Executive Summary:

Oakland Group Construction is a construction management firm that was awarded the Midway Hotel Project. The task was to produce a comprehensive construction management plan for the six-story, seventy-room, steel framed hotel that is to be located on Conneaut Lake in Crawford County, Pennsylvania. Structural design of the hotel was provided to the team by a previous senior design team, Pittsburgh Steel Structures Group. The owner of the project is Midway Hospitality Corporation and architectural input was provided by Oyler’s Architects. Oakland Group will be responsible for selecting a general contractor, as well as managing them once construction is set to begin.

According to the schedule that is broken down in this report, the construction management team began planning on August 3, 2015 and plans on giving the general contractor a notice to proceed with construction on February 8, 2016. This will allow for the project to accomplish a final completion date 15 months later on May 1, 2017. An all-inclusive total cost of the project is broken down by division in the estimate section of this report. These cost breakdowns equate to a total project cost of Eleven Million Eight Hundred Nine Thousand ($11,809,000). There are a few key issues that Oakland Group needed to overcome and will continue to work through once construction begins. Since the project is located in a residential neighborhood, zoning and permitting presented issues that the team was able to mitigate. Additionally, because the plans that were provided to Oakland Group only included structural components, the team was required to make some assumptions and estimates regarding pricing and scheduling of the project. The team also foresees risks associated with environmental and community impact, as well as health and safety. Finally, O.G. had concerns regarding the structural design that it was provided and employed its own structural consultant to conduct a review of the structural design, parking lot design, as well as provide material connection details.

In an effort to produce the most effective construction management plan, Oakland Group has produced the following deliverables that can be located in this report:

- Design Analysis
- Utilities Overview
- Site Logistics Plan
- Permitting/Zoning Overview
- Cost Estimate
- Schedule
- Quality Control/Assurance Plan
- Risk & Communications Plan
- LEED Analysis
- Building Information Model