

ARCHITECT'S FIELD REPORT

109

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	6/6/13
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CONDITIONS			
DATE	6/5/13	TIME	4:30 pm
WEATHER	Clear, Sunny, Warm	TEMP	65 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 installed 2nd Floor Decks on Building C. 2. Observed installed post wraps on Building C. 3. Noted painted fascia on Building E. 4. Spoke with Mick about schedule, material orders, and 3rd Floor Deck costs. 5. (6) Workers were on site today, including Mick. 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	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	95%	100%	100%	100%	100%	0%	0%	100%	0%	0%	100%	0%	1B
19	100%	100%	95%	100%	100%	100%	100%	0%	0%	100%	0%	0%	100%	0%	1A,3B
20	100%	100%	95%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1A
21	100%	100%	95%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	0
22	100%	100%	95%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1B
23	100%	100%	95%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1A
24	100%	100%	95%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1B,3B
25	100%	100%	95%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
26	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
27	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
28	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
29	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A
30	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
31	100%	100%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
32	100%	100%	95%	100%	100%	100%	0%	0%	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%	0%	0%	
2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
7	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
8	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
9	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
10	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
12	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
13	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
14	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
15	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

MATERIAL STATUS SUMMARY

MATERIAL	MANUFACTURER	STATUS
Metal Siding "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Siding "Royal Brown"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Corner Trim "Sage"	Emco Building Products, Inc.	40% Ordered Materials on Site
Metal Corner Trim "Sage" at revised 9'-4" length	Emco Building Products, Inc.	100% Ordered Delivery Expected by 6/11/13
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	60% Ordered Available Locally
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	40% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	50% Ordered Next Order to be placed by 6/7/13.
Door Hardware	Eagle Doors	To be determined.
Wood Column Wraps	MiraTec with SW "ENT Brown"	40% 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 Delivery Expected by 6/14/13
Outlet Covers	Undecided	To be coordinated with MHC & CBL
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Undecided	Undecided

CONSTRUCTION SCHEDULE – REVISED 6/5/13

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	9/30/13	10/7/13	11/15/13	11/22/13
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>6/5/13 – Photo 1 South Elevation, Unit 40</p> <p>Fascia and belly bands have been painted.</p>	<p>Note</p>
	<p>6/5/13 – Photo 2 Lower Level Storage Area</p> <p>Materials are stored at the far, south end of the parking lot.</p>	<p>Note</p>
	<p>6/5/13 – Photo 3 Building E</p> <p>Upper fascia boards have been installed and painted.</p> <p>Chimney flues were painted last week.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/5/13 – Photo 4 Looking North at the Lower Level</p>	<p>Note</p>
	<p>6/5/13 – Photo 5 Building D</p> <p>Deck and window trim installation is underway.</p>	<p>Note</p>
	<p>6/5/13 – Photo 6 Looking South on Building D</p> <p>Deck installation underway.</p>	<p>Note</p>
	<p>6/5/13 – Photo 7 Unit 25</p> <p>2nd Floor Deck is complete.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/5/13 – Photo 8 Building C Looking North</p> <p>Wood post wraps underway. Window trim is 100% Complete.</p>	<p>Note</p>
	<p>6/5/13 – Photo 9 Unit 20</p> <p>Window trim is complete. 2nd Floor corner trim has been installed.</p>	<p>Note</p>
	<p>6/5/13 – Photo 10 Unit 18</p> <p>Completed 2nd Floor window trim and green corner trim.</p>	<p>Note</p>
	<p>6/5/13 – Photo 11 Building C Looking South</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/5/13 – Photo 12 Work Area Looking South</p> <p>Windows will be salvaged. They are set to be picked up this weekend.</p>	<p>Note</p>
	<p>6/5/13 – Photo 13 Unit 26</p> <p>Door handle and locks have been installed.</p>	<p>Note</p>

END OF FIELD REPORT