

ARCHITECT'S FIELD REPORT

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	12/11/13
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CONDITIONS			
DATE	12/11/13	TIME	11:00 am
WEATHER	Clear, Cold	TEMP	10 deg

WORK OBSERVED	
Phase IV Construction – Upper Level Renovations	
TRADES PRESENT	
None	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Co.	970-209-4449

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Metal siding installation is underway. Siding installation is scheduled to be complete by 12/14. 2. Wood column trim has been assembled. Painting was started today. 3. Light fixtures and door handles have been installed on Building A. 4. Mick plans to begin column wraps and guardrail installation on 12/16. 5. (9) Workers were on site today including Mick. 6. The project has experienced 8 days weather delay due to rain/snowfall on 4/9/13, 4/15/13, 5/8/13, 5/29/13, 8/7/13, 9/27/13, 10/11/13 and 12/4/13. <p>Total Number of Construction Days – 257 Number of Construction Days to Date - 248 Percent of Construction Duration Complete – 96% Average Construction Progress Percent Complete – 89% (Reference Construction Progress Tables Below)</p>

CONSTRUCTION PROGRESS

UNIT	DEMOLITION	WINDOWS & DOOR S	INTERIOR TRIM & BLINDS	PAINT CEILINGS, JOISTS, SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 ND FLOOR MEMBRANE & SCUPPER	2 ND FLOOR DECK BOARDS	3 RD FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
17	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
18	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B
19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
21	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
22	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B
23	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
24	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
25	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
26	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
28	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
30	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
31	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
32	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
33	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
34	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
35	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0

Damage Footnotes: (A – Minor, B – Major) 1 = Degraded 2nd Floor Deck Joists, 2 = Degraded 2nd Floor Plywood Top, 3 = Degraded 3rd Floor Deck Joists

CONSTRUCTION PROGRESS, CONTINUED

UNIT	DEMOLITION	WINDOWS & DOOR S	INTERIOR TRIM & BLINDS	PAINT CEILINGS, JOISTS, SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 ND FLOOR MEMBRANE & SCUPPER	2 ND FLOOR DECK BOARDS	3 RD FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
36	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
37	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
38	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3A
39	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	3A
40	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
1	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	0%	50%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	10%	0%	50%	100%	0%	1B,3A
6	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3B
8	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	10%	0%	50%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	100%	100%	70%	10%	0%	0%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	100%	100%	70%	10%	0%	0%	100%	0%	1B,3A
11	100%	100%	100%	100%	100%	100%	100%	100%	100%	15%	10%	0%	0%	100%	0%	1B
12	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	10%	0%	0%	100%	0%	1B,3B
13	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	10%	0%	0%	100%	0%	1B,3B
14	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	10%	0%	0%	100%	0%	0
15	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	10%	0%	0%	100%	0%	1A,3A
16	100%	100%	100%	100%	85%	100%	100%	100%	100%	7%	10%	0%	0%	100%	0%	1A

MATERIAL STATUS SUMMARY

REVISED 10/23/13

MATERIAL	MANUFACTURER	STATUS
Metal Siding "Sage"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Siding "Royal Brown"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Corner Trim "Sage"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Corner Trim "Sage" at revised 9'-4" length	Emco Building Products, Inc.	100% Ordered Materials on Site
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	100% Ordered Work Complete
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	100% Ordered Work Complete
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	100% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	100% Ordered Materials on Site
Door Hardware	Eagle Doors	Hardware is shipped with the doors.
Revised Hardware	Eagle Doors	Change Order #7 Rejected. Existing door hardware to remain on Building C & D.
Wood Column Wraps	MiraTec with SW "ENT Brown"	100% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Materials on Site
Exterior Light Fixtures	World Imports Essen	100% Ordered Materials On Site
Outlet Covers	By CBL	60% Complete Installation by CBL
Scupper Drains	Dragon Sheet Metal	100% Ordered Work Complete
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	100% Ordered Material Stored at Alpine Lumber
Light Bulbs	9W CFL	100% Ordered Materials on Site

CONSTRUCTION SCHEDULE

REVISED 11/6/13

BUILDING & UNIT	WEEK BEFORE	START DATE	FINISH DATE	WEEK AFTER
Building C				
18	N/A	4/8/13	6/14/13	6/21/13
19 & 20	N/A	4/8/13	6/14/13	6/21/13
21 & 22	N/A	4/8/13	6/14/13	6/21/13
23 & 24	N/A	4/8/13	6/14/13	6/21/13
Building D				
25 & 26	N/A	4/24/13	6/21/13	6/28/13
27 & 28	N/A	4/24/13	6/21/13	6/28/13
29 & 30	N/A	4/24/13	6/21/13	6/28/13
31 & 32	N/A	4/24/13	6/21/13	6/28/13
Building E				
33 & 34	6/17/13	6/24/13	8/23/13	8/30/13
35 & 36	6/17/13	6/24/13	8/23/13	8/30/13
<i>Week of July 4th</i>		7/1/13	7/5/13	
<i>Week of Aug 5th</i>		8/5/13	8/9/13	
37 & 38	6/17/13	6/24/13	8/23/13	8/30/13
39 & 40	6/17/13	6/24/13	8/23/13	8/30/13
Building B				
9 & 10	N/A	9/18/13	12/20/13	N/A
11 & 12	N/A	9/18/13	12/20/13	N/A
13 & 14	N/A	9/18/13	12/20/13	N/A
15 & 16	N/A	9/18/13	12/20/13	N/A
Unit 17				
17	N/A	7/8/13	8/23/13	8/30/13
Building A				
1 & 2	9/30/13	10/7/13	12/20/13	N/A
3 & 4	9/30/13	10/7/13	12/20/13	N/A
5 & 6	9/30/13	10/7/13	12/20/13	N/A
7 & 8	9/30/13	10/7/13	12/20/13	N/A
Total Construction			257 Days	





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/11/13 – Photo 1 View of Building B</p> <p>Siding and trim installation is underway on Building B.</p>	<p>Note</p>
	<p>12/11/13 – Photo 2 View of Upper Level Work Area</p>	<p>Note</p>
	<p>12/11/13 – Photo 3 Column Wrap Components</p> <p>Posts wraps have been assembled. First coat of paint was started today.</p> <p>Note the stacked corners on the left.</p>	<p>Note</p>
	<p>12/11/13 – Photo 4 Units 1 & 2</p> <p>Light fixtures and door handles have been installed. Siding and trim on Unit 1 is awaiting brown corner trim.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/11/13 – Photo 5 Units 3 & 4</p> <p>Light fixtures and door handles have been installed.</p>	<p>Note</p>
	<p>12/11/13 – Photo 6 Units 5 & 6</p> <p>Light fixtures and door handles have been installed. Siding installation underway on Unit 5. Work was delayed slightly to accommodate occupants.</p>	<p>Note</p>
	<p>12/11/13 – Photo 7 Units 7 & 8</p> <p>Light fixtures and door handles have been installed. Brown corner trim will be installed next.</p>	<p>Note</p>
	<p>12/11/13 – Photo 8 Door Handle Detail</p> <p>Door handles have been installed on Building A. Door handle holes have been taped over on Building B.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/11/13 – Photo 9 Units 9 & 10</p> <p>Siding installation underway.</p>	<p>Note</p>
	<p>12/11/13 – Photo 10 Units 11 & 12</p> <p>Siding installation underway.</p>	<p>Note</p>
	<p>12/11/13 – Photo 11 Units 13 & 14</p> <p>Trim installation underway.</p>	<p>Note</p>
	<p>12/11/13 – Photo 12 Units 15 & 16</p> <p>Unit is awaiting Tyvek, trim and siding.</p>	<p>Note</p>

END OF FIELD REPORT