



CONSTRUCTION MANAGEMENT PLAN LIMELIGHT HOTEL

PREPARED FOR THE CITY OF KETCHUM, IDAHO





Equal Opportunity Employer

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McAlvain Project Contacts

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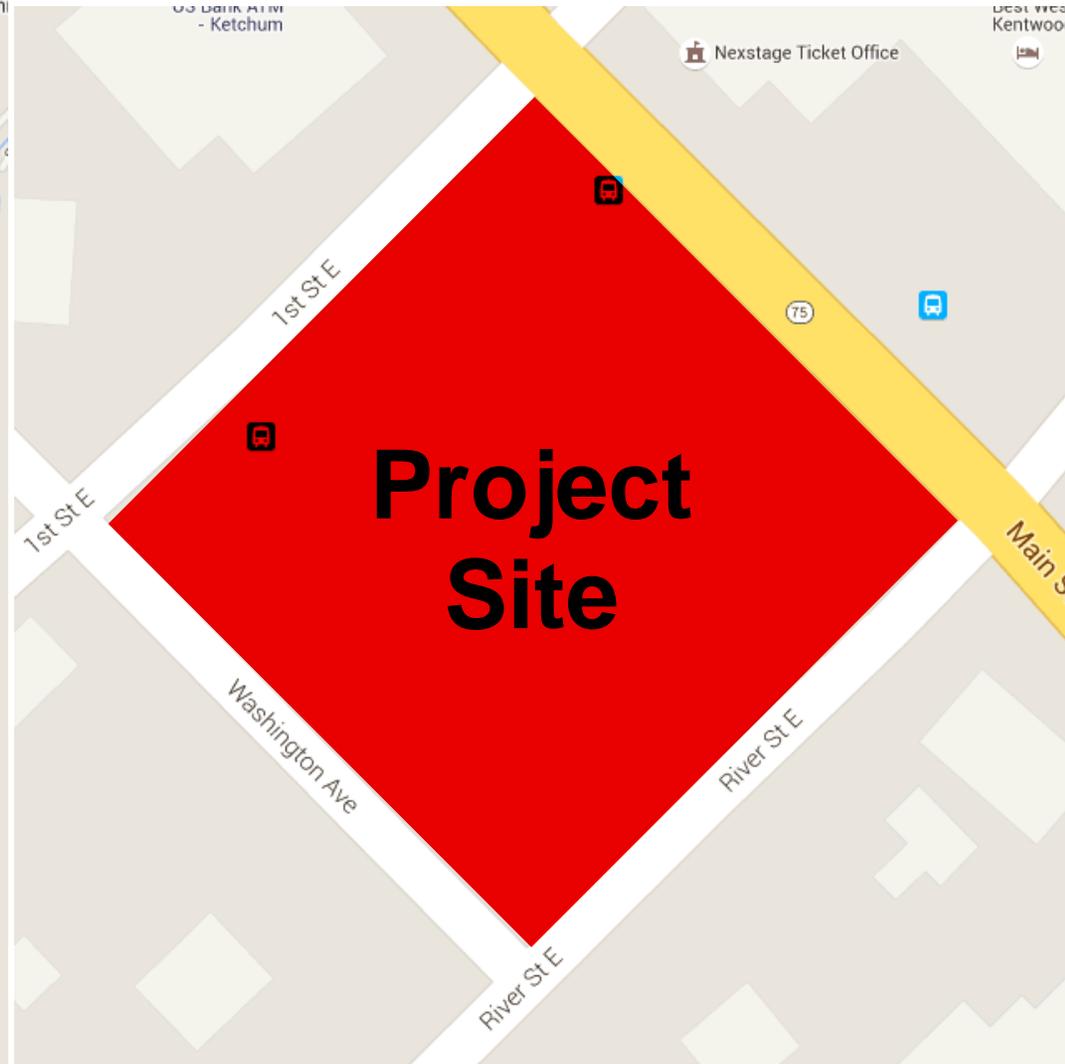
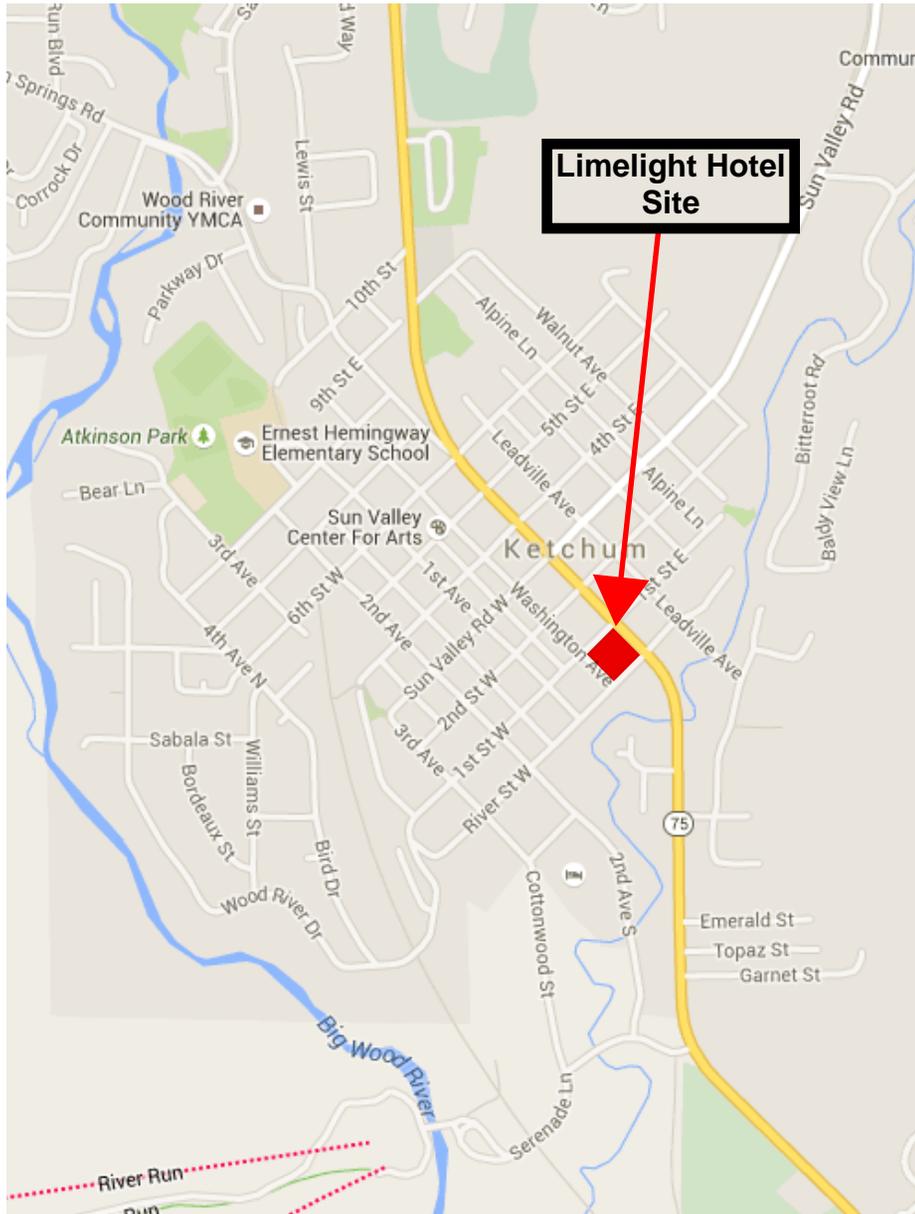


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A. General Information and Schedule

The Limelight Hotel project site is located in Ketchum, Idaho on the west side of State Highway 75, bordered by River Street, Washington Street, and First Street, more fully described as Lot 1A, Block 20, City of Ketchum, Blaine County, Idaho.

The proposed project is a five story hotel, with one story below grade. The program includes a main level for guest drop-off and check-in, guest and public amenity functions including conference rooms, fitness center, lounge and lobby areas, board room, game room, ski and bike storage, a retail store, and outdoor pool and terrace areas. Also on the main level are functions supporting the hotel services including a kitchen, restrooms, administration offices, back of house spaces, and a loading service dock. Levels two through four include 100 hotel rooms. Levels four and five include 14 for sale condominium units with 10 lock-off units. The below grade level program includes approximately 100 parking spaces and back of house functions. The total area of the building is proposed to be approximately 180,000 square feet. This project is seeking LEED Gold Certification.





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Anticipated Project Schedule

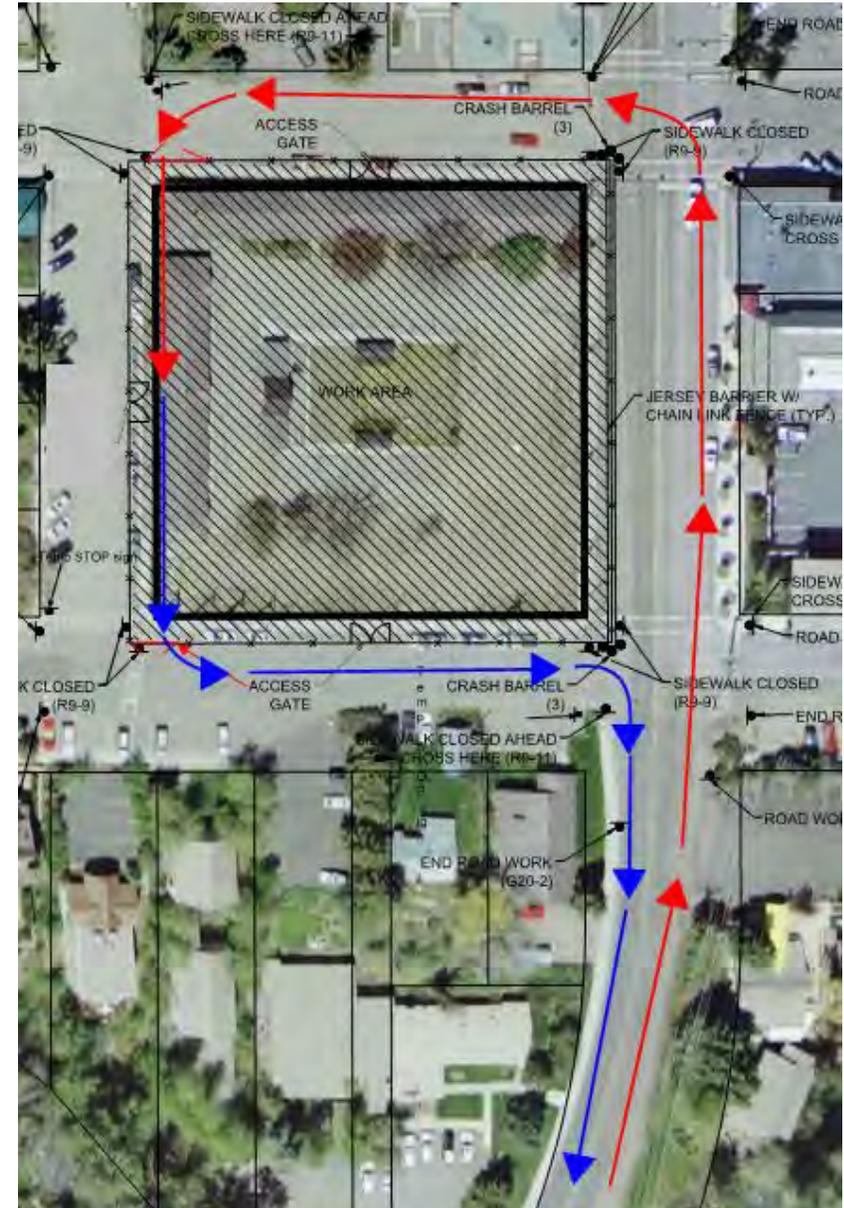
5/4/15-6/9/15	Idaho Power and Cox Communications River St and Washington Ave. Undergrounding
5/29/15	Permit Submittal
6/1/15	Mobilization (Trailer setup, temporary fencing, traffic control signage)
7/6/15	Excavation Groundbreaking (Pending Permit)
8/6/15	Excavation Complete (Mass Haul trucking complete)
8/6/15	Tower Crane Mobilization
8/6/15	Structural foundations and concrete deck
12/1/15	Site Backfill
1/15/15- 12/1/16	Building Envelope Systems and Finishes
12/1/16-1/15/17	Landscaping/Site Furnishings/Final Inspections

No construction on the following holidays: New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day weekend (S-M), Thanksgiving Day, and Christmas Eve/Day.

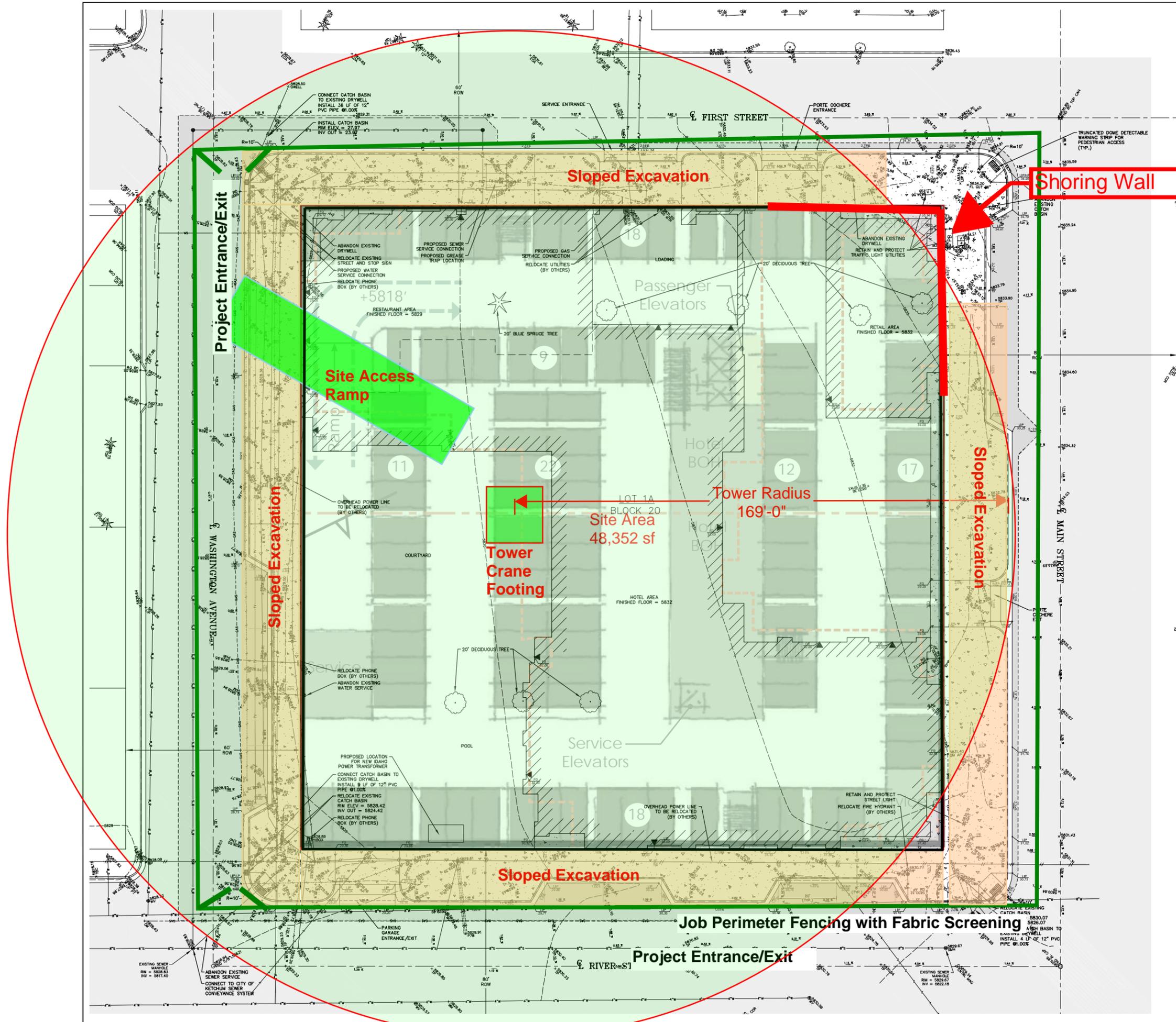
B. Excavation

Excavation is proposed to begin June 15th, 2015. Site construction will be conducted from 7:30am to 5 pm, Monday through Saturday. 2 excavators will load the dirt, with a team of 20 dump trucks moving the excess material offsite to Walker Sand and Gravel located at 100 Walker Dr., Bellevue, ID. Other suitable locations will be entertained if made available. Trucks will enter town from the south on Hwy 75. Trucks will turn west on First St. to enter the site. When exiting they will turn east on River St., and then south on HWY 75. Trucks leaving the site will have beds properly sealed and covered. Truck tires will be clean when exiting the site. Streets will be swept/washed as needed to maintain a clean right of way. Trucks will not idle for longer than 3 minutes. Staging for trucks will be at point of disposal. All site runoff will be contained onsite, and managed according to the SWPPP plan.

Hours of construction will be 7:30am-7:00pm. Monday-Saturday

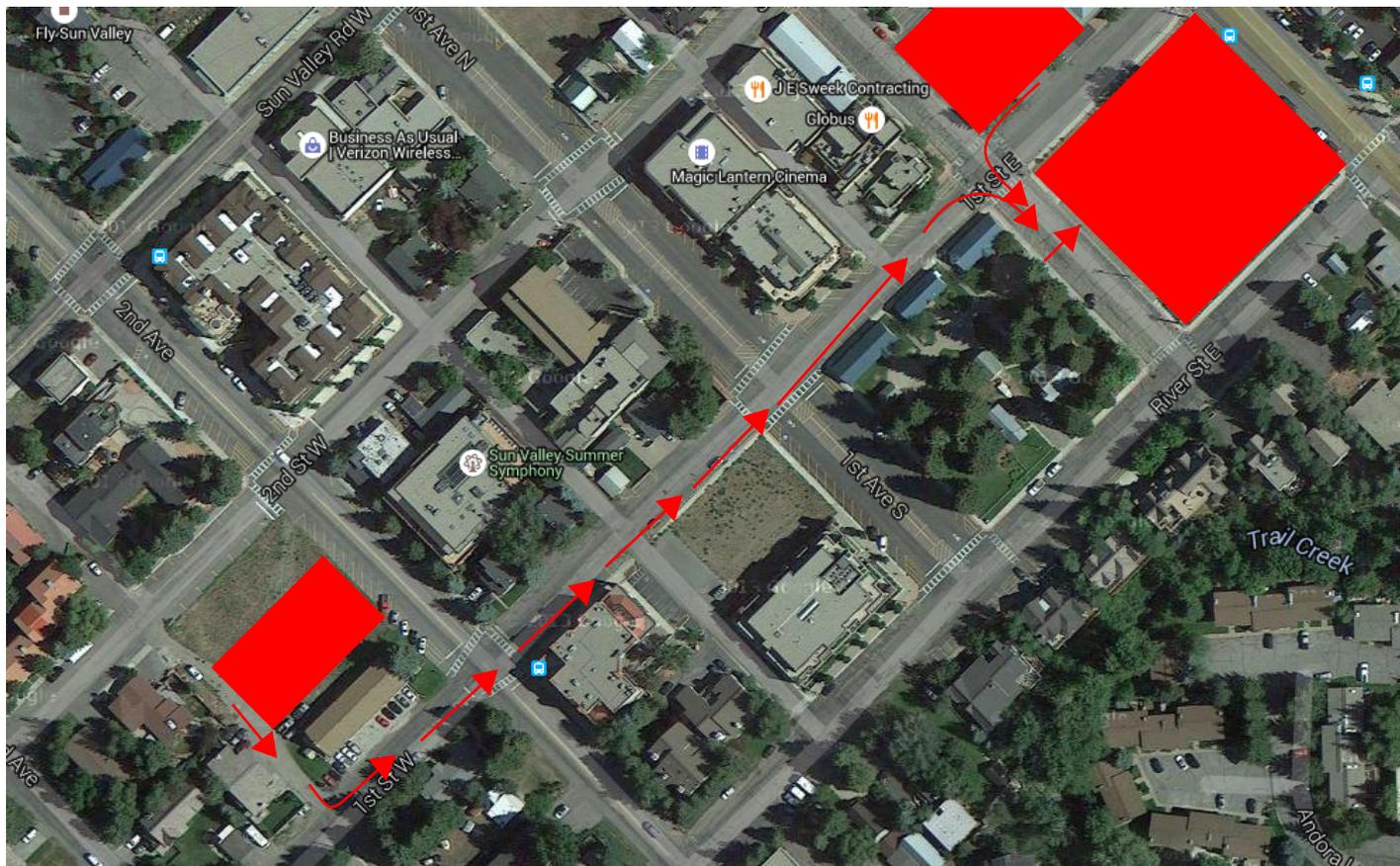


Limelight Hotel Site Logistics Plan 4-17-15



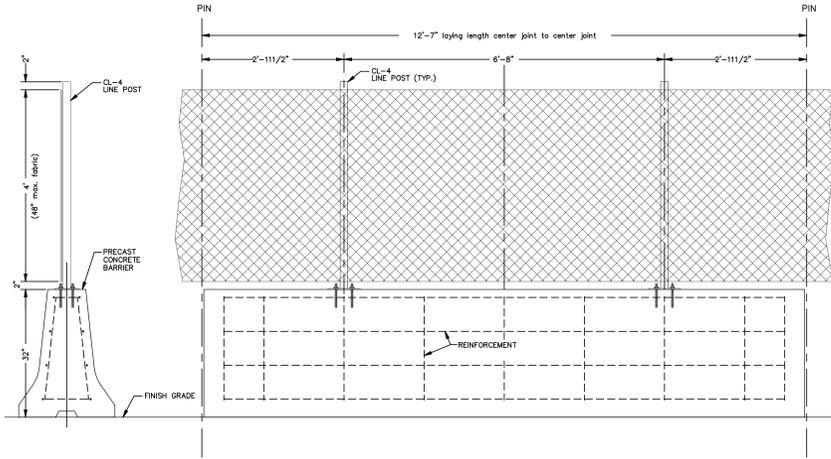
C. Vehicle Parking and Traffic Control

Limited vehicle parking will be conducted in the “Doll House” lot (directly NW across 1st St), and the vacant lot located at 2nd St W and 2nd Ave. (Lots to be leased, pending approval of the CMP). River Run parking lot will be utilized for trade parking, and workers will be shuttled to the site. Traffic control will be conducted per plan. Flaggers will be utilized on an as needed basis when moving equipment and materials.



Traffic Control Plan

Concrete pours will be conducted from inside the project gate.
 Material deliveries will be unloaded inside the gate or on the proposed lay down areas, within the gate.
 In special cases where the task at hand must be completed outside the gate, proper noticing, flagging, and traffic control will be scheduled.



CHAIN LINK FENCE ON CONCRETE BARRIER DETAIL
 NOT TO SCALE

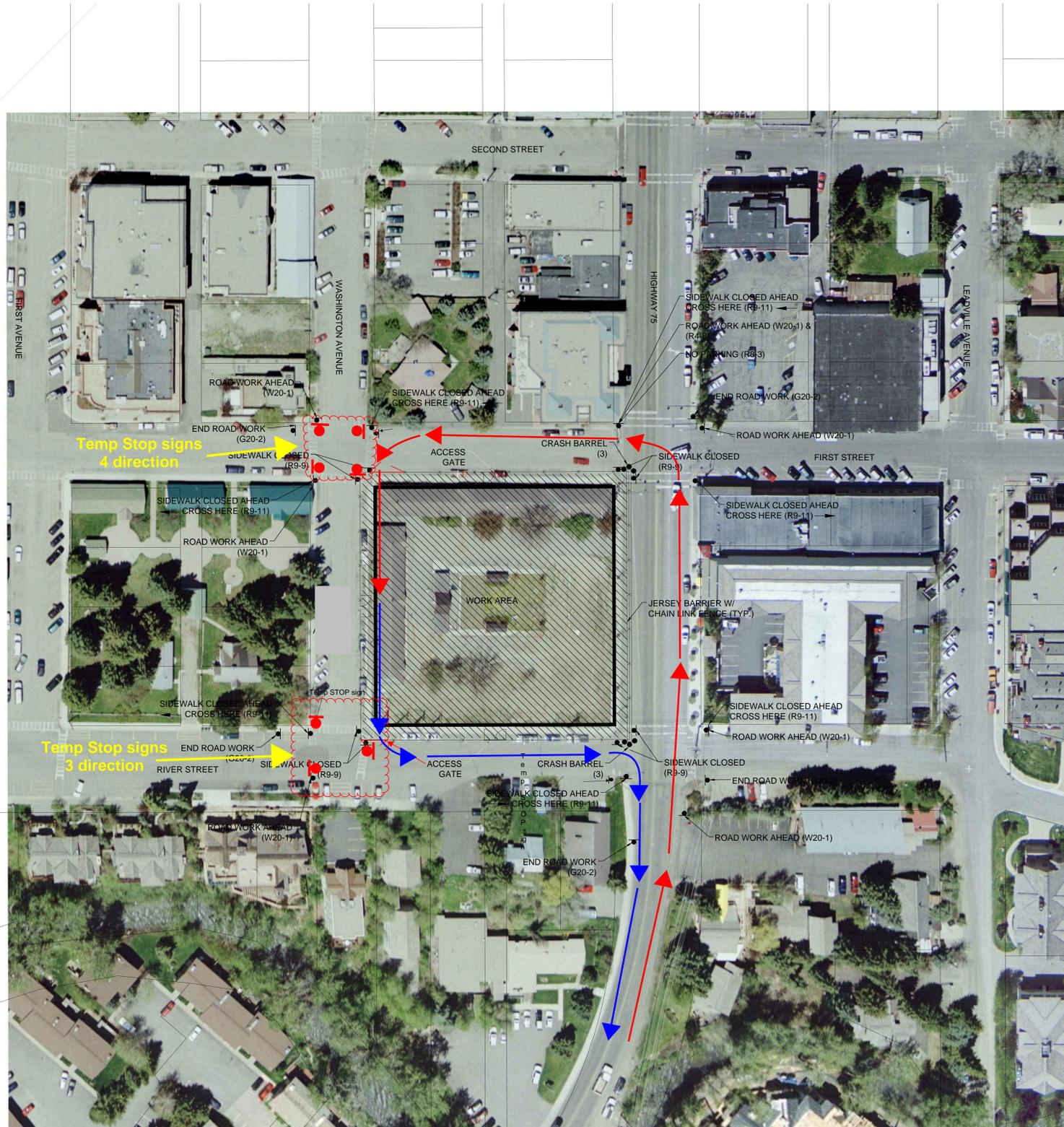
NOTES

1. ALL SIGNS, TRAFFIC CONTROL DEVICES, AND CRASH CUSHIONS SHALL CONFIRM TO THE CURRENT MUTCD. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF BARRICADES, SIGNS, AND MANPOWER TO PREVENT ALL PUBLIC ACCESS TO THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TRAFFIC CONTROL DEVICES AS REQUIRED BY THESE PROJECT DOCUMENTS, THE KETCHUM STREET DEPARTMENT, LTD, OR THE OWNER TO PROTECT THE PUBLIC DURING ALL STAGES OR THE WORK FOR THE DURATION OF THE PROJECT. THE OVERALL EFFECTIVENESS UNDER BOTH DAY AND NIGHT CONDITIONS AND THE PLACEMENT OF THESE INSTALLATIONS SHALL BE MAINTAINED, AND ADJUSTMENTS AND CLEANING DONE TO ENSURE OPTIMUM PERFORMANCE OF THE TRAFFIC CONTROL DEVICES.
3. THE CONTRACTOR SHALL SUBMIT ANY CHANGES TO THE CONTROL PLAN FOR APPROVAL BY OWNER, LTD, AND THE KETCHUM STREET DEPARTMENT. NO CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE IMPLEMENTED UNTIL APPROVAL OR CHANGES ARE RECEIVED IN WRITING.
4. THE CONTRACTOR SHALL COVER EXISTING TRAFFIC CONTROL SIGNS IN CONSTRUCTION ZONE.

LEGEND

- TEMPORARY 6' HIGH CHAIN LINK FENCE PANELS
- CONCRETE JERSEY BARRIER W/ CHAIN LINK FENCE ON TOP (SEE DETAIL THIS SHEET)
- PROJECT SITE / WORK AREA

SIGN SUMMARY		
TYPE	DESCRIPTION	QUANTITY
G20-2	CRASH BARREL	6
R4-8	END ROAD WORK	5
R8-3	KEEP LEFT (SYMBOL)	1
R8-3	NO PARKING	1
R9-9	SIDEWALK CLOSED	8
R9-11	SIDEWALK CLOSED AHEAD CROSS HERE	7
W20-1	ROAD WORK AHEAD	7



G20-2
END ROAD WORK

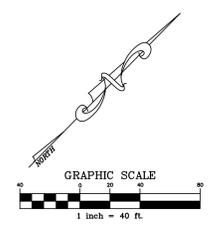
R4-8

R8-3

R9-9
SIDEWALK CLOSED

R9-11
SIDEWALK CLOSED AHEAD CROSS HERE

W20-1



ORIGINAL SIGNED BY JEFF C. LOOMIS
 DATE ORIGINAL SIGNED: 04-09-2015

PROFESSIONAL ENGINEER
 REGISTERED
 7986
 STATE OF IDAHO
 JEFF C. LOOMIS

ORIGINAL ON FILE AT OFFICE OF
 GALENA ENGINEERING (HAILEY, ID)

TRAFFIC CONTROL PLAN

LIMELIGHT HOTEL
 LOCATED WITHIN THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR ASPEN SHING COMPANY, LLC

PROJECT LOCATION: P:\Ketchum\5433\5433.dwg
 PROJECT NUMBER: 5433
 DATE: 4/10/2015 8:44:01 AM MDT

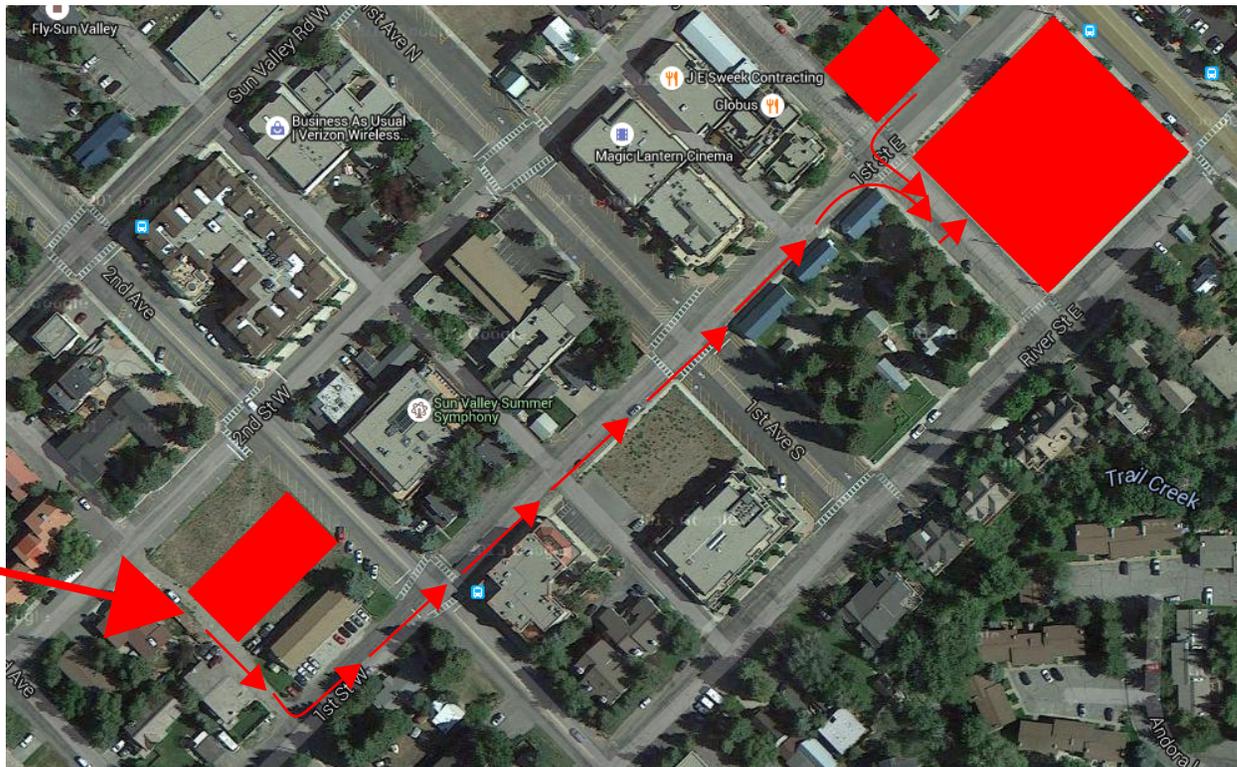
REVISIONS

NO.	DATE	BY

C-101

D. Material Storage/Deliveries

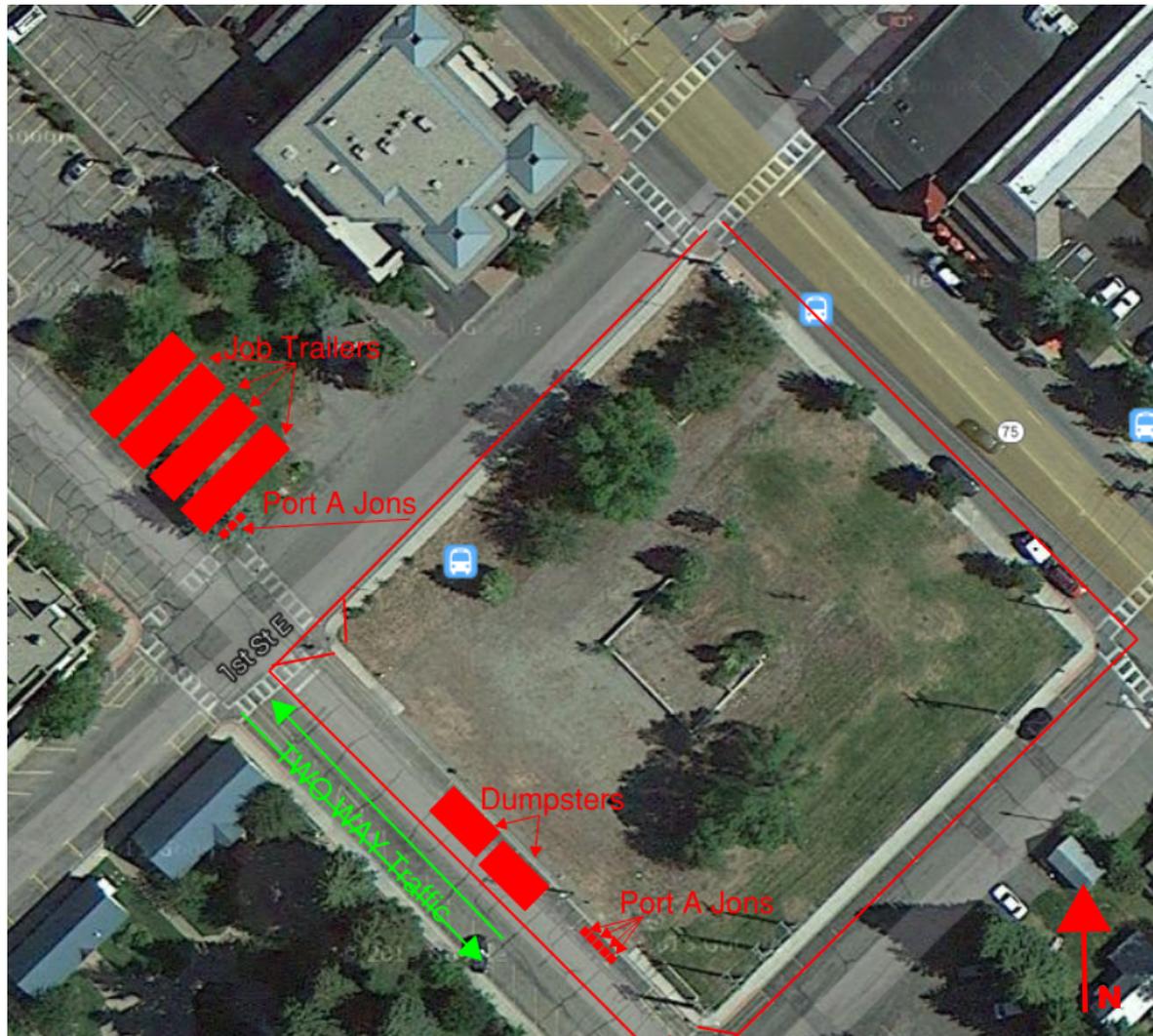
Material storage/laydown/delivery areas are highlighted in green, which include the “Doll House” lot, as well as the lot at 2nd St/2nd Ave.(The areas proposed are pending CMP acceptance prior to leasing the properties) Materials/tools/equipment/personnel will enter and exit the jobsite and allocated laydown areas using proper notification, flaggers, and equipment as required. No more than 2 semi-trucks will offload at one time. Offloading will be conducted on Washington St. Additional trucks will be staged in the River Run parking lot. The “Doll House” lot will host job trailers, and the 2nd/2nd lot will act as a staging area for construction materials. The lot will be entered via the alley to the west of the area.



Entrance/Exit via alley on west side of proposed laydown/storage yard.

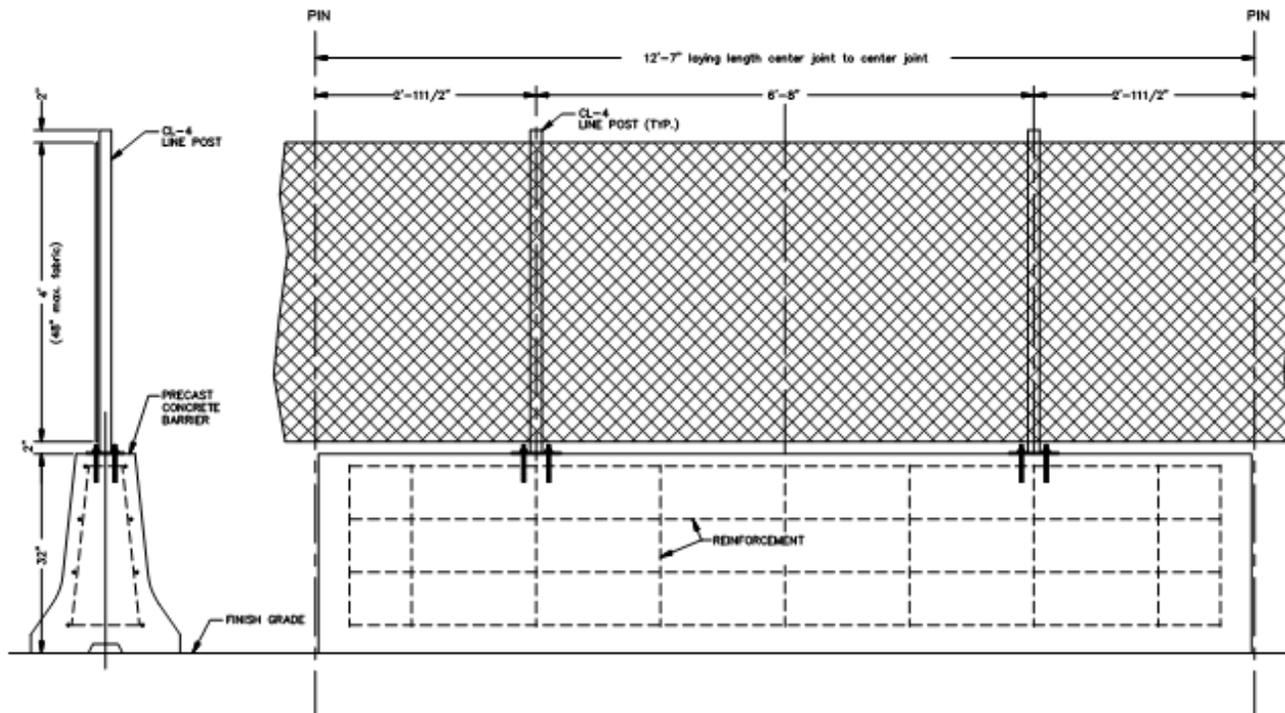
E. Temporary Restrooms, Job shacks, Dumpsters.

Temporary restrooms and job trailers will be located on the Doll House lot. Dumpsters will be placed on the Washington street existing curb line within the project fencing. See map below.



F. Fencing/Screening

Temporary 6' fencing will be screened from top to bottom on 1st St, River St, and Washington Street. A concrete barrier wall, with fencing above will be utilized on Main St. It will be maintained in a clean, orderly, and aesthetically pleasing fashion. Fencing will be placed at the beginning of the project, and will remain permanent until the end of the project. Backfilling the foundation will be conducted behind the fencing limits.



CHAIN LINK FENCE ON CONCRETE BARRIER DETAIL
NOT TO SCALE



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G. Use of Rights of Way

Perimeter site parking will be utilized accordingly. 8 Spots on River St., 20 spots on Washington Ave.(8 spots east side, 12 west side), 7 on First St., and the parking/taper lane on Main St.

Antique Show- (July 2-5) Zero impact. Construction will start after this date.

Ketchum Alive- (Tuesdays 7-9pm June 13th- August) No impact. The jobsite will shut down at 6pm on these days, and provide clear access to these events.

H. Noticing

Traffic control signs will be installed per plan, notifying pedestrians, and the traveling public of the path of ease. Job signs will be posted on board/fence per City of Ketchum guidelines. City Arborist will be notified prior to any trenching along the west side of Washington Ave to ensure no damage to tree roots. We do not anticipate any trenching at this time. MCI will provide 3 days' notice to the Street Department for street closures. Onsite sign will be provided with MCI contact information for constructive comments.

Twenty foot wide unobstructed emergency vehicular access and travel lanes will be maintained at all times, on all streets surrounding the building. At no time will the fire hydrants on any street surrounding the street be obstructed. 3 feet of clearance is required on all sides of fire hydrants and no parking or material storage is allowed within 15 feet.