

**ARCHITECT'S FIELD REPORT**

**058**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b>	<b>DATE</b>	7/8/11
	11 Morning Glory Way & 31 Marcellina Lane	<b>REVISED</b>	7/13/11
	Mt. Crested Butte, CO 81225		

<b>CONDITIONS</b>			
<b>DATE</b>	7/8/11	<b>TIME</b>	10:30 pm
<b>WEATHER</b>	Sunny & Clear	<b>TEMP</b>	65 deg

<b>WORK OBSERVED</b>	
Phase II – Sewer and Asphalt; Site Walk	
<b>TRADES PRESENT</b>	
None	

<b>PRESENT</b>		
Ben White	Ben White Architecture	970-349-5378
Rick Grivas	Eagle's Nest Townhouses	214-679-1216
Grant Benton	Crested Butte Lodging & Property Management	970-349-5705

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Walked the site with Rick Grivas and Grant Benton and investigated work completed to date on Phase II Construction.</li> <li>2. Inspected valley pan conditions and slopes.</li> <li>3. Spot inspected garage door threshold conditions.</li> <li>4. Inspected areas of the work pertaining to punch list items for Lacy Construction and Mays Construction.</li> </ol>

CONSTRUCTION SCHEDULE			
ITEM	DISCUSSION	COMPLETE	NOTES
1.00	<b>Upper Level – Sewer &amp; Asphalt</b>		
1.01	Demolition	100%	
1.02	Sewer Lines, Main	100%	
1.03	Sewer Lines, Trunks	100%	
1.04	Manholes (1–5)	100%	Manholes 3, 4, & 5 not required.
1.05	GCEA Electrical Trench	100%	
1.06	Drain Lines	100%	
1.07	Area Drains	0%	Awaiting installation of drains
1.08	Drywell or Drain Connection	100%	
1.09	Heated Valley Pans	100%	
1.10	Concrete Aprons	100%	
1.11	Area Drain Catch Basin	100%	Connected to existing site drainage
1.12	Replace Bollard	0%	After asphalt is in place
1.13	Asphalt	95%	Area around Maintenance Shed in question.
2.00	<b>Lower Level – Sewer &amp; Asphalt</b>		
2.01	Demolition	100%	
2.02	Sewer Lines, Main	100%	
2.03	Sewer Lines, Trunks	100%	
2.04	Manholes (6–8)	100%	
2.05	GCEA Electrical Trench	100%	
2.06	Drain Lines	100%	
2.07	Area Drains	99%	Unit 17, 18, & 19 not complete
2.08	Drywell or Drain Connection	100%	Connected to existing drywell
2.09	Heated Valley Pans	100%	
2.10	Concrete Aprons	100%	
2.11	Area Drain Catch Basin	0%	Not necessary; removed from scope
2.12	Replace Bollard	0%	Will likely be done after asphalt.
2.13	Asphalt	100%	





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 1 Lower Level Valley Pan</p> <p>Garage door threshold conditions vary. Threshold seals recommended.</p>	<p>Note</p>
	<p>7/8/11 – Photo 2 Lower Level Area Drain</p> <p>Note concrete obstructing the area drain lid.</p>	<p>LC</p>
	<p>7/8/11 – Photo 3 Lower Level Missing Concrete</p> <p>Typical of Units 24, 25, 32 &amp; 33. Additional concrete valley pans requested.</p>	<p>LC</p>
	<p>7/8/11 – Photo 4 Lower Level South Retaining Wall</p> <p>Backfill deposits and debris are present at the south retaining wall.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 5 Lower Level South Retaining Wall</p> <p>Detail of debris covering the south retaining wall.</p>	<p>Note</p>
	<p>7/8/11 – Photo 6 Lower Level Guardrail</p> <p>Possible guardrail damage.</p>	<p>BWA</p>
	<p>7/8/11 – Photo 7 Unit 22 Sewer Connection Repair</p> <p>Edge of asphalt needs attention.</p>	<p>LC</p>
	<p>7/8/11 – Photo 8 Unit 22 Sewer Connection Repair</p> <p>New concrete apron installed after repairs to a failed sewer line connection.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 9 Lower Level Road Swale</p> <p>Road swale will need to be redefined. Runoff and silt deposits are filling the recently discovered drywell and sewer manholes.</p>	<p>Note</p>
	<p>7/8/11 – Photo 10 Lower Level Retaining Wall</p> <p>Lower south corner not complete.</p>	<p>MC</p>
	<p>7/8/11 – Photo 11 Lower Level Retaining Wall Detail</p> <p>Detail of photo above. Snow possibly obscured this area during shotcrete installation.</p>	<p>MC</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 12 Lower Level Dumpster</p> <p>Repeated pick-ups could cause tire depressions in the asphalt front of the dumpster.</p>	<p>Note</p>
	<p>7/8/11 – Photo 13 Upper Level Area Drain</p> <p>Curb around new area drain will likely be damaged by vehicles and snow removal.</p>	<p>Note</p>
	<p>7/8/11 – Photo 14 Unit 7 Garage Slab</p> <p>Sunken slab is causing water to collect in the garage. This condition may be typical in several units.</p>	<p>Note</p>
	<p>7/8/11 – Photo 15 <i>Unit 7 Garage Valley Pan</i></p> <p>Owners are concerned that the valley pan may not be deep enough.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 16 Upper Level Maintenance Shed</p> <p>Asphalt in this area may be incomplete.</p>	<p>BWA BL</p>
	<p>7/8/11 – Photo 17 Upper Level Apron/Asphalt Junction</p> <p>Asphalt at Building A is higher than the concrete apron.</p>	<p>Note</p>
	<p>7/8/11 – Photo 18 Upper Level Hot Tub Sidewalk</p> <p>Slab in this area does not drain properly.</p>	<p>BL</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/8/11 – Photo 19 Upper Level Manhole #2</p> <p>Manhole cover is slightly above the level of asphalt and maybe damaged during snow removal.</p>	<p>BL</p>
	<p>7/8/11 – Photo 20 Upper Level Retaining Wall</p> <p>New soil nail plate is resting against an existing plate. BWA to relay to Mays Construction for comment.</p>	<p>BWA MC</p>

END OF FIELD REPORT