

ARCHITECT'S FIELD REPORT

037

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	3/09/11
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CONDITIONS			
DATE	3/09/11	TIME	8:30 am
WEATHER	High Clouds, Sunny	TEMP	14 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. Unit 33 is still underway. Construction on that unit was diverted to Units 24 & 25 on 3/3/11 due to occupancies. Siding should be completed by this Friday.</p> <p>2. Units 24 & 25 are underway. The second floor levels have been demolished and rigid insulation installed.</p> <p>3. All 5 remaining gable ends have been completed – Units 19, 21, 27, 29 & 31.</p> <p>4. (6) workers were on site including Mick.</p> <p>5. 14" of snow was reported for the last 7 days. Telluride Roofing was onsite for snow removal on 3/2/11 and 3/4/11. Weather has been mild; the average temperature has been 35 degrees during the day.</p> <p>6. 3/4/11 was taken as a weather delay due to snow. The last delay due to weather was 2/25/11. There has been a total of 6 days lost to weather since 1/4/11.</p> <p>7. The project is behind schedule and will not be completed by 3/10/11. It is anticipated that an additional 12 working days plus 2 potential weather days will be required to reach Substantial Completion. March 30th is the proposed revised completion date.</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 1 Unit 33 End Elevation</p> <p>Demolition is 100% complete, 4th Floor window has been changed. Brown Siding and Belly Bands have been installed. Corrugated metal at rear elevation has been installed.</p>	<p>None</p>
	<p>3/09/11 – Photo 2 Unit 32</p> <p>Window trim at Dining Room is complete. Existing Electrical Meter is still in place.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 3 Unit 32</p> <p>Rear Corrugated Metal has been installed.</p>	<p>MHC</p>
	<p>3/09/11 – Photo 4 Unit 32</p> <p>Living Room window trim has been installed.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 5 Unit 32</p> <p>Elevation is ready for green siding.</p>	<p>CBL MHC</p>
	<p>3/09/11 – Photo 6 Unit 32</p> <p>Elevation is ready for green siding.</p>	<p>None</p>
	<p>3/09/11 – Photo 7 Unit 24</p> <p>Demolition is 50% complete. New rigid insulation has been installed on the second level.</p>	<p>None</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 8 Unit 25</p> <p>Demolition is 50% complete and new insulation has been installed on the second level.</p>	<p>None</p>
	<p>3/09/11 – Photo 9 Unit 25</p> <p>Detail of new siding on back elevation.</p>	<p>None</p>
	<p>3/09/11 – Photo 10 Unit 25</p> <p>Existing windows have new metal “fins” installed around the perimeter.</p>	<p>None</p>








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 11 Units 17 through 21</p> <p>Unit 19 gable end is complete.</p>	<p>CBL MHC</p>
	<p>3/09/11 – Photo 12 Units 20 through 23</p> <p>Unit 21 gable end is complete.</p>	<p>None</p>
	<p>3/09/11 – Photo 13 Units 22 through 24</p>	<p>None</p>
	<p>3/09/11 – Photo 14 Units 25 through 31</p> <p>Unit 27 gable end is complete.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 15 Units 27 through 32</p> <p>Unit 29 & 31 gable ends are complete.</p>	<p>CBL MHC</p>
	<p>3/09/11 – Photo 16 Units 33 through 40</p> <p>Unit 33 end elevation is still under way.</p>	<p>None</p>
	<p>3/09/11 – Photo 17 Lower Level Dumpster</p> <p>Dumpster is approximately 90% full.</p>	<p>None</p>
	<p>3/09/11 – Photo 18 Lower Level Trash Trailer</p> <p>MH is utilizing the smaller trailer as well.</p>	<p>None</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>3/09/11 – Photo 19 Unit 33 Cable Box</p> <p>Cable box at Unit 33 appears to be in good condition despite snow coverage.</p>	<p>CBL MHC</p>
	<p>3/09/11 – Photo 20 Unit 32 Cable Box</p> <p>Cable box is buried by snow.</p>	<p>None</p>
	<p>3/09/11 – Photo 21 Upper Level Mid Retaining Wall</p> <p>Note: First appearance of water seepage through the retaining wall. This is most likely from the snow storage directly above the wall.</p>	<p>None</p>

END OF FIELD REPORT