

**WESTIN SNOWMASS RESORT & CONFERENCE CENTER
CONVERSION PROJECT**

CONSTRUCTION MANAGEMENT PLAN

November 30, 2011

Silvertree PropCo L.L.C. (the owner) will implement the following Construction Management plan as required by the Town of Snowmass Village (TOSV) for the Westin Snowmass & Conference Center and Wildwood Hotel Conversion

Element 1- Environmental:

1. All asbestos material which has been previously identified by a licensed testing lab will be removed by a licensed State of Colorado contractor in strict compliance with all applicable State and Federal regulations.
2. A site erosion control plan will be submitted to the Town of Snowmass Village by the General Contractor prior the start of construction. The site erosion control plan will include the location of any required silt fencing.
3. Any hazardous materials stored on the site will be identified, the storage locations identified, and the required MSDS information will be available at the site construction offices.
4. A site plan will be included in the submission of plans for permit review to the Building Official.
5. All public roadways adjacent to the construction site will be kept clean of dirt and debris by the use of street sweepers.
6. Any grubbing or tree removal will be clearly shown on the site landscaping plans.
7. Any dust generated by construction activities will be controlled by the use of a water truck. A detailed dust control plan will be submitted by the General Contractor prior to the commencement of any construction activities.
8. Fresh potable water and portable toilet facilities will be provided at the approved ratio to the number of construction workers at the site at all times.

Element 2 - Logistics

1. Construction debris will be controlled and disposed of through the use of dumpsters at specific locations at the construction site. The dumpsters will be located at locations which will not impede the access of safety vehicles to the site in the event of an emergency.
2. A detailed resource recovery and waste management plan as required by 18-245.1.1 will be developed prior to start of construction after a general contractor has been selected to perform the conversion work and submitted for approval to the TOSV.
3. Waste Removal from the site will take place only during permitted hours.
4. General clean-up of the construction site will be performed on a daily basis.
5. No open burning will be permitted at any time on site.
5. Due to the limited amount of storage space on site, construction material will be either stored off site at a warehouse or will be delivered to the site by prior scheduling on an as needed basis.
6. All construction activities will take place between 7:00 AM to 6:00 PM Monday through Saturday. In rare instances where construction activities must take place outside normal working hours, a written request will be submitted to the TOSV at least 7 Days in advance for approval.
7. Based on the scope of work of the construction activities, a Site Specific Project Safety Plan for all personnel will be submitted to the TOSV for approval by the General Contractor. This Plan will also address the safety procedures required for all work taking place above 7 feet or for any trenching activities.
8. A permit will be obtained by the General Contractor prior to performing any work on the TOSV roads or pavements. This includes any asphalt installation and repair.
9. Deliveries to the site will be scheduled during normal working hours and will not impede the daily activities or special functions of the TOSV.
10. Bulk Fuel Storage – Bulk fuel is currently not anticipated to be stored on site.

11. Temporary Heating is not anticipated to be required during the conversion work on the properties due to the bulk of the work being performed during the summer months.
12. Any sidewalk closures will be submitted 10 days in advance to the TOSV for approval.
13. Construction activities which may adversely affect properties adjoining the site will be submitted to the TOSV with the signatures of adjoining property owners acknowledging the work prior to commencement of such work.
14. All permits required by the TOSV shall be obtained by the General Contractor prior to commencement of the conversion work.
15. All inspections required by the TOSV will be scheduled in advance.
16. Construction activities will be coordinated with the TOSV in order to avoid any disruption to the TOSV special events.
17. All construction signage displayed on the site will be submitted for approval to the TOSV prior to installation. A sign with a 24 hour contact name and number will be posted at the perimeter of the site.
18. Site Security – All security measures deemed necessary to provide a safe and secure site will be put in place. The general contractor will be responsible for providing any and all security measures for the site.
19. Any material stored on site will be secured at all times to prevent any of the material from dispersing off site.

Element 3 - Planning/Drawings

1. A survey site/plan will be submitted to the TOSV as part of the Project Plans and will show the limits of disturbance within the site.
2. A site storage and staging plan will be submitted by the General Contractor prior to start of construction activities.
3. Snow storage areas will be clearly shown on the Project Plans.

4. A Storm water plan will be developed as needed and submitted to the TOSV prior to the start of the construction activities.
5. A landscaping plan will be submitted as part of the Project Plans.

Element 4 – Traffic

1. A Traffic Management Plan will be developed and submitted by the General Contractor prior to commencement of construction activities. The Plan will address off-site worker parking, vehicle access to the construction site, emergency access to the site, traffic control, pedestrian access and crossings, and traffic flow in and around the site. It is currently anticipated that all construction workers will be required to park off site and will be delivered to and from via shuttle.
2. Written notice will be given to the TOSV 10 days prior to any street, sidewalk, or trail closures.
3. A required permit will be obtained by the General Contractor prior to any work which takes place with 10 feet of a TOSV road or right away.
4. Increased traffic flows due to a TOSV special events will be addressed in the Traffic Management Plan.

Element 5- Emergency Provisions

1. Fire Extinguishers shall be provided throughout the project site during construction.
2. It is anticipated that the existing standpipes in the stairwells of the hotels will remain active during construction activities.
3. Approved vehicle access for firefighting shall be maintained throughout the duration of construction activities.
4. Lighted existing stairwells will be maintained during construction activities.
5. The existing key boxes will be kept in place during construction activities.
6. Emergency telephone facilities will be provided at an approved location with the project street address and emergency Fire Department phone number posted adjacent to the Emergency telephone.

7. All roofing operations will be performed by a licensed and bonded roofing contractor.
8. First Aid kits will be available throughout the site as required and maintained on a monthly basis.
9. Any work modifications to the existing fire sprinkler and fire alarm systems will be performed by licensed and bonded contractors.
10. All required TOSV submittals required by the TOSV under the Construction Management Plan will be submitted prior to commencement of construction activities.
11. A pre-construction meeting will be held with the TOSV Building Official as required prior to the start of construction activities.

Construction Schedule:

Westin Snowmass Resort Interior Demolition Start: April 12, 2012

Construction Finish: November 15, 2011

Conference Center Construction Start: April 1, 2011

Construction Finish: November 15, 2011

Wildwood Hotel Interior Demolition Start: April 1, 2011

Construction Finish: November 15, 2011

The construction activities taking place at the Westin Snowmass Resort (Silvertree Hotel), Conference Center, and the Wildwood Hotel will be coordinated by the onsite Owner's Representative and the General Contractor.