

ARCHITECT'S FIELD REPORT

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	10/16/13
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CONDITIONS			
DATE	10/16/13	TIME	11:30 am
WEATHER	High Clouds, Cold	TEMP	34 deg

WORK OBSERVED	
Phase IV Construction – Upper Level Renovations	
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"> Observed completed 2nd floor belly band on Building A. Metal scuppers installation will be complete by the end of the day today. Belly band installation is underway on Building B. Painting has been delayed due to weather. Paint should be complete by the end of this week and windows and doors exchanged starting on Monday. (4) Workers were on site. The project has experienced 5 days weather delay due to rain/snowfall on 4/9/13, 4/15/13, 5/8/13, 5/29/13, 8/7/13, 9/27/13, and 10/11/13. <p>Total Number of Construction Days – 221 Number of Construction Days to Date - 192 Percent of Construction Duration Complete – 87% Average Construction Progress Percent Complete – 67% (Reference Construction Progress Tables Below)</p>

CONSTRUCTION PROGRESS

UNIT	DEMOLITION	WINDOWS & DOOR S	INTERIOR TRIM & BLINDS	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	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
18	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B
19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
21	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
22	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B
23	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
24	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
25	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
26	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
28	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
30	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
31	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
32	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
33	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
34	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A,3B
35	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	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 & DOOR S	INTERIOR TRIM & BLINDS	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	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0
37	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1A
38	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3A
39	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	3A
40	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1B,3B
1	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
2	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
3	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
4	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	100%	0%	0%	0%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	0%	0%	0%	10%	40%	0%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	0%	0%	0%	10%	50%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	0%	0%	0%	10%	50%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	0%	0%	0%	10%	50%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	0%	0%	0%	10%	50%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	0%	0%	0%	10%	50%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	0%	0%	0%	10%	40%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	0%	0%	0%	10%	40%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A

MATERIAL STATUS SUMMARY

REVISED 6/12/13

MATERIAL	MANUFACTURER	STATUS
Metal Siding "Sage"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Siding "Royal Brown"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Corner Trim "Sage"	Emco Building Products, Inc.	100% Ordered Materials on Site
Metal Corner Trim "Sage" at revised 9'-4" length	Emco Building Products, Inc.	100% Ordered Materials on Site
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	60% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	100% Ordered Work Complete
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	80% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	100% Ordered Materials on Site
Door Hardware	Eagle Doors	Hardware is shipped with the doors.
Revised Hardware	Eagle Doors	Change Order #7 Rejected. Existing door hardware to remain on Building C & D.
Wood Column Wraps	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Materials on Site
Exterior Light Fixtures	World Imports Essen	100% Ordered Materials On Site
Outlet Covers	By CBL	60% Complete Installation by CBL
Scupper Drains	Dragon Sheet Metal	60% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	60% Ordered Material on Site
Light Bulbs	9W CFL	100% Ordered Materials on Site

CONSTRUCTION SCHEDULE

REVISED 9/18/13

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	N/A	9/18/13	10/23/13	10/30/13
11 & 12	N/A	9/18/13	10/23/13	10/30/13
13 & 14	N/A	9/18/13	10/23/13	10/30/13
15 & 16	N/A	9/18/13	10/23/13	10/30/13
Unit 17				
17	N/A	7/8/13	8/23/13	8/30/13
Building A				
1 & 2	9/30/13	10/7/13	11/15/13	N/A
3 & 4	9/30/13	10/7/13	11/15/13	N/A
5 & 6	9/30/13	10/7/13	11/15/13	N/A
7 & 8	9/30/13	10/7/13	11/15/13	N/A
Total Construction			221 Days	

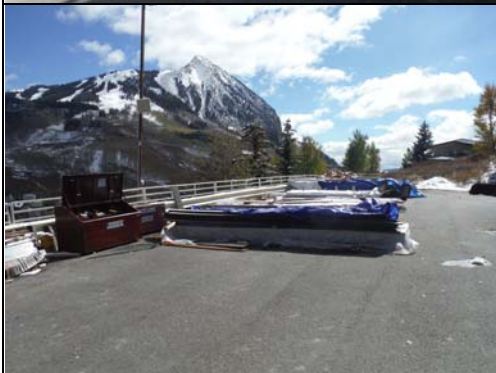

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/16/13 – Photo 1 Building A Work Area Looking South</p> <p>Cutting area is situated between Units 8 & 9.</p>	<p>Note</p>
	<p>10/16/13 – Photo 2 Upper Parking Area Material Staging</p> <p>Materials are staged in the parking area in front of Units 1 through 4.</p>	<p>Note</p>
	<p>10/16/13 – Photo 3 Upper Level Parking Looking North</p>	<p>Note</p>
	<p>10/16/13 – Photo 4 Units 1 & 2</p> <p>2nd Floor belly band and scupper installation underway.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/16/13 – Photo 5 Units 3 & 4</p> <p>2nd Floor belly band and scupper installation underway.</p>	<p>Note</p>
	<p>10/16/13 – Photo 6 Units 5 & 6</p> <p>Belly band installation complete. Scupper installation underway.</p>	<p>Note</p>
	<p>10/16/13 – Photo 7 Units 7 & 8</p> <p>Belly band installation complete. Scupper installation complete.</p>	<p>Note</p>
	<p>10/16/13 – Photo 8 Building B Looking North</p> <p>Belly band installation is nearly complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/16/13 – Photo 9 Maintenance Shed</p>	<p>Note</p>
	<p>10/16/13 – Photo 10 Unit 5 2nd Floor Deck Scupper</p> <p>Metal scupper installation underway.</p>	<p>Note</p>
	<p>10/16/13 – Photo 11 Unit 8 Dryer Vent Hood</p> <p>New vent hood will be black to match the ENT specification. Hood location will interfere slightly with the address number.</p>	<p>Note</p>
	<p>10/16/13 – Photo 12 Unit 9 Hose Bibb</p> <p>Band has been trimmed around the existing hose bibb.</p>	<p>Note</p>

END OF FIELD REPORT