

ARCHITECT'S FIELD REPORT

025

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	12/01/10
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CONDITIONS			
DATE	12/01/10	TIME	11:30 am
WEATHER	Cloudy; Cold; Snow Coverage	TEMP	19 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. Reviewed progress on horizontal siding installation on Lower Level Units. Lower Level rear siding is approximately 85% complete. Anticipated completion date for this portion of the work was set for November 23rd. MH relayed that he is out of j-channel and cannot continue until more arrives. Mick relayed that he rationed the remaining j-channel to allow for installation of horizontal siding on the beginning 3 rows on most of the Lower Level Units.</p> <p>2. Observed Loft Window replacement on Units 40, 39, and 38. New windows are in place and window & corner trim is being installed.</p> <p>3. Inspected rigid insulation installation on Unit 9. Discussed with Mick as to the exact elevation of the lower level belly band – belly band will be situated even with the bottom of the front decking – this will tie in to Phase III front renovation work.</p> <p>4. (6) workers were on site.</p> <p>5. The site is clean and well organized. Both the Upper and Lower Level dumpsters are full. Dumpsters will be removed from the site by December 17th.</p> <p>6. Note: Bill Racek is no longer with the Town of Mt. Crested Butte Building Department. Carlos Velado will likely be our point of contact and is overseen by Joe Fitzpatrick.</p>

CONTRACT DAYS	165	CONTRACT EXTENSIONS	0	DAYS REMAINING	5
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ITEM	TASK	10/13/10	10/27/10	11/3/10	11/11/10	11/17/10	12/1/10
1.01	Upper Level Units – Rear						
	Demolition	✓	✓	✓	✓	✓	✓
	Coax Installed	✓	✓	✓	✓	✓	✓
	Insulation & Tyvek	✓	✓	✓	✓	✓	✓
	Corrugated Siding	✓	✓	✓	✓	✓	✓
	Horizontal Siding	✓	✓	✓	✓	✓	✓
	Parapet Cap	None	None	None	1,2	1,2	1,2
1.02	Lower Level Units – Rear						
	Demolition	✓	✓	✓	✓	✓	✓
	Coax Installed	✓	✓	✓	✓	✓	✓
	Insulation & Tyvek	✓	✓	✓	✓	✓	✓
	Corrugated Siding	✓	✓	✓	✓	✓	✓
	Horizontal Siding	None	17-24	17-24	17-24	17-34	17-40 (Underway)
	Parapet Cap	None	None	None	None	None	None
1.03	Upper Level Units – Sides						
	Demolition	None	8	8	8, 9 (Part)	8, 9 (Part)	8, 9 (Part)
	Belly Bands Installed	None	None	8	8	8	8,9
	Window Installed	None	8	8	8	8	8
	Horizontal Siding	None	None	8 (part)	8	8	8
1.04	Lower Level Units – Sides						
	Demolition	None	None	None	None	None	None
	Belly Bands Installed	None	None	None	None	None	None
	Window Installed	None	None	None	None	None	None
	Horizontal Siding	None	None	None	None	None	None
1.05	Upper Level Units – Loft						
	Demolition	1,2,3,4	None	1-8	1-12	1-16	✓
	Windows Installed	1,2	3,4	1-8	1-12	1-14	✓
	Horizontal Siding	None	1,2,3,4	1-8	None	1-13	✓
1.06	Lower Level Units – Loft						
	Demolition	None	None	None	None	None	37-40
	Windows Installed	None	None	None	None	None	38-40
	Horizontal Siding	None	None	None	None	None	None





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/01/10 – Photo 1 Units 17 through 20</p> <p>Final siding installation on Units 19 and 21 pending.</p>	<p>MHC</p>
	<p>12/01/10 – Photo 2 Units 21 through 24</p> <p>Siding installation complete on 22, 23, & 24.</p>	<p>None</p>
	<p>12/01/10 – Photo 3 Units 25 through 28</p> <p>Siding installation underway. Units 27 & 29 lack bottom courses; remainder of Units are now protected from snow.</p>	<p>MHC</p>
	<p>12/01/10 – Photo 4 Units 29 through 32</p> <p>Unit 31 lacks bottom courses. All Units lack finish strip at top course.</p>	<p>MHC</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/01/10 – Photo 5 Units 33 through 36</p> <p>Siding installation underway.</p>	<p>MHC</p>
	<p>12/01/10 – Photo 6 Units 37 through 40</p> <p>Siding installation underway. Mick is awaiting additional materials.</p>	<p>MHC</p>
	<p>12/01/10 – Photo 7 Unit 25</p> <p>Exposed exterior sheathing needs temporary weather protection. MH to address.</p>	<p>MHC</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/01/10 – Photo 8 Upper Level Units</p> <p>View of completed loft windows and siding on Unit 16.</p>	<p>None</p>
	<p>12/01/10 – Photo 9 Upper Level Units</p> <p>View of completed end of Unit 8.</p>	<p>None</p>
	<p>12/01/10 – Photo 10 Unit 9 End Elevation</p> <p>End elevation underway. 2nd floor windows have metal nailing flashing installed.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/01/10 – Photo 11 Unit 40</p> <p>Scaffolding in place and loft window replacement underway on Units 40, 39, 38, and 37.</p>	<p>None</p>
	<p>12/01/10 – Photo 12 Lower Level Units – Front</p> <p>Site is orderly and in good condition.</p>	<p>None</p>
	<p>12/01/10 – Photo 13 Lower Level Dumpster</p> <p>Dumpster is full and will be removed by December 17th.</p>	<p>MHC</p>

END OF FIELD REPORT