

ARCHITECT'S FIELD REPORT

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PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	6/26/13
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CONDITIONS			
DATE	6/25/13	TIME	9:00 am
WEATHER	Clear, Sunny, Hot	TEMP	64 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"> 1. Observed substantially complete work on Units 18, 19, 20, 21, 22, & 23. Units are ready for punch list inspection. 2. Observed siding installation work underway on Building D. 3. Observed installed trim work on all units in Building D. 4. Note of caution regarding staged material in the No Parking Area north of the Lower Level Service Unit. Material will likely need to be relocated. 5. (6) Workers were on site today. 6. The project has experienced 4 days weather delay due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13.

CONSTRUCTION PROGRESS

UNIT	DEMOLITION	WINDOWS & DOOR S	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	15%	0%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1B
19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1A
21	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	0
22	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1B
23	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1A
24	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	90%	100%	0%	1B,3B
25	100%	100%	100%	100%	100%	100%	100%	100%	90%	0%	0%	0%	100%	0%	1A
26	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	100%	0%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	100%	30%	0%	0%	0%	100%	0%	1A
28	100%	100%	100%	100%	100%	100%	100%	100%	90%	0%	0%	0%	100%	0%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	100%	0%	1A
30	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
31	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	0
32	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
33	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
34	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
35	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	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 & DOORS	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	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
37	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
38	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
39	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
40	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
1	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
7	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
8	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
9	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
10	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
12	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
13	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
14	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
15	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

MATERIAL STATUS SUMMARY

REVISED 6/12/13

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	40% Ordered Materials Available Locally
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"	60% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	100% Ordered Order Placed 6/11/13
Door Hardware	Eagle Doors	Hardware is shipped with the doors.
Wood Column Wraps	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Materials Stored at Alpine Lumber Yard
Exterior Light Fixtures	World Imports Essen	100% Ordered Materials on Site
Outlet Covers	By CBL	Awaiting CBL installation
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Undecided	BWA to provide mock-up.

CONSTRUCTION SCHEDULE

REVISED 6/12/13

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	8/19/13	8/26/13	9/4/13	9/11/13
11 & 12	8/19/13	8/26/13	9/4/13	9/11/13
13 & 14	8/19/13	8/26/13	9/4/13	9/11/13
15 & 16	8/19/13	8/26/13	9/4/13	9/11/13
Unit 17				
17	N/A	7/8/13	8/2/13	8/9/13
Building A				
1 & 2	9/30/13	10/7/13	11/15/13	11/22/13
3 & 4	9/30/13	10/7/13	11/15/13	11/22/13
5 & 6	9/30/13	10/7/13	11/15/13	11/22/13
7 & 8	9/30/13	10/7/13	11/15/13	11/22/13
Total Construction			221 Days	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/25/13 – Photo 1 Lower Level, Building C & D</p> <p>View of completed units and work underway.</p>	<p>Note</p>
	<p>6/25/13 – Photo 2 Lower Level, Building D & E</p> <p>View of work underway from below.</p>	<p>Note</p>
	<p>6/25/13 – Photo 3 Lower Level Looking North</p> <p>Work underway on Building D.</p>	<p>Note</p>
	<p>6/25/13 – Photo 4 Unit 24</p> <p>Awaiting wood post wraps and guardrails. Note south outside corner trim is complete.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/25/13 – Photo 5 Unit 25 & 26</p> <p>Siding work is underway. Awaiting post wraps and guardrails.</p>	<p>Note</p>
	<p>6/25/13 – Photo 6 Unit 27 & 28</p> <p>Siding work is underway. Awaiting post wraps and guardrails.</p>	<p>Note</p>
	<p>6/25/13 – Photo 7 Unit 29 & 30</p> <p>Siding work is underway. Awaiting post wraps and guardrails.</p>	<p>Note</p>
	<p>6/25/13 – Photo 8 Unit 31 & 32</p> <p>Trim work is complete. Touch-up paint underway.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/25/13 – Photo 9 Lower Level Pull-Out at Service Area</p> <p>Guardrails have been staged in a no parking zone. Material will likely need to be relocated to allow for bus turn-around.</p>	<p>MHC</p>
	<p>6/25/13 – Photo 10 Area Between Units 24 & 25</p> <p>Area will need to be cleared and cleaned up prior to 4th of July week.</p>	<p>MHC</p>

END OF FIELD REPORT