

ARCHITECT'S FIELD REPORT

125

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	10/2/13
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CONDITIONS			
DATE	10/2/13	TIME	10:00 am
WEATHER	Clear, Sunny	TEMP	43 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 demolition underway on Building A. Demolition should be complete by the end of the week. Observed completed repairs and exterior sheathing on Building B. Upper fascia boards have been removed. Both buildings are awaiting exterior paint. Temporary address numbers have been installed. (8) Workers were on site. The project has experienced 5 days weather delay due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13 and 8/7/13. No work was performed on 9/3/13. No work was performed on 9/27/13 due to rain and snow. <p> Total Number of Construction Days – 221 Number of Construction Days to Date - 178 Percent of Construction Duration Complete – 80% Average Construction Progress Percent Complete – 65% (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	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	?
2	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	?
3	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	?
4	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	0%	0%	0%	10%	0%	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>10/2/13 – Photo 1 Upper Level Looking South</p> <p>Extensive demolition is underway. South parking lot is temporarily inaccessible.</p>	Note
	<p>10/2/13 – Photo 2 Upper Level Work Area Looking North</p> <p>Demolition debris is being sorted in the parking lot. Traffic is blocked from Unit 8 to the Maintenance Shed.</p>	Note
	<p>10/2/13 – Photo 3 Units 1 & 2</p> <p>Demolition underway. Deck edge conditions are not yet exposed.</p>	Note
	<p>10/2/13 – Photo 4 Units 3 & 4</p> <p>Demolition underway.</p>	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/2/13 – Photo 5 Units 5 & 6</p> <p>Demolition underway.</p>	Note
	<p>10/2/13 – Photo 6 Unit 5 Deck Detail</p> <p>Advanced degradation of the 2nd floor deck rim boards.</p>	Note
	<p>10/2/13 – Photo 7 Units 7 & 8</p> <p>Demolition underway.</p>	Note
	<p>10/2/13 – Photo 8 Unit 8 Detail</p> <p>Advanced degradation of the 2nd floor deck rim boards. Mick will reinstall the existing dryer vent hood.</p>	Note






PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/2/13 – Photo 9 Units 9 & 10</p> <p>Completed repairs. Fascia boards have been removed. Tyvek is temporarily protecting the 2nd floor deck.</p>	Note
	<p>10/2/13 – Photo 10 Units 11 & 12</p> <p>Completed repairs. Awaiting fascia boards and exterior paint</p>	Note
	<p>10/2/13 – Photo 11 Units 13 & 14</p> <p>Completed repairs.</p>	Note
	<p>10/2/13 – Photo 12 Units 15 & 16</p> <p>Completed repairs.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/2/13 – Photo 13 Unit 16 Looking South</p> <p>Completed repairs.</p>	Note
	<p>10/2/13 – Photo 14 Lower Level Bus Turn Around</p> <p>Construction materials have been moved. Asphalt sealing is complete in this area.</p>	Note
	<p>10/2/13 – Photo 15 Lower Level South Parking Lot</p> <p>Outdoor furniture has been removed.</p>	Note
	<p>10/2/13 – Photo 16 Asphalt Seal Condition at Concrete Apron</p> <p>Typical tar seal at the junction of the asphalt and concrete aprons.</p>	Note

END OF FIELD REPORT