

# ARCHITECT'S FIELD REPORT

032

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	1/26/11
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CONDITIONS			
<b>DATE</b>	1/26/11	<b>TIME</b>	7:30 am
<b>WEATHER</b>	Clear and Cold	<b>TEMP</b>	4 deg

WORK OBSERVED	
Phase I – Construction	
TRADES PRESENT	
Holgate Construction Company – On Site at 8:00 am	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Company	970-209-4449

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>Loft windows have been replaced in Units 17 through 20. Window Trim is 50% installed. Work should be complete for Loft Window Replacement on Friday.</li> <li>Unit #1 is underway. New "brown" siding has been installed. Mick will move scaffolding up and begin "green" siding on Thursday.</li> <li>Made visual inspection of interior trim work with Grant. We toured Units 9 through 16 and Units 31 through 40.</li> <li>(6) workers were on site including Mick.</li> <li>No new snow was reported for the last 4 days. Approximately 20" of snow fell over the weekend of the 21nd.</li> <li><b>No weather delays to report. The last delay due to weather was 1/19/11.</b></li> </ol>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 1 Units 24 through 21</p>	<p>None</p>
	<p>1/26/11 – Photo 2 Units 20 through 17</p>	<p>None</p>
	<p>1/26/11 – Photo 3 Unit 17</p> <p>Loft windows have been replaced ahead of schedule.</p>	<p>None</p>
	<p>1/26/11 – Photo 4 Lower Level Trash Trailer</p> <p>Mick is using a smaller trailer in lieu of a dumpster.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 5 Lower Level Driveway &amp; Parking</p> <p>Site is in good order.</p>	<p>None</p>
	<p>1/26/11 – Photo 6 Lower Level Driveway &amp; Parking</p> <p>Site is in good order.</p>	<p>None</p>
	<p>1/26/11 – Photo 7 Unit 9 End Elevation</p> <p>Scaffolding has been moved to Unit 1. A small supply of rigid insulation remains between the buildings.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 8 Unit 1 End Elevation</p> <p>Scaffolding is in place. Brown siding has been installed to the second belly band.</p>	<p>None</p>
	<p>1/26/11 – Photo 9 Unit 1 End Elevation</p> <p>Window trim is in place and installed per drawings.</p>	<p>None</p>
	<p>1/26/11 – Photo 10 Unit 1 End Elevation</p> <p>Window trim is installed per drawings.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 11 Unit 1 End Elevation</p> <p>Additional Brown siding will be installed at this location. Location was not indicated on the drawings.</p>	<p>None</p>
	<p>1/26/11 – Photo 12 Unit 9</p> <p>New End Elevation operable window and trim.</p>	<p>None</p>
	<p>1/26/11 – Photo 13 Unit 9</p> <p>Note: Missing covers on crank case.</p>	<p>MHC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 14 Unit 10</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 15 Unit 11</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 16 Unit 12</p> <p>Interior window trim has been installed.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 17 Unit 13</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 18 Unit 14</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 19 Unit 15</p> <p>Interior window trim has been installed.</p> <p>Does MHC own the ladder in this unit?</p>	<p>MHC?</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 20 Unit 15</p> <p>A small amount of construction cleanup is needed.</p>	<p>None</p>
	<p>1/26/11 – Photo 21 Unit 16</p> <p>End Elevation window has not been replaced.</p>	<p>None</p>
	<p>1/26/11 – Photo 22 Unit 16</p> <p>Interior window trim has been installed.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 23 Unit 31</p> <p>Interior window trim has been installed. Guardrail has been reinstalled.</p>	<p>None</p>
	<p>1/26/11 – Photo 24 Unit 32</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 25 Unit 32</p> <p>Interior window trim has been installed.</p>	<p>None</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 26 Unit 33</p> <p>Interior window trim has not yet been installed.</p>	None
	<p>1/26/11 – Photo 27 Unit 34</p> <p>Interior window trim has not yet been installed.</p>	None
	<p>1/26/11 – Photo 28 Unit 35</p> <p>Interior window trim has not yet been installed.</p>	None
	<p>1/26/11 – Photo 29 Unit 35</p> <p>Slight damage to the second floor stair. This was likely not caused by construction work but should receive a quick infill nonetheless.</p>	MHC

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 30 Unit 36</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 31 Unit 37</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 32 Unit 37</p> <p>Interior window trim has been installed.</p>	<p>None</p>

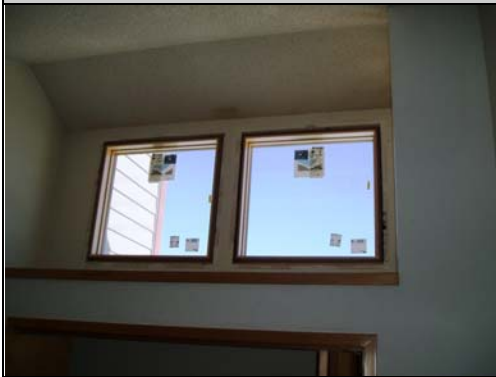

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 33 Unit 38</p> <p>Interior window trim has not been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 34 Unit 39</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 35 Unit 39</p> <p>Interior window trim has been installed.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>1/26/11 – Photo 36 Unit 39 Roof</p> <p>Visually inspection following up condensation concerns revealed approximately 18” of snow on the roof. This amount of snow will likely block exhaust vents.</p>	<p>None</p>
	<p>1/26/11 – Photo 37 Unit 40</p> <p>Interior window trim has been installed.</p>	<p>None</p>
	<p>1/26/11 – Photo 38 Unit 40</p> <p>Interior window trim has been installed.</p>	<p>None</p>

END OF FIELD REPORT