

**ARCHITECT'S FIELD REPORT****021**

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	10/22/10
		REVISED	10/28/10

CONDITIONS			
DATE	10/21/10	TIME	9:00 am
WEATHER	Partly Cloudy and Clearing	TEMP	54 deg

WORK OBSERVED	
Phase I – Construction	
TRADES PRESENT	
Holgate Construction Company	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Company	970-209-4449

COMMENTS & OBSERVATIONS
<p>1. Briefly visited and spoke with Crested Butte Roofing workers on Unit 15. Workers were apparently worried about inclement weather and left the site. Language barrier prevented detailed conversation.</p> <p>2. Discussed with Mick construction techniques to allow for ease of siding removal to facilitate flat roof membrane replacement. Remediation construction is detailed in 4 slides starting on page 9. Replacement of flat roofs is slated for Units 7, 14, 15, 16, 19, 20, 23, 29, 35 and 36.</p> <p>3. Inspected and approved window installation, window trim, siding installation, and repainting of existing fascia on Units 1, 2 &amp; 3. No interior inspections were performed.</p> <p>4. Observed rigid insulation installation on Hidden Elevation Unit 8. New window has been installed. New metal flashings to replace nailing fins have been installed on existing windows. Discussed with Mick the exact elevations for the belly band trim in relation to the existing decks.</p> <p>5. Inspected Lower Level restroom. Restroom was clean and orderly.</p> <p>6. (6) Workers were on site.</p> <p>7. The site is in varying stages of construction. Clean up was actively underway. Public fronts are clean and orderly. Upper Level dumpster is almost full; the Lower Level dumpster is still about 75% full.</p>

<b>CONTRACT DAYS</b>	<b>165</b>	<b>CONTRACT EXTENSIONS</b>	<b>0</b>	<b>DAYS REMAINING</b>	<b>45</b>
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ITEM	TASK	9/29/10	10/6/10	10/13/10	10/21/10	10/27/10	11/3/10
<b>1.01</b>	<b>Upper Level Units - Rear</b>						
	Demolition	1-16	✓	✓	✓		
	Coax Installed	1-16	✓	✓	✓		
	Insulation & Tyvek	1-16	✓	✓	✓		
	Corrugated Siding	1-16	✓	✓	✓		
	Horizontal Siding	1-5,7,8	6,9-16	✓	✓		
	Parapet Cap	None	None	None	None		
<b>1.02</b>	<b>Lower Level Units - Rear</b>						
	Demolition	17-40	✓	✓	✓		
	Coax Installed	17-40	✓	✓	✓		
	Insulation & Tyvek	17-40	✓	✓	✓		
	Corrugated Siding	17-24, 33-40	25-32	✓	✓		
	Horizontal Siding	None	None	None	17-24		
	Parapet Cap	None	None	None	None		
<b>1.03</b>	<b>Upper Level Units - Sides</b>						
	Demolition	None	None	None	8		
	Belly Bands Installed	None	None	None	None		
	Window Installed	None	None	None	8		
	Horizontal Siding	None	None	None	None		
<b>1.04</b>	<b>Lower Level Units - Sides</b>						
	Demolition	None	None	None	None		
	Belly Bands Installed	None	None	None	None		
	Window Installed	None	None	None	None		
	Horizontal Siding	None	None	None	None		
<b>1.05</b>	<b>Upper Level Units – Loft</b>						
	Demolition	None	None	1,2,3,4	None		
	Windows Installed	None	None	1,2	3,4		
	Horizontal Siding	None	None	None	1,2,3,4		
<b>1.06</b>	<b>Upper Level Units – Loft</b>						
	Demolition	None	None	None	None		
	Windows Installed	None	None	None	None		
	Horizontal Siding	None	None	None	None		

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 1 Units 17 through 20</p> <p>Horizontal metal siding is currently being installed.</p>	None
	<p>10/21/10 – Photo 2 Units 21 through 24</p> <p>Horizontal metal installation. Approximately 85% complete on Units 17 through 24.</p>	None
	<p>10/21/10 – Photo 3 Units 25 through 28</p> <p>Units awaiting horizontal metal siding.</p>	None
	<p>10/21/10 – Photo 4 Units 29 through 32</p> <p>Units awaiting horizontal metal siding.</p>	None




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 5 Units 33 through 36</p> <p>Rear vertical metal siding and metal corner trim installation is complete.</p>	None
	<p>10/21/10 – Photo 6 Units 37 through 40</p> <p>Rear vertical metal siding and metal corner trim installation is complete.</p>	None
	<p>10/21/10 – Photo 7 Unit 8</p> <p>Demolition nearing completion. New rigid insulation has been installed. New 4<sup>th</sup> Floor end window has been installed. Metal flashing at existing windows is complete.</p> <p>BWA to issue drawings for Electrical Meter Covers ASAP.</p>	BWA

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 8 Unit 1 &amp; 2</p> <p>Scaffolding &amp; completed windows, trim, and siding.</p>	None
	<p>10/21/10 – Photo 9 Unit 1</p> <p>Completion photos. Due to the remote nature of the loft-level siding, a final inspection was performed on Units 1, 2, &amp; 3.</p>	None
	<p>10/21/10 – Photo 10 Unit 1 &amp; 2</p> <p>Windows are installed. Window trim is in good order. Siding has been installed per specifications. Existing trim and fascia have been painted.</p>	None




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 11 Unit 2</p> <p>Siding and trim have been installed per specifications.</p>	None
	<p>10/21/10 – Photo 12 Unit 3</p> <p>Windows, siding, and trim have been installed per specifications. Small holes in the lower flashing on Unit #3 were noted. Mick will patch with screws with neoprene washers.</p>	MHC
	<p>10/21/10 – Photo 13 Unit 1</p> <p>Scaffolding rests on roof structure of Unit #1. BWA to inspect roof following relocation of scaffolding.</p>	BWA

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 14 Unit 3</p> <p>Windows, siding and trim have been installed per the specifications.</p>	None
	<p>10/21/10 – Photo 15 Unit 3 &amp; 4</p> <p>Siding and trim have been installed per the specifications.</p>	None
	<p>10/21/10 – Photo 16 Unit 3</p> <p>Siding and trim have been installed per the specifications.</p>	None




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 17 Unit 2 and 3</p> <p>Note the additional fitting of siding and J-channel at this location.</p> <p>Wires feed roof eave snowmelt system.</p>	None
	<p>10/21/10 – Photo 18 Unit 3 – Roof</p> <p>Roof shows evidence of denting likely from snow removal. Condition has been documented as pre-existing.</p>	None
	<p>10/21/10 – Photo 19 Lower Level Service Restroom</p> <p>Restroom is clean and presentable.</p>	None





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 20</p> <p>Series Slide #1 Siding Installation at Flat Roofs</p> <p>Mock-Up example of assembly of horizontal steel siding. Typically, the bottom course is held with a starter strip.</p>	None
	<p>10/21/10 – Photo 21</p> <p>Series Slide #2 Siding Installation at Flat Roofs</p> <p>Lowest course at perimeter of flat roofs at 4<sup>th</sup> Floors is measured and cut long-ways approximately 3/8" below the next course.</p>	None






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 22</p> <p>Series Slide #3 Siding Installation at Flat Roofs</p> <p>Top flange of the bottom course is nailed to the wall. Trimmed bottom course is show without top flange.</p>	None
	<p>10/21/10 – Photo 23</p> <p>Series Slide #4 Siding Installation at Flat Roofs</p> <p>Bottom course without flange is then face-screwed to the wall. This allows for ease of removal to repair flat membrane roofs.</p>	None

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/21/10 – Photo 24 Unit 8 – Example Photo</p> <p>Detail of typical condition at flat roofs. Siding extends to approximately 10" above the flat roofs.</p>	None
	<p>10/21/10 – Photo 25 Unit 8 – Example Photo</p> <p>Corner trim at outside corner. Note the small screw holding the green J-Channel to the corner board. This attachment location secures the J-Channel without unnecessarily penetrating the roof membrane and Ice &amp; Water Shield waterproof flashing.</p>	None
	<p>10/21/10 – Photo 26 Unit 8 – Example</p> <p>Inside Corner Trim. Note the attachment screw is located a minimum of 18" up the wall to avoid unnecessary perforations in the waterproof flashing.</p> <p>Corner trim will need to be removed to replace flat roof membranes. Screws are approximately 4" long.</p>	None

END OF FIELD REPORT