

ARCHITECT'S FIELD REPORT

082

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	7/18/12
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CONDITIONS			
DATE	7/18/12	TIME	8:30 am
WEATHER	Clear, Sunny, Hot	TEMP	64 deg

WORK OBSERVED	
Phase III Construction	
TRADES PRESENT	
Holgate Construction, Rocky Mountain Masonry	

PARTIES		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction	970-209-4449
Kain Leonard	Rocky Mountain Masonry	970-641-2964

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Site walk with Mick and Kain to discuss quality concerns with the stone installation. Buildings E and D were examined. Tolerances for level grout lines, even and straight corners, color variety within a field of stone and flush face of stone were discussed and agreed upon. 2. It was agreed that stone on Units 31 and 37 were outside of these tolerances and should be replaced. 3. (2) Stone Masons and (3) Workers on site including Mick. 4. Precast base installation is ahead of schedule and stone installation is progressing according to schedule. 5. Weather Delays to Date – 1 day 6. Photos from Phase II of Asphalt Repair work have been sent to Lacy Construction for remedial action.

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 1 Building 'D' Looking South Units 29, 30, 31, & 32</p> <p>Stone installation complete.</p>	<p>Note</p>
	<p>7/18/12 – Photo 2 Unit 22</p> <p>Stone installation underway.</p>	<p>Note</p>
	<p>7/18/12 – Photo 3 Unit 24</p> <p>Stone installation underway.</p>	<p>Note</p>
	<p>7/18/12 – Photo 4 Lower Level Looking South</p> <p>Stone installation has begun on Building 'C'.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 5 Unit 37</p> <p>Stone is recessed beyond project tolerances and will be removed and replaced.</p>	<p>Note</p>
	<p>7/18/12 – Photo 6 Unit 37</p> <p>Corner stone alignment is not within project tolerances. Stone in this area will be removed and replaced.</p> <p>Red line serves as a reference.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 7 Unit 31</p> <p>Corner of manufactured stone has been clipped by the masons and will be replaced.</p>	<p>Note</p>
	<p>7/18/12 – Photo 8 Unit 36 Area Drain</p> <p>Precast base is covering the lip of the area drain. MH is aware of the condition and working on a solution.</p>	<p>MHC</p>
	<p>7/18/12 – Photo 9 Unit 40 Electrical Conduit</p> <p>Electrical conduit will be buried adjacent to the foundation wall.</p>	<p>Note</p>
	<p>7/18/12 – Photo 10 Lower Level, South Lot</p> <p>Conduit supplying power to light posts is damaged and electrical wires are exposed.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 11 Lower Level</p> <p>Mock-up panel has been stripped and plywood will be removed.</p>	<p>MHC</p>
	<p>7/18/12 – Photo 12 Lower Level Work Area</p> <p>Masonry dust will be power-washed. Additional tools and equipment will be removed.</p>	<p>MHC</p>
	<p>7/18/12 – Photo 13 Phase II Construction Lower Level Asphalt Patch</p> <p>Lacy Construction is aware of this condition.</p>	<p>LC</p>
	<p>7/18/12 – Photo 14 Phase II Construction Lower Level Asphalt Patch</p> <p>Lacy Construction is aware of this condition.</p>	<p>LC</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 15 Garage Door Track</p> <p>Typical low-headroom track installation.</p> <p>Note track slopes to the back making manual operation difficult.</p>	<p>Note</p>
	<p>7/18/12 – Photo 16 Garage Door Panel</p> <p>Slight lip at top of panel can serve as a handle although somewhat difficult to manipulate.</p>	<p>Note</p>
	<p>7/18/12 – Photo 17 Garage Door in Up Position</p> <p>Note that top of panel occasional touches the drive arm on some of the older garage door openers. This is due to the 3-panel design of the new garage doors.</p>	<p>Note</p>
	<p>7/18/12 – Photo 18 Garage Door – Cane Bolt Latch</p> <p>Cane bolt latch installed on doors without garage door openers. If the latch is accidentally left in the locked position, it can be bent when the garage door is closed.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/18/12 – Photo 19 Garage Door – Cane Bolt Latch</p> <p>View from the top of the latch.</p> <p>Note latch no longer engages the frame to secure the door.</p>	<p>MHC</p>
	<p>7/18/12 – Photo 20 Unit 28 Garage</p> <p>Garage being used as a storage area is generally well-kept and clean.</p>	<p>Note</p>
	<p>7/18/12 – Photo 21 Upper Level Building 'A'</p> <p>Precast installation underway.</p>	<p>Note</p>
	<p>7/18/12 – Photo 22 Upper Level Building 'A'</p> <p>Precast installation underway.</p> <p>Base is being cut for all 8 units.</p>	<p>Note</p>

END OF FIELD REPORT