

ARCHITECT'S FIELD REPORT

111

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	6/19/13
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CONDITIONS			
DATE	6/19/13	TIME	10:30 am
WEATHER	Clear, Sunny, Hot	TEMP	60 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 siding on Unit 18 through 23. 2. Observed installation of guardrail on Unit 19. Guardrail has been installed on Units 20 through 23. 3. Noted installed Fiberon Decking on Units 18 through 26. 4. Observed installation of green metal trim work on Building D. 5. Spoke with Mick about construction schedule and sequencing. 6. Change Order #5 was signed. 7. Followed up with Mick on locking door hardware that has been installed. 8. Discussed possible address sign locations with Mick and installation techniques. 9. (8) Workers were on site today, including Mick. 10. 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	15%	0%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	10%	100%	0%	1B
19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	10%	100%	0%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1A
21	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	0
22	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	100%	0%	1B
23	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	0%	1A
24	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	0%	0%	100%	0%	1B,3B
25	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1A
26	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
28	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
30	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
31	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	0
32	100%	100%	100%	100%	100%	100%	100%	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%	100%	0%	
2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
7	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
8	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
9	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
10	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
12	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
13	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
14	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
15	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

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 Delivery Expected by 6/12/13
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	100% Ordered Available Locally
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	100% Ordered Order Placed 6/11/13
Door Hardware	Eagle Doors	Hardware is shipped with the doors.
Wood Column Wraps	MiraTec with SW "ENT Brown"	60% 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 6/12/13

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	N/A	7/8/13	8/2/13	8/9/13
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>6/19/13 – Photo 1 Building C Looking North</p> <p>Siding, Guardrail and Light Fixture installation underway. Units 20, 21, 22, and 23 are substantially complete.</p>	<p>Note</p>
	<p>6/19/13 – Photo 2 Building D Looking South</p> <p>Cutting and work area have been moved to the front of Building D.</p>	<p>Note</p>
	<p>6/19/13 – Photo 3 Units 20 & 21</p> <p>Installed siding, 3rd floor deck, guardrails, and light fixtures on Units 20 & 21.</p>	<p>Note</p>
	<p>6/19/13 – Photo 4 Units 22 & 23</p> <p>Installed siding, 3rd floor deck and guardrails on Units 22 & 23.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 5 Units 22 & 23</p> <p>Alternate angle to see north facing guardrails.</p>	<p>Note</p>
	<p>6/19/13 – Photo 6 3rd Floor Deck Unit 19</p> <p>Bottom bracket installation underway.</p>	<p>Note</p>
	<p>6/19/13 – Photo 7 Guardrail Bracket on Wood Column</p>	<p>Note</p>
	<p>6/19/13 – Photo 8 Unit 19 – 3rd Floor Deck</p> <p>Fiberon decking has been installed in the same manner as the 2nd floor.</p>	<p>Note</p>

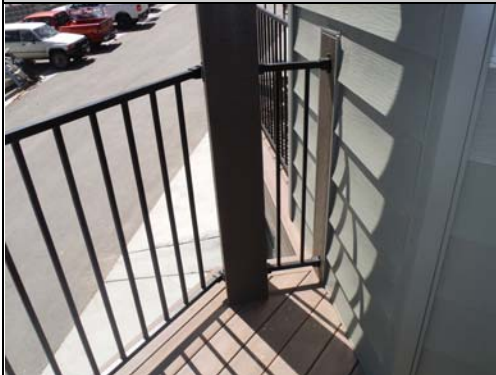


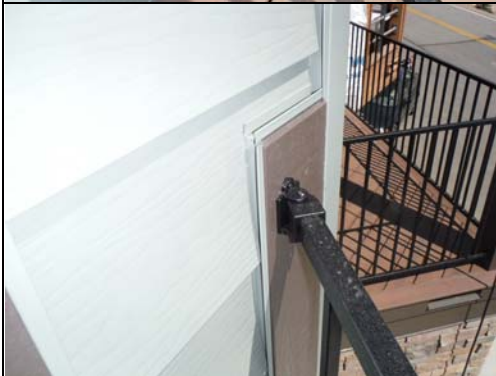
PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 9 Unit 19 2nd Floor Guardrail</p> <p>Installed guardrails.</p>	<p>Note</p>
	<p>6/19/13 – Photo 10 Unit 19 2nd Floor Guardrail</p> <p>Installed guardrails.</p>	<p>Note</p>
	<p>6/19/13 – Photo 11 Unit 19 Guardrail Bottom Bracket</p> <p>Installed bottom bracket for the guardrail.</p>	<p>Note</p>
	<p>6/19/13 – Photo 12 Unit 19 Guardrail Top Bracket</p> <p>Installed top bracket for the guardrail.</p>	<p>Note</p>


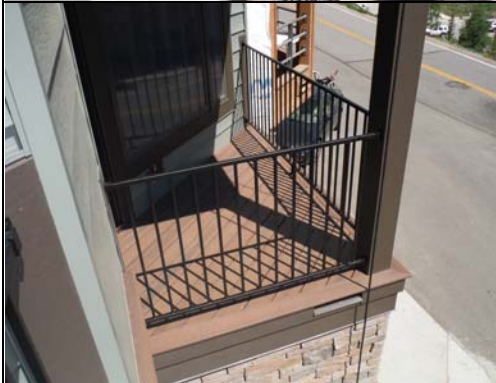

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 13 Looking South at Unit 20</p>	<p>Note</p>
	<p>6/19/13 – Photo 14 Looking North at Unit 18, 2nd Floor Deck</p>	<p>Note</p>
	<p>6/19/13 – Photo 15 Interior Trim, 3rd Floor Unit 19</p> <p>New interior trim matches the existing wooding trim.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 16 Interior Trim, 3rd Floor Unit 19</p> <p>Note: Blinds have been re-installed by Holgate Construction.</p>	<p>Note</p>
	<p>6/19/13 – Photo 17 Door Hardware, Detail</p> <p>Door hardware on the initial shipment as keys.</p>	<p>Note</p>
	<p>6/19/13 – Photo 18 Interior Trim, 2nd Floor Unit 19</p> <p>Completed interior trim. Blinds have been re-installed.</p>	<p>Note</p>
	<p>6/19/13 – Photo 19 Looking Up at 3rd Floor Deck</p> <p>Fiberon decking from underneath.</p>	<p>Note</p>






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 20 Unit 24, Example Address Sign Location</p> <p>Sign placement and materials were discussed.</p>	<p>Note</p>
	<p>6/19/13 – Photo 21 Light Fixtures</p> <p>Light fixtures have arrived and are stored on site at Unit 26 garage.</p>	<p>Note</p>
	<p>6/19/13 – Photo 22 Lower Level Hot Tub Restroom</p> <p>Restroom is clean but not especially tidy.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/19/13 – Photo 23 Unit 25 Chimney End</p> <p>Fascia and belly bands have been extended around the chimney on Unit 25.</p>	<p>Note</p>
	<p>6/19/13 – Photo 24 Unit 17, North Elevation Chimney</p> <p>Stucco face was demolished before the planned construction schedule. This was done to best accommodate space available in the dumpster. MH is aware that this work has disturbed the tenants currently in residence.</p>	<p>Note</p>

END OF FIELD REPORT