Midway Hotel at Conneaut Lake
Oakland Group Construction

Project Manager: Charles Raffensberger
Team Members: Joseph DeFrancesco, Justin Delmaster, Le Lu, Corey Potetz, Tim Sismour

Scope of Work
Compile a complete and comprehensive construction management plan for the construction of the hotel.

Deliverables:
- Schedule
- Project Budget
- BIM Model
- LEED Plan
- Logistics Plan
- Structural Consultation

Overview
- Six (6) story steel frame hotel
- Located on Conneaut Lake, PA
- 8,000 SF footprint
- Structural design done by PSSG
- Located on site of old Midway Hotel, demolished in 1978

Project Budget
Calculated extensive project budget based off costs for:
- Materials (21 divisions)
- Labor
- Equipment
- Overhead & Profit
- Engineering, Architectural, and CM Fees
- Permits
- Performance Bonds
- Insurance
- Taxes
- Contingency

Total Building Cost = $8,141,000
- Materials = $4,213,000
- Labor = $2,866,000
- $170 per square foot

Total Project Cost = $12,030,000

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Design Considerations
- Reviewed structural design calculations from PSSG
- Identified issues to be rectified prior to construction
- Explored exterior finish options and methods of connection
- Conducted preliminary parking lot design and layout

Preliminary parking lot design
- 70 parking spaces
- 4 ADA compliant
- 90° parking
- HMA pavement

Proposed Exterior Wall System
- Steel stud framing
- Blanket Insulation
- Cement board sheathing
- Rigid foam insulation
- Vapor retarder building wrap
- Brick veneer

Referenced LEED v4 for Building Design and Construction to determine appropriate credits. Project achieved 46 points to obtain LEED Certification.

LEED Plan

Logistics
Construction Logistics Plan which includes the following:
- Site working hours
- Travel plan and parking
- Loading areas and crane location
- Material and lay down Area

Schedule
- Construction Begins: Feb 8, 2016
- Project Completion: May 1, 2017
- Project Duration: 15 mo.

Building Information Modeling
- Constructed analytical 3D model to design specifications
- Obtained accurate material take-offs
- Compiled HVAC loading reports
- Architectural finishes added
- 3D visual renderings
- 4D animation of construction sequence based on schedule dates & durations

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