

# ARCHITECT'S FIELD REPORT

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|                |  |             |        |
|----------------|--|-------------|--------|
| <b>PROJECT</b> | <b>Eagle's Nest Townhouses</b><br>11 Morning Glory Way & 31 Marcellina Lane<br>Mt. Crested Butte, CO 81225 | <b>DATE</b> | 5/1/13 |
|----------------|--|-------------|--------|

| CONDITIONS     |                                   |             |          |
|----------------|-----------------------------------|-------------|----------|
| <b>DATE</b>    | 5/1/13                            | <b>TIME</b> | 11:30 am |
| <b>WEATHER</b> | Cloudy, 4" snow fall this morning | <b>TEMP</b> | 30 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 demolition and repairs to Building D, Units 25 through 32.</li> <li>2. Spoke with Mick regarding the assembly of the scupper drain.</li> <li>3. Relayed the Light Fixture type and preliminary quantity. I would recommend that we order (6) additional lights to accommodate the Caretaker Units and Hot Tub Areas.</li> <li>4. Mick relayed the need for a paint color for soffit and ceiling areas to keep pace with the work. This color was intended to match the deck color.</li> <li>5. (8) Workers were on site, including Mick.</li> <li>6. The project has experienced <b>2 days weather delay</b> due to snowfall on 4/9/13, 4/15/13.</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 17, 2013</b>      |  |                 |                            |                            |               |                 |        |
| 17 & 18  | 50%  | 0%              | 0%                         | 5%                         | 0%            | ?               | 1B     |
| 19 & 20  | 100%   | 50%             | 0%                         | 10%                        | 10%           | 1A, 3B          | 1A     |
| 21 & 22  | 100%   | 50%             | 0%                         | 10%                        | 10%           | 0               | 1B     |
| 23 & 24  | 100%   | 50%             | 0%                         | 10%                        | 10%           | 1A              | 1B, 3B |
| <b>Building D – Completion Date: June 20, 2013</b>     |  |                 |                            |                            |               |                 |        |
| 25 & 26  | 100%   | 0%              | 0%                         | 0%                         | 5%            | 1A              | 1B,3B  |
| 27 & 28  | 100%   | 0%              | 0%                         | 0%                         | 5%            | 1A              | 1B,3B  |
| 29 & 30  | 100%   | 0%              | 0%                         | 0%                         | 5%            | 1A              | 1B,3B  |
| 31 & 32  | 10%  | 0%              | 0%                         | 0%                         | 5%            | 0               | 1B,3B  |
| <b>Building E – Completion Date: July 30, 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 9, 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: October 11, 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%            |                 |        |
| <b>FOOTNOTES</b>                                       |  |                 |                            |                            |               |                 |        |
| 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      |
|---|---|-------------|
|    | <p>5/1/13 – Photo 1<br/>Unit 25 – 2<sup>nd</sup> Floor</p> <p>Demolition is complete. Deck repairs are complete and wall treatment is underway.</p> | <p>Note</p> |
|   | <p>5/1/13 – Photo 2<br/>Unit 25 – 3<sup>rd</sup> Floor</p>  | <p>Note</p> |
|  | <p>5/1/13 – Photo 3<br/>Unit 26 – 2<sup>nd</sup> Floor</p>  | <p>Note</p> |
|  | <p>5/1/13 – Photo 4<br/>Unit 26 – 3<sup>rd</sup> Floor</p>  | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>5/1/13 – Photo 5<br/>Unit 27 – 2<sup>nd</sup> Floor</p>   | <p>Note</p> |
|   | <p>5/1/13 – Photo 6<br/>Unit 27 – 3<sup>rd</sup> Floor</p> <p>OSB (Oriented Strand Board) is being installed over furring strips to even out the areas where stucco was removed.</p> | <p>Note</p> |
|  | <p>5/1/13 – Photo 7<br/>Unit 28 – 2<sup>nd</sup> Floor</p>   | <p>Note</p> |
|  | <p>5/1/13 – Photo 8<br/>Unit 28 – 3<sup>rd</sup> Floor</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>5/1/13 – Photo 9<br/>Unit 29 – 2<sup>nd</sup> Floor</p>   | <p>Note</p> |
|   | <p>5/1/13 – Photo 10<br/>Unit 29 – 3<sup>rd</sup> Floor</p>  | <p>Note</p> |
|  | <p>5/1/13 – Photo 11<br/>Unit 30 – 2<sup>nd</sup> Floor</p> <p>Demolition is complete. Deck repairs are complete. Awaiting wall treatment.</p> | <p>Note</p> |
|  | <p>5/1/13 – Photo 12<br/>Unit 30 – 3<sup>rd</sup> Floor</p>  | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION   | ACTION      |
|---|---|-------------|
|    | <p>5/1/13 – Photo 13<br/>Unit 31 – 2<sup>nd</sup> Floor</p> <p>Note a few areas of damaged drywall sheathing at the chimney. This area is being covered by new sheathing.</p> | <p>Note</p> |
|   | <p>5/1/13 – Photo 14<br/>Unit 31 – 3<sup>rd</sup> Floor</p>   | <p>Note</p> |
|  | <p>5/1/13 – Photo 15<br/>Unit 32 – 2<sup>nd</sup> Floor</p>   | <p>Note</p> |
|  | <p>5/1/13 – Photo 16<br/>Unit 32 – 3<sup>rd</sup> Floor</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>5/1/13 – Photo 17<br/>Lower Level Looking North</p> <p>Note the boom lift is parked far enough back to allow traffic to drive underneath.</p>                                   | <p>Note</p> |
|   | <p>5/1/13 – Photo 18<br/>Lower Level, South Parking Lot</p> <p>Materials are staged on the north end of the lot.</p>   | <p>Note</p> |
|  | <p>5/1/13 – Photo 19<br/>Lower Level, South Parking Lot</p> <p>Cardboard boxes in the foreground are green metal siding; plastic covering in the background is Miratec boards.</p> | <p>Note</p> |
|  | <p>5/1/13 – Photo 20<br/>Detail – Miratec Boards</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION   | ACTION      |
|---|---|-------------|
|    | <p>5/1/13 – Photo 21<br/>Unit 24, 2<sup>nd</sup> Floor Deck</p> <p>Mock-Up Example Unit</p> <p>Belly Bands are in place and deck rim treatment has been installed. The cant strip (beveled wood) is being laid out for the new membrane roof.</p> | <p>Note</p> |
|   | <p>5/1/13 – Photo 22<br/>Unit 24, 2<sup>nd</sup> Floor Deck</p> <p>Condition at threshold. The wood threshold underneath the door will be removed.</p>  | <p>Note</p> |
|  | <p>5/1/13 – Photo 23<br/>Unit 24, 2<sup>nd</sup> Floor Deck</p> <p>Condition at far corner.</p> <p>(Deck is wet due to recent snowfall.)</p>  | <p>Note</p> |
|  | <p>5/1/13 – Photo 24<br/>Lower Level Hot Tub Restroom</p> <p>Restroom is in good order but should be cleaned.</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION   | ACTION      |
|---|---|-------------|
|    | <p>5/1/13 – Photo 25<br/>Additional Exterior Light Fixtures</p> <p>(1) Lower Level Caretaker Unit</p>   | <p>Note</p> |
|   | <p>5/1/13 – Photo 26<br/>Additional Exterior Light Fixtures</p> <p>Possible add of one or two light fixtures at the Lower Level Hot Tub Area?</p> | <p>Note</p> |
|  | <p>5/1/13 – Photo 27<br/>Additional Exterior Light Fixtures</p> <p>(2) Fixtures at the Upper Level Hot Tub Area</p>                               | <p>Note</p> |
|  | <p>5/1/13 – Photo 28<br/>Additional Exterior Light Fixtures</p> <p>(1) Upper Level Caretaker Unit</p>   | <p>Note</p> |

END OF FIELD REPORT