit Application #169444 & 169445. The scope of work for this project includes complete interior demolition and removals followed by the structural demolition and removal of the structures. There are future development plans for this site, but this CMP is only intended to outline the demolition scope.

Dexter Construction has prepared this CMP in collaboration with the developers of the future building project to reduce potential negative impacts to the surrounding community. This CMP will be modified as necessary to help project teams minimize impacts to the surrounding community. The CMP was also created with the knowledge of the future needs of the construction phase following demolition. The intent is to minimize ROW disturbances and avoid multiple alterations of the CMP with the various phases of demolition and construction.

2 Project Contact Information

The project contacts for the demolition project is as follows:

General Contractor: Dexter Construction Company Ltd.
927 Rocky Lake Dr.
Bedford, NS
902-835-3381

Developer: Shannex Nova Scotia
621 Starboard Dr.
Halifax, NS
902-454-7499

24 Hour Emergency Contact: Dexter Construction Company Ltd.
Francois Banville – 902-240-0706

3 Construction Schedule & Logistics

Refer to **Appendix A** for detailed demolition project schedule. The following is a summary of the demolition project milestones:

- a) Interior demolition crew start: March 16th, 2020.
- b) Parker St. Encroachment barricades & fencing setup: March 23rd, 2020
- c) Demolition 6017 Quinpool Rd. (Parking Garage): March 30th, 2020
- d) Demolition 6009 Quinpool Rd. (Office Tower): July 27th, 2020
- e) Demolition completion: December 21st, 2020
- f) Capping services: TBD – To be included in the New Construction CMP, following demolition

Working hours will be limited to the HRM noise by-law N-200. Encroachment on HRM ROW is required in order to safely perform the work. The demolition plan was developed in such a way to minimize encroachments and their durations as much as possible. However, Department of Labour regulations and engineering assessments necessitate some encroachment space to safely perform the work due to the heights of the structures and limited ground space around them. Please refer to **Appendix B** for the overall project Site Plan and modifications of this plan outlining the encroachment areas and details.

Capping of water, storm and sewer services to their respective mains shall be completed as part of the mass excavation work and does not form part of this Demolition CMP. The Halifax Water Permit requirements will be met, and all associated plans and details shall be provided in the construction phase CMP. Existing water services will be temporarily terminated, cut and capped at the foundation walls that remain which support adjacent HRM ROW for the purposes of demolition.

4 Vehicle & Pedestrian Management

4.1 Traffic Control, Closures, and Encroachment

As detailed in the Site Plan, a temporary encroachment space is used to provide working space and material loading/unloading area along Parker St. for the demolition. The encroachments requested for are required to ensure safe distance away from the structure as it's being demolished. No matter what safety measures are put in place (ie; scaffold/hoarding), we must consider that unplanned events may occur and should they occur that protection of the public is paramount and accounted for. The encroachment plan was designed in consideration of HRM expectations and to minimize disturbances to the surrounding community. During interior demolition up until the point exterior demolition begins, we can minimize disruption. The traffic lanes on Robie Street and Quinpool Road can remain as is, as long there is no risk to the public. When Scaffold erection begins, the traffic arrangement must be implemented as shown. Schedule attached shows the timing of such. For the Demolition of the garage, the interior demolition will require the encroachment on Parker street as shown in order to get debris in and out of the structure prior to mass demolition. Then the encroachments on Parker and Quinpool must be implemented during the mass demolition for safety concerns. This is shown on the schedule as anticipated dates.

Details for this encroachment space are as follows:

- a) Sidewalk encroachment on Parker St. – From Quinpool Rd to 2027 Parker St. approx. 36m x 1.5m = 54m². As per the Site Plan, a temporary sidewalk diversion will be created in order to minimize impacts to pedestrians.
- b) Parker St. encroachment – Approx. 126m² as laid out in Appendix B – Site Plan. This is intended for material loading/unloading, deliveries and site access.
- c) Parker St. Parking spots – There is 2-hour parking spaces along Parker St. that will be included in the Parker St. encroachment area. There is enough space here for 2 vehicles. Approx. 28m².

Detailed Traffic Control Plan and Pedestrian Management Plans can be found in **Appendix C**. Sidewalks along Quinpool Rd. and Robie St. will remain open, when possible during work activities, and at all times when there is no work activity onsite.

The 2-hour parking signs and posts on Parker St. should be removed so they do not get damaged or impede work activities. Refer to Appendix B.

Traffic lane closures will also be implemented during demolition activities that is directly adjacent to Robie St. This temporary lane closures are required to maintain public safety during demolition. Robie St. lane closures will follow the NSTIR Temporary Workplace Traffic Control Manual and HRM Traffic Control Manual Supplement HRM. These lane closures are not anticipated to be needed until structural demolition commences at 6009 Quinpool Rd, scheduled to begin in August 2020.

There are no identified HRM trees in the proposed encroachment areas. However, the tree near the corner of Robie St and Quinpool Rd. will be monitored and protection could be constructed as per the HRM Tree Protection Zone & Barrier detail should work activities pose any potential risks.

4.2 Pedestrians

Temporary day-time sidewalk closures will be implemented on Quinpool Rd. and Robie St. during structural demolition activities that are adjacent to these sidewalks. This is to protect and ensure public safety. All temporary sidewalk closures will be installed as per NSTIR Temporary Workplace Traffic Control Manual and HRM Traffic Control Manual Supplement.

With the approval from HRM and Transit Authorities, we propose to relocate existing bus stop on Robie St. and bus shelter on Quinpool Rd. temporarily during construction/demolition to avoid pedestrian exposures to construction/demolition activities. The Robie St. bus stop (8214) could be temporarily moved a few poles North of its current location near Civic# 2032 Robie St. Additionally, the bus shelter on Quinpool Rd. (8261) could be temporarily moved West, just across Windsor St. Please refer to **Appendix D** for locations of temporary bus stops during construction/demolition. These could be relocated as soon as possible. Costs for relocation of bus stops/shelters can be covered by the project.

Visually impaired considerations will be made in the form of high visibility markings on temporary sidewalk closures, sidewalk encroachments and re-routed sidewalks. Additional signage will be installed in locations that will be high visibility and easy to read. Entrances will also be kept close when not attended by construction personnel.

All pedestrian travel ways around the site will be wheel-chair accessible, including the modified sidewalk encroachment on Parker St. Ramps will be constructed where required using plywood with traction surfaces installed.

4.3 Heavy Vehicle Traffic

Material loading and unloading will occur within the property boundaries. The most significant heavy vehicle traffic for this project will be dump trucks and float trucks hauling machinery. Site access points for all heavy traffic will be at the encroachment entrance on Parker St. Refer to **Appendix E** for trucking

haul routes. Truck staging will only be permitted within the project boundaries and encroachments. Queuing of vehicles will not be permitted on public ROW.

4.4 Parking

Construction worker parking will be available within the property boundaries. There will be times that onsite parking will not be available and construction worker parking will be available on the surrounding lots. Alternate parking areas in the surrounding lots and metered parking stalls can be utilized to supplement the loss of the 2 spaces in the 2-hour parking area within the proposed encroachment. Refer to **Appendix F** for the Quinpool Road Mainstreet District Association parking map which details all nearby areas of available free and pay parking.

4.5 Emergency Health Service

The property owners have been in contact with Emergency Health Services (EHS) and discussed the potential impacts of the project. EHS did not have concerns with the proposed project and traffic control plans unless the roads were not accessible. As with all traffic control setups, propriety and Right-of-Way is always provided to emergency vehicles when approaching construction zones. EHS will be informed of any disruptions via their reporting line by calling 902-832-1360 or emailing sco@emci.ca for advanced notice.

5 Construction Site Protection & Hoarding

As detailed in **Appendix B**, site protection and hoarding will be installed with F-type concrete barriers. The inner row of barriers along Parker St. and remaining barriers along the property lines will have 6ft fencing installed on the barriers to protect the construction site from public access where the properties abut public ROW. The developer will also install approved appearance enhancing signage on this hoarding to improve the overall appearance of the site. The hoarding will also help to mitigate noise, dust and debris from leaving the site.

A full project board and rendering will be submitted for Phase 2 as part of the building permit application. A project information board for Phase 1 (demolition) shall be posted near the construction entrance on Parker St. The board shall be white with black lettering and will provide the following information:

Project: Demolition of 6009 & 6017 Quinpool Rd.

Construction Manager: Design Build Solutions

Demolition Contractor: Dexter Construction

Emergency Contact: 902-240-0706

Project Duration: Spring 2020 to Winter 2020-21

6 Lifting, Hoisting and Crane Operations

Mobile crane work is expected during certain phases of the demolition. There may be requirements to lift machinery and equipment up/down from the buildings. Mobile cranes will be setup within the

property and encroachment boundaries. No lifting is planned over HRM ROW or neighbouring properties.

7 On-Site Conditions

Dexter Construction is dedicated to implement and maintain diligent safety systems and plans to mitigate potential hazards to the public and construction workers on the project. Our site supervisors maintain copies of safety meetings, work plans and procedures at all times so that we can demonstrate to clients, workers or municipal/provincial authorities that we adhere to applicable safety regulations and guidelines. We will maintain a clean and tidy worksite daily and address any potential issue that could compromise safety to the general public or workers involved with the project.

A site office will be in place on lower levels within the office building at 6009 Quinpool during the deconstruction of 6017 Quinpool Rd. and until structural demolition is started on the office tower. An alternate office/meeting space will be made available onsite during the demolition of 6009 Quinpool Rd. using a temporary office trailer that can be placed in the location of the former parking garage area. All visitors and workers will be required to sign-in and check-in with the site supervisor prior to their visit or start of work shift.

Up-to-date copies of the approved CMP will be kept onsite and will be reviewed with all workers as part of the site orientation. If any conditions to the CMP change, written notice will be provided to HRM for review prior to executing changes.

7.1 Site Safety and Security

Site access for construction crews and vehicles will be off Parker St. within the proposed encroachment area. Work areas will be restricted during off-work hours to protect against public access. The site fencing/hoarding will be inspected regularly by the site foreman at the end of each workday. In addition, a generic hazard identification and required PPE sign will be visible at access points to the site. The building is kept locked and secured during off-hours. Dexter will have security presence onsite evenings and weekends when workers are not present with direct communication access to the project team in emergency situations.

There is a plan to envelop 6009 Quinpool Rd with a scaffolding system with debris netting to help mitigate dust & debris propagation during the structural demolition of the building at higher elevations. The scaffold system will be installed within the property boundaries by subcontractors trained and certified for its installation and removal.

As required in the Nova Scotia Occupational Safety General Regulations for demolitions (Section 165 (1)(a)(b)), there is a requirement to provide a minimum of 1.5 times the height of the structure to be demolished or provide an engineered letter to designate an approved demolition area. Please refer to **Appendix G** for the Engineered Demolition Plan which provides this confirmation on the safe work areas needed to perform the demolition.

7.2 Inspection & Monitoring

Dexter Construction will implement a daily inspection & monitoring program for the site protection, erosion/sediment control and encroachment setup to ensure the project adheres to the approved CMP. Inspection & maintenance logs will be kept onsite and available for review should it be requested.

7.3 Material Handling, Loading/Unloading, Delivery, and Vehicle Staging

As mentioned in section 4.3, the loading and unloading of material will occur within the proposed encroachment area. Deliveries will also occur in this encroachment area. All hoisting and rigging will be completed by subcontractors or employees with hoisting and rigging training certificates. Chains and slings will be of valid yearly certification and will be inspected prior to each use. Lifting will not be performed over HRM ROWs or neighbouring properties.

7.4 Environmental Controls

During the demolition of the office tower at 6009 Quinpool Rd., dust and debris can be of concern. The demolition plan includes the installation of a full building height scaffold with debris netting to avoid risks of dust and debris propagation into public ROW. The scaffolding will be engineered and erected by certified subcontractor.

Dust and silica controls are an important part of Dexter Construction's safety program. With no exceptions, water is to be used in all cutting and coring applications of concrete and asphalt. Water will be applied during the demolition process to help mitigate dust propagation. Additionally, roadway debris will be swept as required either by crews or with the use of a street sweeper.

Noise pollution is anticipated during structural demolition. Therefore, working hours will be restricted to within the city's noise by-laws. The use of modern, reduced-emission equipment, and wet-cutting will mitigate noise pollution to some extent.

Catch basins within the properties and directly downstream from it will be covered with filter fabric to minimize storm water contamination. The fabrics will be reinstalled regularly inspected and replaced to ensure its effectiveness. Street sweepers may also be utilized for street cleaning as required.

Weather events will be monitored, and proactive measures will be performed to protect the site and public ROWs. Loose items and debris will be removed or tied down as required for high wind events. Evening and weekend security will be in place to keep the site secure when workers are not onsite and notify project personnel should immediate actions be required.

8 Pre-Construction Consultation & Meeting

Shannex has a comprehensive communications plan to ensure neighbours and other affected parties are informed of demolition activities and can access information at any time. Our approach to project development and construction is to ensure important stakeholders have advance notice, whenever possible, of what to expect during all phases of demolition and construction and also to provide tools that allow interested parties to find information and easily contact us if they have questions.

We will use the following tools during the course of this project.

Direct Mail: We will use a direct mail piece to communicate with neighbours on Parker Street and residents in the Westwood Developments apartment buildings located nearby. Through this communication we will advise them that all communication related to the project will be shared on our website and through an e-newsletter that they can subscribe to by visiting the website. A dedicated project email and project phone line is available on this website as well.

E-newsletter: We will use an e-newsletter tool to maintain ongoing communications with the community. Interested parties will be able to sign-up to receive the e-newsletter at the information session and this option will also be available on our website, Shannex.com, at all times. The e-newsletter will be distributed regularly as there are material changes and the project advances.

Website: We will add a section to our website dedicated to this project. The page will contain overall project information, e-newsletters, contact information and frequently asked questions which will be updated as the project progresses.

Signage strategy: A comprehensive signage strategy will be deployed for information and directional purposes. All signage will promote the project website and contact number so interested parties can easily access information.

Social media: As needed, we will use Shannex social media channels to share information, answer questions and engage with community members around this project.

Contacts:

Shannex: 902-446-8504 or email: askus@shannex.com

APPENDIX A

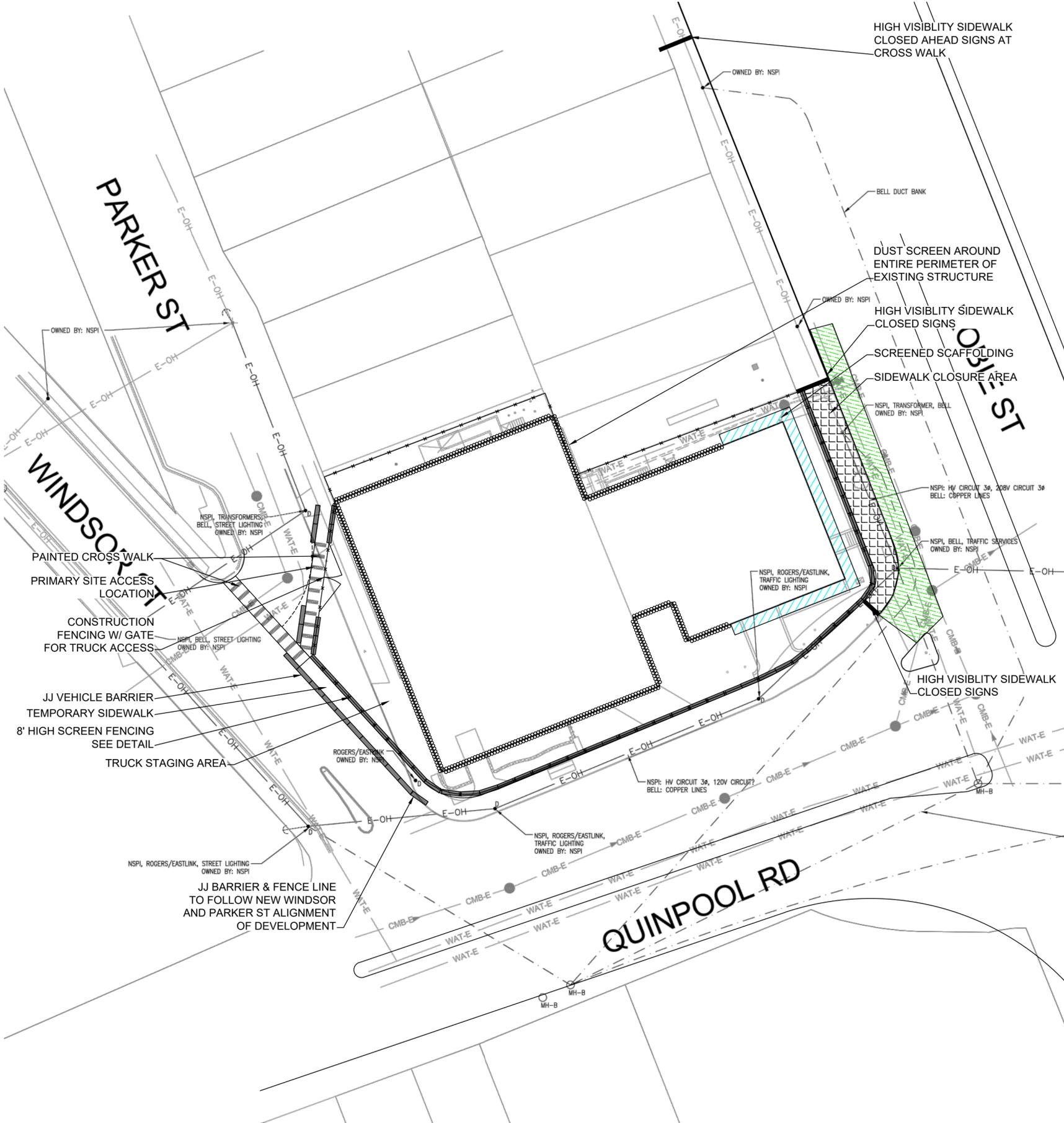
Project Schedule

| ID | Task Mode | Task Name | Duration | Start | February | March | April | May | June | July | August | September | October | November | December | January |
|----|-----------|---|----------|--------------|--|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|---------|
| 1 | | Demolition Garage and Tower Complete | 201 days | Mon 3/16/20 | Demolition Garage and Tower Complete | | | | | | | | | | | |
| 2 | | Interior Gut Garage | 10 days | Mon 3/16/20 | Interior Gut Garage | | | | | | | | | | | |
| 3 | | Soft Strip Interior Tower-Loose Items | 10 days | Mon 3/30/20 | Soft Strip Interior Tower-Loose Items | | | | | | | | | | | |
| 4 | | Permanent Fencing/Barricade Erection | 5 days | Mon 3/23/20 | Permanent Fencing/Barricade Erection | | | | | | | | | | | |
| 5 | | Demolition Garage Structure | 15 days | Mon 3/30/20 | Demolition Garage Structure | | | | | | | | | | | |
| 6 | | Demolition Garage Foundations | 10 days | Mon 4/20/20 | Demolition Garage Foundations | | | | | | | | | | | |
| 7 | | Interior Tower Demolition | 60 days | Mon 5/4/20 | Interior Tower Demolition | | | | | | | | | | | |
| 8 | | Scaffold Erection around Tower | 20 days | Mon 6/29/20 | Scaffold Erection around Tower | | | | | | | | | | | |
| 9 | | Demolition Tower Penthouse-5 | 95 days | Mon 7/27/20 | Demolition Tower Penthouse-5 | | | | | | | | | | | |
| 10 | | Foundations Tower Removal | 10 days | Mon 12/7/20 | Foundations Tower Removal | | | | | | | | | | | |
| 11 | | Clean Up | 1 day | Mon 12/21/20 | Clean Up | | | | | | | | | | | |

| | | | | | | | | | | |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Project: Demolition Quinpool T Date: Fri 3/13/20 | Task | | Project Summary | | Manual Task | | Start-only | | Deadline | |
| | Split | | Inactive Task | | Duration-only | | Finish-only | | Progress | |
| | Milestone | | Inactive Milestone | | Manual Summary Rollup | | External Tasks | | Manual Progress | |
| | Summary | | Inactive Summary | | Manual Summary | | External Milestone | | | |

APPENDIX B

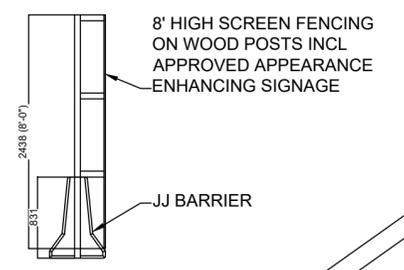
Site Plans



LEGEND

- DUST SCREEN
- SCREENED SCAFFOLDING
- CONCRETE JJ BARRIER W/ CHAINLINK FENCE ON TOP
- CONSTRUCTION CHAINLINK FENCE
- SIDEWALK CLOSED 9AM-3PM DURING OFFICE TOWER DEMOLITION
- LANE CLOSURE AS REQUIRED

SCREEN FENCING DETAIL



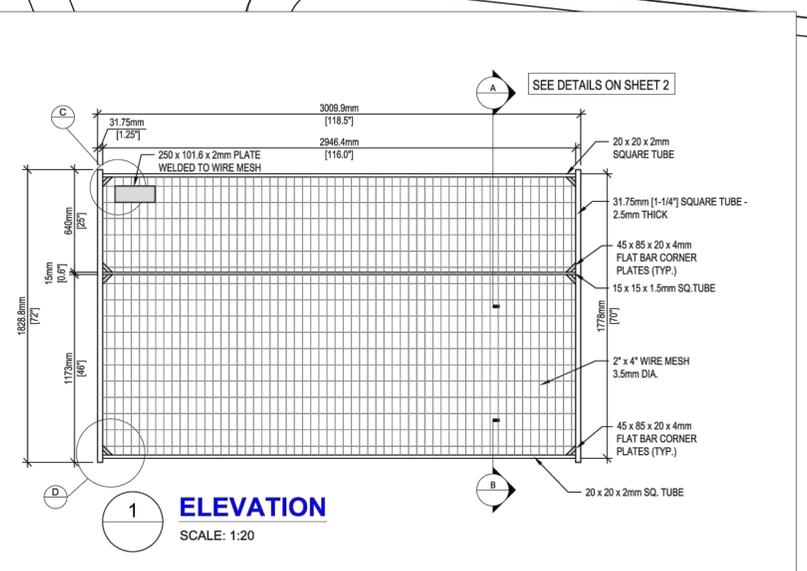
JJ BARRIER DETAIL

| ITEM | DESCRIPTION | QUANTITY | UNIT |
|------|---------------------|----------|------|
| 1 | Concrete barrier | 1 | EA |
| 2 | Steel reinforcement | 1 | EA |

NOTES:

- All materials to meet or exceed the following specifications:
- Concrete barrier shall be cast in place and shall be finished to a smooth surface.
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CONSTRUCTION FENCE DETAIL

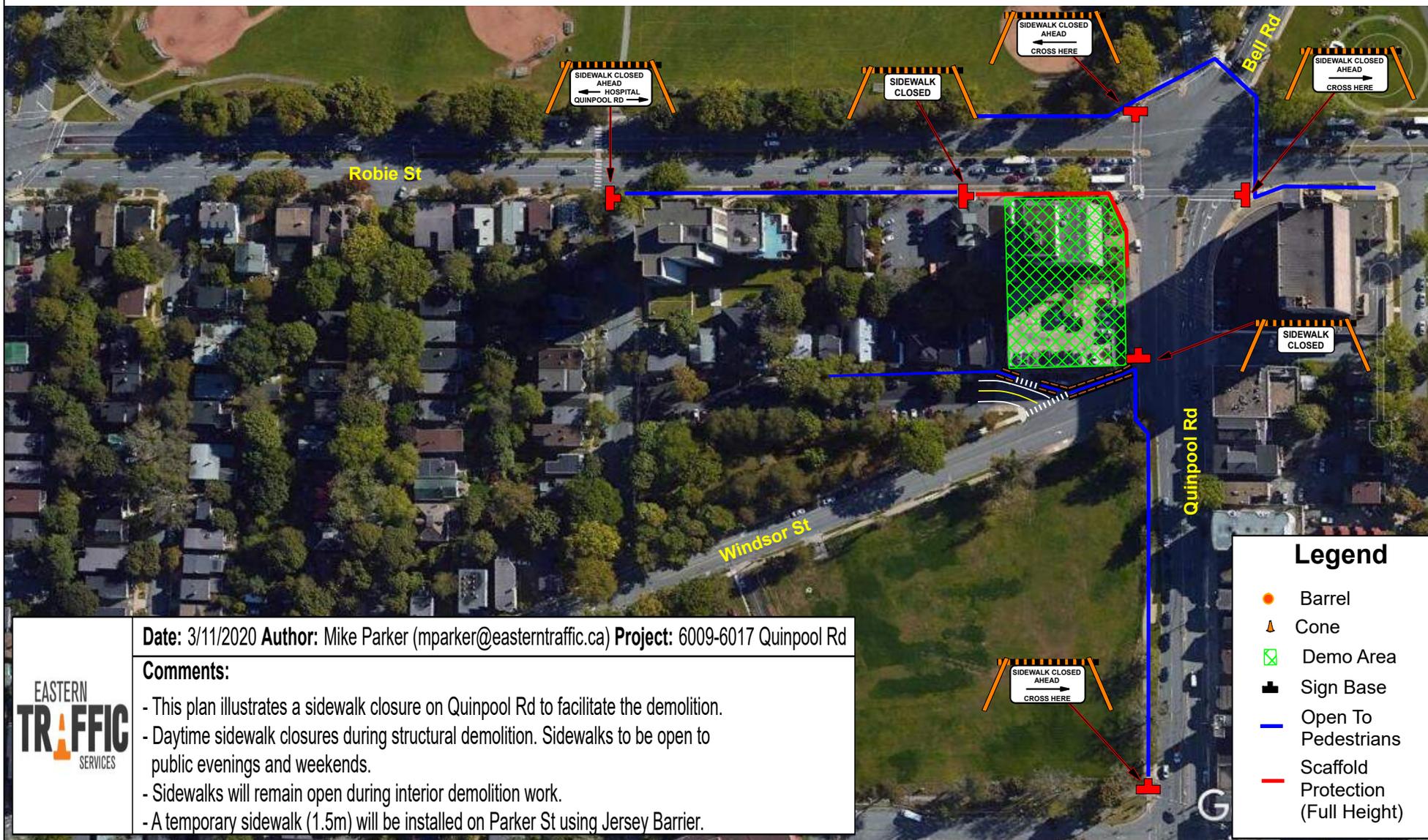


1 EG-01 ELECTRICAL UNDERGROUND - DEMOLITION WORK
N.T.S.

| | | | | | |
|--|---|--|--|---|---|
| REVISED: 24 DEC 2019 28 FEB 2019 | MATERIAL: STEEL COATING: GREEN POWDER COATED | TOLERANCES UNLESS OTHERWISE STATED: ± TOL | DRAWN BY: J.B.W. DATE: JAN 2019 APPROVED BY: | TITLE: FENCE PANEL (72" x 118.5") | CANPAD - INC. DWG. NO.: MFR-02-CPA SHEET: 1 of 2 |
|--|---|--|--|---|---|

APPENDIX C

Traffic Control & Pedestrian Management Plans



Date: 3/11/2020 **Author:** Mike Parker (mparker@easterntraffic.ca) **Project:** 6009-6017 Quinpool Rd

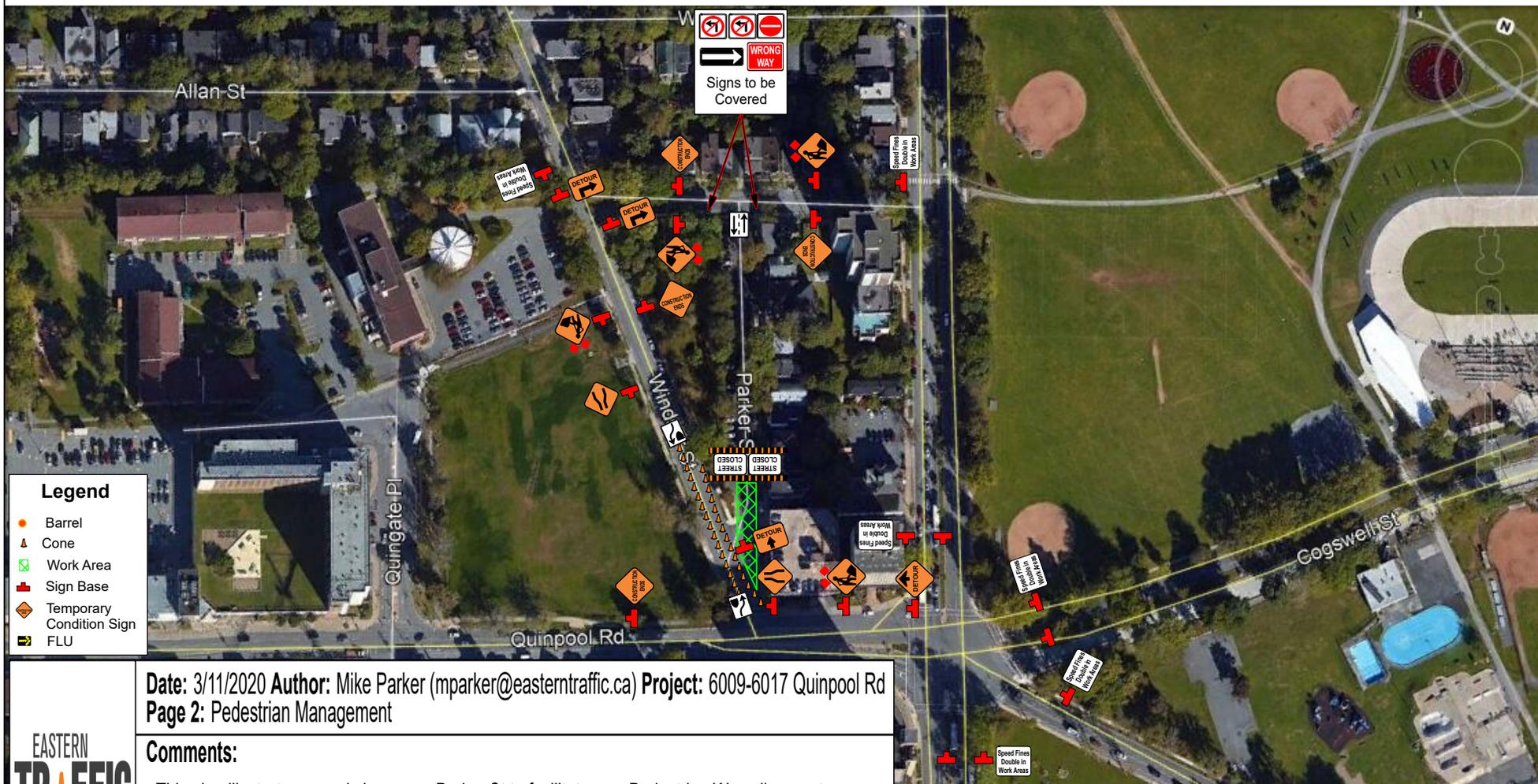
Comments:

- This plan illustrates a sidewalk closure on Quinpool Rd to facilitate the demolition.
- Daytime sidewalk closures during structural demolition. Sidewalks to be open to public evenings and weekends.
- Sidewalks will remain open during interior demolition work.
- A temporary sidewalk (1.5m) will be installed on Parker St using Jersey Barrier.



Legend

- Barrel
- ▲ Cone
- ▨ Demo Area
- Sign Base
- Open To Pedestrians
- Scaffold Protection (Full Height)



Legend

- Barrel
- ▲ Cone
- ▨ Work Area
- Sign Base
- ◆ Temporary Condition Sign
- ▬ FLU

Date: 3/11/2020 **Author:** Mike Parker (mparker@easterntraffic.ca) **Project:** 6009-6017 Quinpool Rd
Page 2: Pedestrian Management



Comments:

- This plan illustrates a road closure on Parker St to facilitate new Pedestrian Way alignment.
- Using Application Guide C-119/C-77 from the NSTCM (2018.01.25)
- TCP will be at barricade to aid and inform traffic of closure.
- Refer to Page 1 for illustration of new alignment.

Approved By _____
 Traffic Authority _____ Date _____

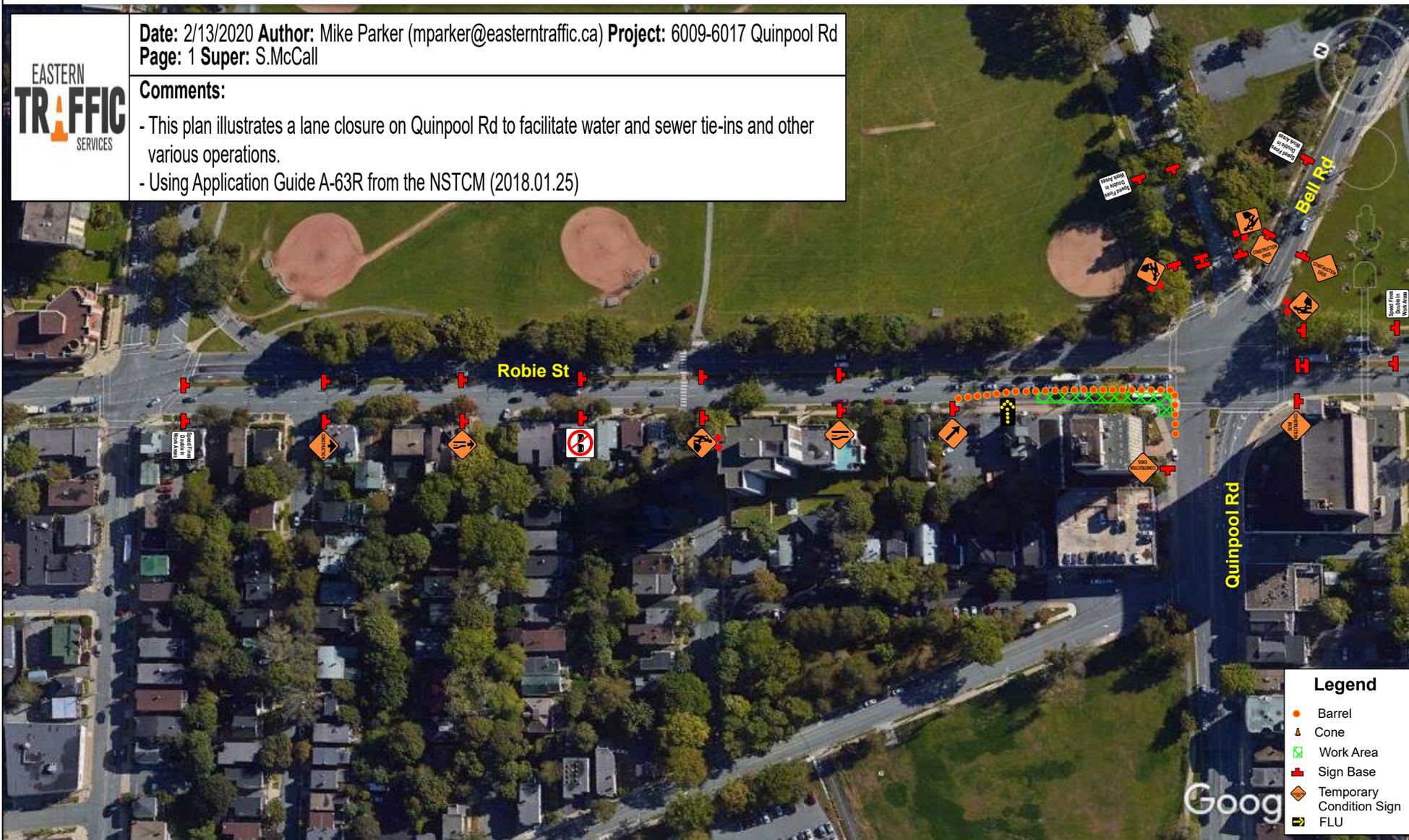
For the approvals of covering/removing the following signs: (2) RB-11L, (1) RB-11R, (2) RB-21, (1) RB-23, (1) R-100. All other aspects of this Temporary Traffic Control Plan must follow the Temporary Traffic Control Manual, latest edition.



Date: 2/13/2020 **Author:** Mike Parker (mparker@easterntraffic.ca) **Project:** 6009-6017 Quinpool Rd
Page: 1 **Super:** S.McCall

Comments:

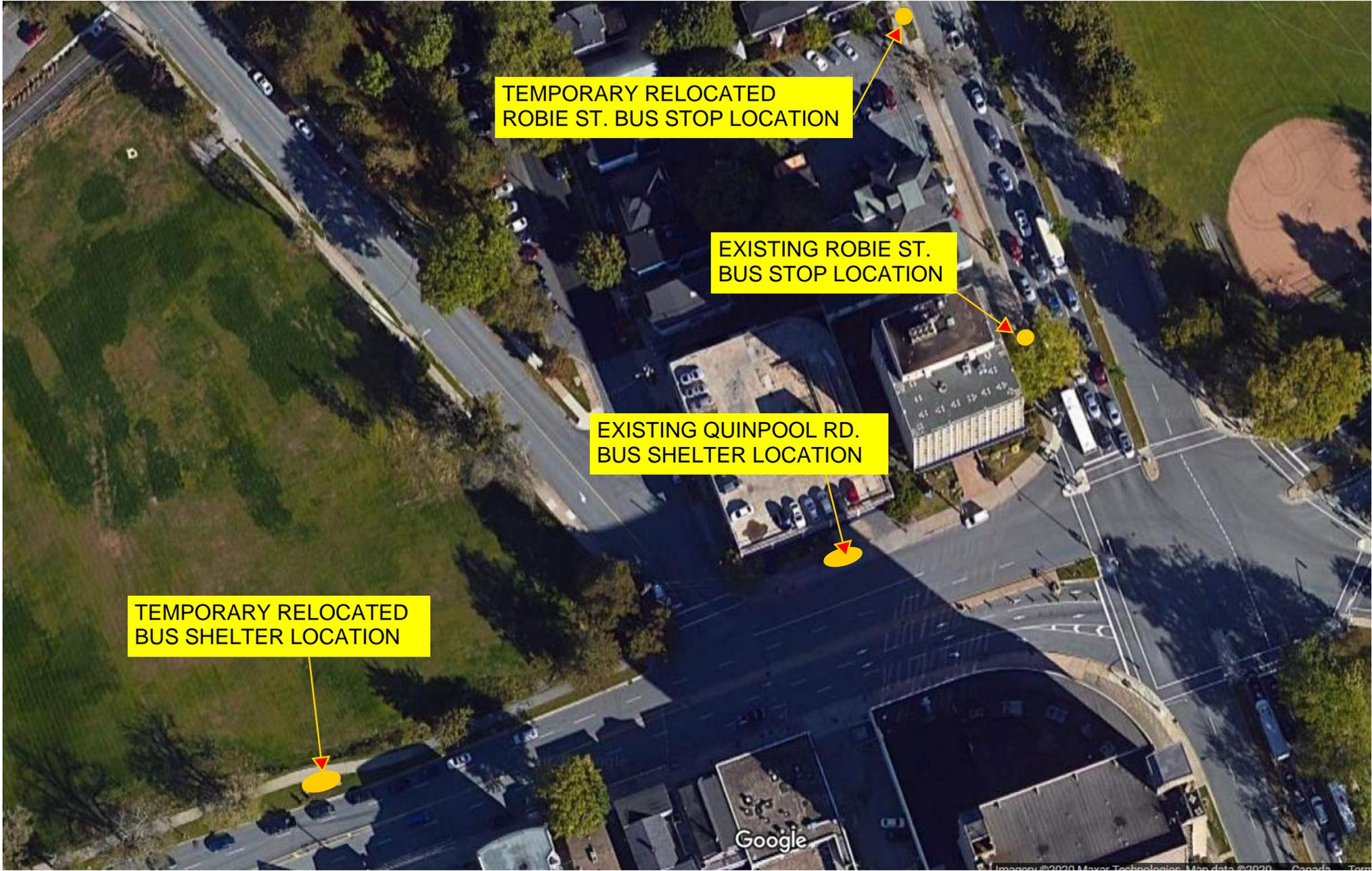
- This plan illustrates a lane closure on Quinpool Rd to facilitate water and sewer tie-ins and other various operations.
- Using Application Guide A-63R from the NSTCM (2018.01.25)



| Legend | |
|--------|--------------------------|
| ● | Barrel |
| ▲ | Cone |
| ▭ | Work Area |
| ⊥ | Sign Base |
| ◆ | Temporary Condition Sign |
| ■ | FLU |

APPENDIX D

Bus Stop Relocation Sketch



TEMPORARY RELOCATED
ROBIE ST. BUS STOP LOCATION

EXISTING ROBIE ST.
BUS STOP LOCATION

EXISTING QUINPOOL RD.
BUS SHELTER LOCATION

TEMPORARY RELOCATED
BUS SHELTER LOCATION

Google

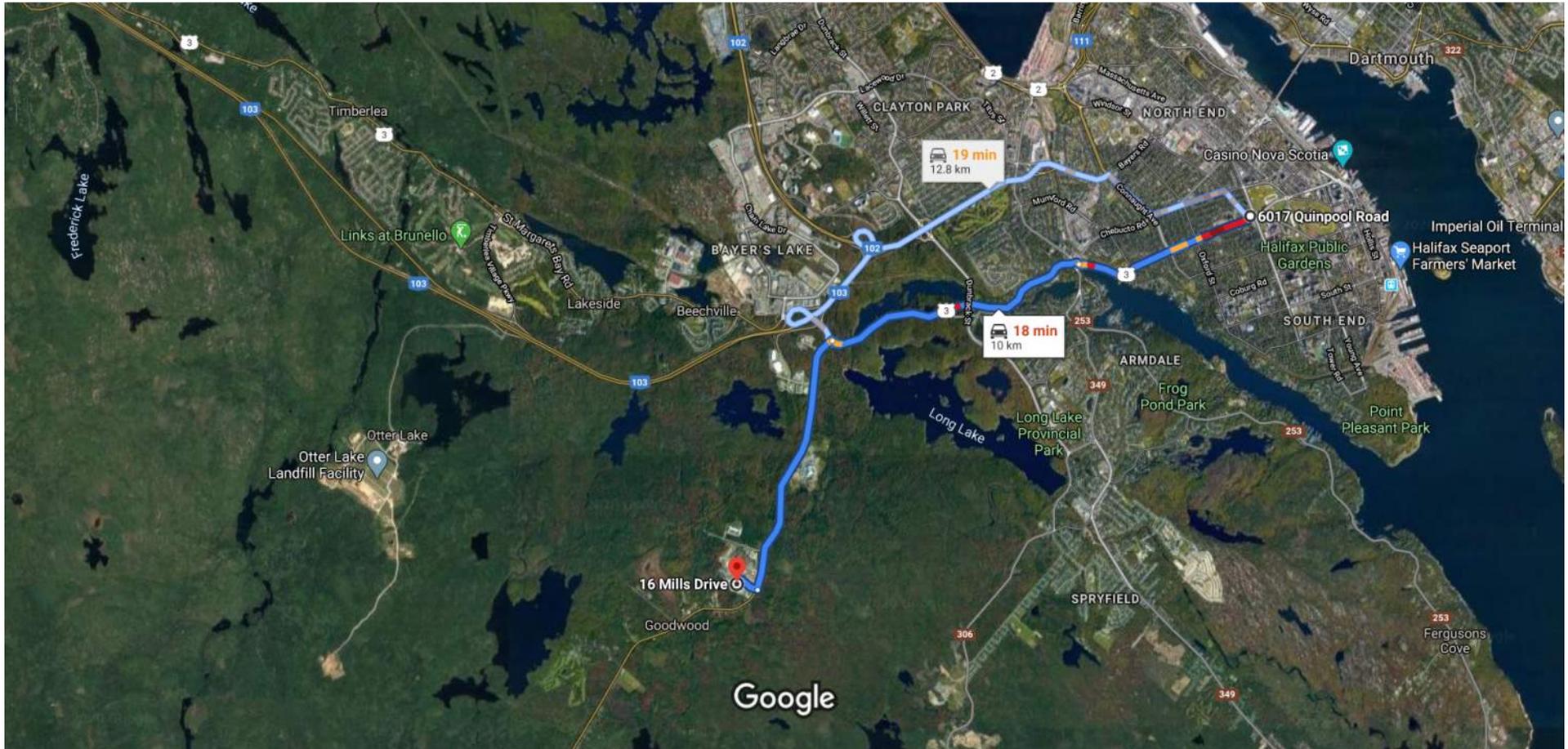
APPENDIX E

Truck Haul Routes



6017 Quinpool Road, Halifax, NS to 16 Mills Drive, Goodwood, NS

Drive 10.0 km, 18 min



Imagery ©2020 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2020 Google 1 km

6017 Quinpool Rd

Halifax, NS B3K 4T6

- ↑ 1. Head southwest on Quinpool Rd toward Windsor St

_____ 2.5 km

-  2. At the roundabout, take the 3rd exit onto Lighthouse Rte/St Margarets Bay Rd/Nova Scotia Trunk 3 W
 Continue to follow St Margarets Bay Rd
3.7 km
-  3. Turn left onto Lighthouse Rte/Prospect Rd/NS-333 W
3.5 km
-  4. Turn right onto Mills Dr
 Destination will be on the left
260 m

16 Mills Dr

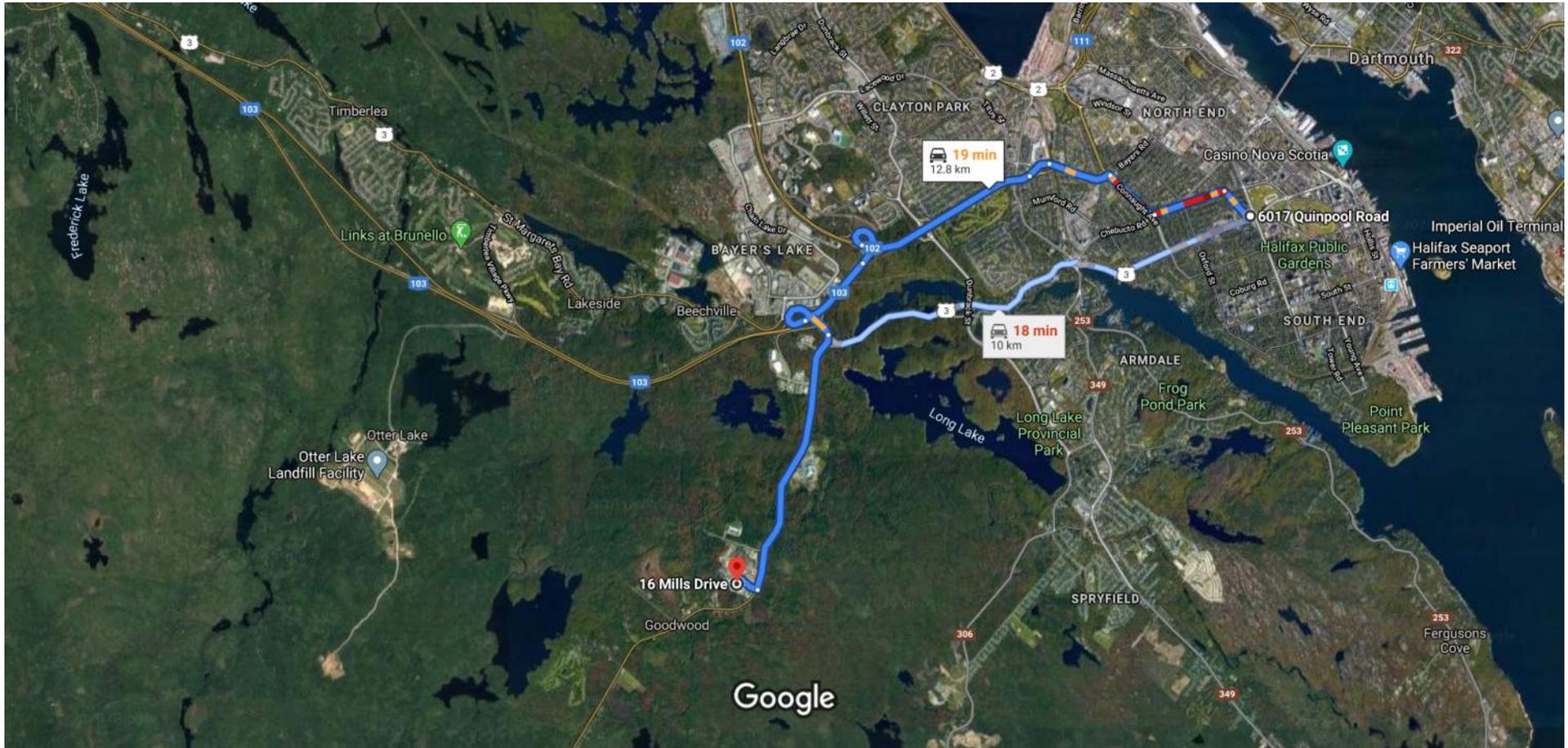
Goodwood, NS B3T 1P3

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



6017 Quinpool Road, Halifax, NS to 16 Mills Drive, Goodwood, NS

Drive 12.8 km, 19 min



Imagery ©2020 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2020 Google 1 km

6017 Quinpool Rd

Halifax, NS B3K 4T6

Take Chebucto Rd and Connaught Ave to Bayers Rd/NS-102 in West End

5 min (2.3 km)

- ↑ 1. Head southwest on Quinpool Rd toward Windsor St
27 m
- 2. Turn right onto Windsor St
500 m
- ↶ 3. Turn left onto Chebucto Rd
1.0 km
- 4. Turn right onto Connaught Ave
800 m

Continue on NS-102. Take Lighthouse Rte/Prospect Rd/NS-333 W to Mills Dr in Goodwood

10 min (10.2 km)

- ↶ 5. Use the left 2 lanes to turn left onto Bayers Rd/NS-102
850 m
- ↷ 6. Slight left onto NS-102
350 m
- ↑ 7. Continue onto NS-102
2.5 km
- 8. Take exit 1A for NS-103 toward Peggys Cove/South Shore/Yarmouth/NS-333/Nova Scotia 3 Trunk
800 m
- ↑ 9. Continue onto NS-103 W
1.1 km
- 10. Take exit 2B to merge onto St Margarets Bay Rd/Nova Scotia Trunk 3 E toward NS-333/Halifax /Peggys Cove/Ragged Lake/Lighthouse Route
1.0 km

- 11. Turn right onto Lighthouse Rte/Prospect Rd/NS-333 W (signs for Peggys Cove/Ragged Lake/Lighthouse Route)

3.6 km

- 12. Turn right onto Mills Dr
-  Destination will be on the left

27 s (260 m)

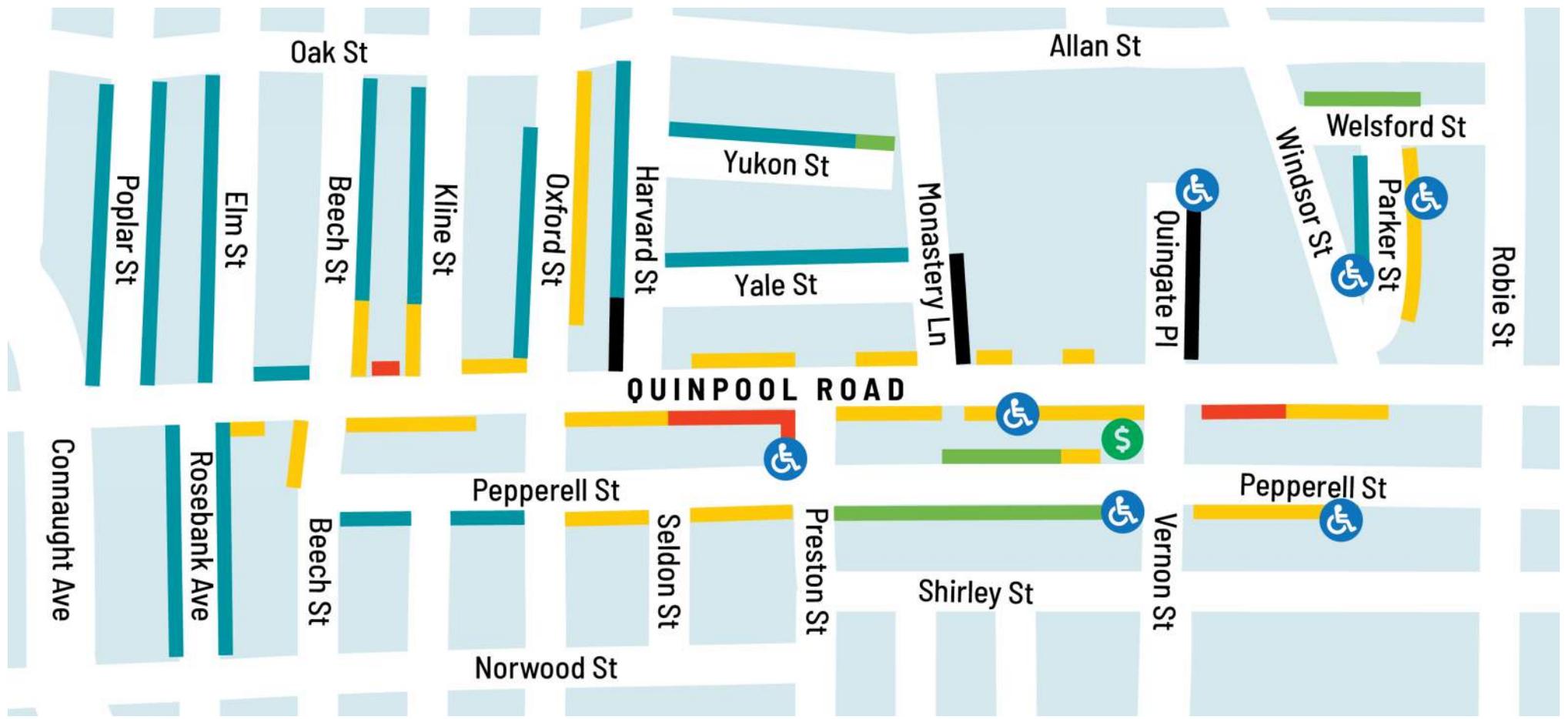
16 Mills Dr

Goodwood, NS B3T 1P3

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

APPENDIX F

Quinpool Area Parking



- All Day Parking
- One Hour Parking
- Two Hour Parking
- 15-30 Minute Parking
- Metered Parking
- S Parkade
- Bike Lane
- ♿ Bike Rack

APPENDIX G

Engineered Demolition Plan



5413 DOYLE STREET
HALIFAX, NOVA SCOTIA
B3J 1H9

TELEPHONE: (902) 429-3321

FAX: (902) 422-8650

BMR STRUCTURAL ENGINEERING LIMITED

Structural Demolition Plan - 6009 (Tower) & 6017 (Garage) Quinpool Road, Garage and Tower Demolition

March 13, 2020

General:

1. Persons responsible for implementation of this plan are:
 - a. Steve McCall, Project Manager phone: 240-6478
 - b. Francois Banville, Project Engineer phone: 240-0706
2. The levels of the buildings referenced within this plan starting at the Quinpool Street level working towards upper as; Tower (6009 Quinpool Street); 1,2,3,4,5,6,7,8,9,10, penthouse with level 0 being the basement and Garage (6017 Quinpool Street); 1,2,3,4 with level 0 being the basement.
3. Work shall be completed in accordance with appropriate NS Department of Environment and Labour rules and regulations, Dexter Construction Safety Plan and Safe Work Practices Manual, and per HRM by-laws.
4. All workers entering the structure shall be orientated to the site, surroundings, and this plan.
5. Prior to structural demolition, all electrical, communications, and water services to be disconnected.
6. Work site hazard assessment to be completed by Dexter Construction.
7. Hazardous materials have been removed and confirmed via consultant firm. If any suspect hazardous materials are found, they are to not disturbed and advise the engineer as soon as possible.
8. Internal non-structural components shall be removed utilizing labour crew, skid steer, small tools. Demolition debris will be placed in bins (to be tarped and removed to a licensed disposal facility), and shall be weighed and tracked for future reference.
9. Fencing or hoarding shall be erected around the perimeter of the site in accordance with documentation in this Construction Management Plan (CMP). Fencing shall be signed "Danger Demolition Area" or similar language so that the area is known to be potentially hazardous and no entry is permitted without permission.
10. The demolition Zone shall be within the confines of the fencing and hoarding as noted in the CMP. This demolition plan accounts for various protection measures within zones of influence;
 - a. Sidewalk closures to be implemented for safety purposes when exterior work is being performed in sensitive areas, or when there is any potential of falling items.
 - b. Road closures and encroachments will be implemented for safety purposes when work is being performed in sensitive areas or when there is any potential of falling items.
11. The structure will be checked daily for occupants, and also given a final check to be cleared of all occupants prior to proceeding with structural demolition.
12. Construction personnel and other persons not integrally involved in the demolition of the structure to maintain adequate safe distance away from operating equipment and the demolition area.
13. Underground locates shall be performed prior to foundation removal.

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14. Concrete pulverization, separation of reinforcing steel, cutting steel flush with concrete and loading and hauling operations to be on-going throughout demolition.
15. Steel separation, sorting, loading and hauling to be on-going throughout demolition.
16. Above ground fuel storage, pcb's, refrigerant, ozone depleting substances to be removed, lines flushed and otherwise made inert by qualified contractor prior to demolition.
17. Dust shall be monitored during periods of dust production during demolition activities.
18. Water to be used as dust suppression for dust producing activities as required.
19. During demolition utilizing heavy equipment, spotters shall be on-site to ensure no persons access the demolition site, and to monitor the demolition process.
Communication between the Foreman and excavator operator will be available through the use of 2-way radios.
20. Windows to be removed to the 5th Floor, and then broken on floors below this level in a controlled manner to remove tension from the window glass.
21. Demolition plan may be modified by engineer if necessary at his discretion.

Specific:

1. Prior to structural demolition the water will be capped at the inside foundation wall on Robie Street. Before finalizing the project, services shall be disconnected at the main in accordance with HRM/Halifax Water requirements.
2. Key areas of public protection shall include but not necessarily be limited to Robie Street, Quinpool Street, Parker Street, and neighboring alleyways and laneways;
 - 2.1 Scaffold will be installed along the length of Quinpool Road and Robie street to the full height of the building including the Penthouse along the Robie Street Side. There will be a brief return of the scaffolding into the Alleyway to the North of the Tower. Scaffolding will be affixed with a rip-proof opaque barrier.
 - 2.2 Fencing on Jersey Barrier and plywood attached shall be maintained along both streets which will act as splatter protection should any material fall from the building.
 - 2.3 During demolition immediately above streets, sidewalks, pedestrian lanes, and bike lanes shall warrant closure of those areas.
 - 2.4 Pedestrian closure along Quinpool Road is expected to be approximately two days.
 - 2.5 The bus shelter in this area will be protected, and the bus pick-up location moved West to a location determined by Metro Transit for these two days.
3. The demolition of the parking garage structure along Parker Street/Quinpool Road consists of a four-story structure that can be reached with conventional excavators with concrete processing jaws.
4. The Tower Structure will be removed floor-by-floor with small equipment starting with the Penthouse working toward the first floor.
5. Two 8 tonne excavators with breaker attachments shall be placed on the roof of the structure utilizing crane. Excavators will be placed on the roof utilizing mobile crane set up on Robbie Street. Lane closure will be required for this lift which is expected to take approximately 5 hours.
6. The roof slab be broken with the concrete falling to the floor underneath, leaving reinforcing steel and wall framing as well as architectural brick, and pre-cast panels/facade. The concrete will be collected as it is generated and pushed off to the former parking garage area of the building.

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7. When breaking perimeter walls, roof slabs, floor slabs, or beams on or near outer perimeter walls along Robie Street and Quinpool Road, traffic control may be utilized to reduce these streets to one lane periodically when the work is occurring immediately over the street. Pedestrian walkway on the demolition/building side of the street shall be closed. In addition, a spotter shall be utilized to monitor breaking to ensure no chips/broken concrete exit the scaffold/enclosed area. Additional tarps, plywood, and/or debris netting may be used as necessary to control falling debris or chipping debris at localized areas as work is being performed.
8. With the entire structure now removed from the floor deck upwards, the excavator will then break the concrete flooring system, working back to the centre core area.
9. The excavator will travel down to the next floor by utilizing concrete and rubble placed to make a ramp, with shoring placed on the level and next level under in accordance with shoring recommendations.
10. The process will be repeated until the structure is removed to the 4th floor where it will be demolished with conventional 50 tonne excavators with Concrete processor.
11. No persons shall be permitted to be in the structures during demolition with the large excavators. Area to be cleared and locked out prior demolition.
12. Water shall be added as dust suppression as required.
13. The steel girders, beams, columns, etc. will be removed and placed aside for future removal as salvage.
14. Concrete to be processed and left on site as stabilization for retaining structures and/or removed off site for recycling.
15. At the end of each day, the area shall be left in a structurally sound manner, with loose and hanging debris removed.
16. Removal of foundations and slabs to proceed after demolition of structures, in areas deemed to be safe distances away from structural demolition utilizing a 49 tonne excavator, 49 tonne excavator with breaker attachment, and/or 25 tonne excavator with bucket. Caution shall be taken with the removal of foundations to be aware of potential underground services, as well as any contaminates.
17. No foundations will be removed that provide support to adjacent structures or roadways. Foundations that require support to resist failure will have crushed concrete placed against them in accordance with engineer's recommendations.

This Demolition Plan was developed by Dexter Construction Company and BMR Structural Engineering Ltd. If you have any questions, please contact the undersigned.

Yours truly,
Original Signed

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John Richardson, P.Eng.

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