

## ARCHITECT'S FIELD REPORT

106

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	5/15/13
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CONDITIONS			
DATE	5/13/13	TIME	11:30 am
WEATHER	Partly Cloudy, Warm	TEMP	52 deg

WORK OBSERVED	
Phase IV Construction	
TRADES PRESENT	
Holgate Construction Co.	

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"> <li>1. Observed installation of belly band on 2<sup>nd</sup> Floor of Building D.</li> <li>2. Noted painted chimney flue and approved flat black enamel paint with appropriate temperature rating.</li> <li>3. Reviewed mock-up paint on deck joists and soffits of Units 18 &amp; 19. The color is very appropriate and matches both the trim and color of the stone veneer.</li> <li>4. Observed installation of EPDM deck membrane and met Jim Talbot, installer. EPDM membrane will be a single sheet and be clamped under the deck edge board.</li> <li>5. (7) Workers were on site, including Mick.</li> <li>6. The project has experienced <b>3 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, and 5/8/13.</li> </ol>

### CONSTRUCTION PROGRESS

UNITS	DEMO	WINDOWS & DOORS	3 <sup>RD</sup> FLOOR DECK	2 <sup>ND</sup> FLOOR DECK	TRIM & SIDING	DAMAGES & NOTES	
<b>Building C – Completion Date: May 31, 2013</b>							
17 & 18	50%	0%	0%	5%	0%	?	1B
19 & 20	100%	50%	0%	10%	25%	1A, 3B	1A
21 & 22	100%	50%	0%	10%	25%	0	1B
23 & 24	100%	50%	0%	20%	25%	1A	1B, 3B
<b>Building D – Completion Date: June 14, 2013</b>							
25 & 26	100%	50%	0%	5%	10%	1A	1B,3B
27 & 28	100%	50%	0%	5%	10%	1A	1B,3B
29 & 30	100%	50%	0%	5%	10%	1A	1B,3B
31 & 32	100%	50%	0%	5%	10%	0	1B,3B
<b>Building E – Completion Date: July 12, 2013</b>							
33 & 34	0%	0%	0%	0%	0%		
35 & 36	0%	0%	0%	0%	0%		
37 & 38	0%	0%	0%	0%	0%		
39 & 40	0%	0%	0%	0%	0%		
<b>Building A – Completion Date: September 27, 2013</b>							
1 & 2	0%	0%	0%	0%	0%		
3 & 4	0%	0%	0%	0%	0%		
5 & 6	0%	0%	0%	0%	0%		
7 & 8	0%	0%	0%	0%	0%		
<b>Building B – Completion Date: November 8, 2013</b>							
9 & 10	0%	0%	0%	0%	0%		
11 & 12	0%	0%	0%	0%	0%		
13 & 14	0%	0%	0%	0%	0%		
15 & 16	0%	0%	0%	0%	0%		
FOOTNOTES							
1	Degraded 2 <sup>nd</sup> Floor Deck Joists (A – Minor, B – Severe)						
2	Degraded 2 <sup>nd</sup> Floor Deck Plywood Top						
3	Degraded 3 <sup>rd</sup> Floor Deck Joists						
4							
5							

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	5/15/13 – Photo 1 Lower Level Building D	Note
	5/15/13 – Photo 2 Lower Level Building C	Note
	5/15/13 – Photo 3 Lower Level View Looking North	Note
	5/15/13 – Photo 4 Building D, 2 <sup>nd</sup> Floor Belly Band Looking North	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/15/13 – Photo 5 Building B, Units 27 &amp; 28</p> <p>3<sup>rd</sup> Floor Doors and Windows have been installed. Primer coat of paint is complete on the deck joists and soffits.</p>	Note
	<p>5/15/13 – Photo 6 Units 18 &amp; 19</p> <p>Upper roof fascia trim has been installed and painted. Soffit and deck joist paint color has been applied.</p>	Note
	<p>5/15/13 – Photo 7 Unit 18</p> <p>Upper roof fascia trim has been installed and painted. Soffit and deck joist paint color has been applied.</p>	Note
	<p>5/15/13 – Photo 8 Unit 19</p> <p>Deck joist color has been applied.</p>	Note






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/15/13 – Photo 9 Unit 19 &amp; 20</p> <p>Entry ceiling has been primed.</p>	Note
	<p>5/15/13 – Photo 10 Unit 23 Chimney Flue</p> <p>Test chimney flue has been painted.</p>	Note
	<p>5/15/13 – Photo 11</p> <p>1200 degree rated Rustoleum enamel paint to be used on the chimney flues.</p>	Note
	<p>5/15/13 – Photo 12 Unit 23 Scupper Drain</p> <p>Metal scupper drains have been installed on Buildings C &amp; D. Note: EPDM deck membrane is underway on Unit 22.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/15/13 – Photo 13 Unit 32</p> <p>Scupper drain has been installed.</p>	Note
	<p>5/15/13 – Photo 14 Lower Level Work Area</p> <p>Miratec boards are being pre-painted prior to installation. Boards will receive the second coat once in place.</p>	Note
	<p>5/15/13 – Photo 15 Lower Level Work Area</p> <p>Salvaged items to be recycled.</p>	Note
	<p>5/15/13 – Photo 16 Unit 27</p> <p>2<sup>nd</sup> Floor Doors awaiting installation next week.</p>	Note



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>5/15/13 – Photo 17 Lower Level Hot Tub Restroom</p> <p>Restroom is clean and in good order.</p>	Note

END OF FIELD REPORT