

ARCHITECT'S FIELD REPORT

056

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	6/29/11
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CONDITIONS			
DATE	6/29/11	TIME	9:30 am
WEATHER	Sunny, Warm	TEMP	58 deg

WORK OBSERVED	
Phase II – Sewer and Asphalt	
TRADES PRESENT	
Lacy Construction; CSI Concrete; CB Electric	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Steve Warren	Lacy Construction	970-349-5010

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Observed work being performed at the Upper and Lower Level parking areas. 2. Below ground work is 100% complete at the Lower Level. Concrete aprons and valley pans are 99% complete; 2 area drains have yet to be installed. Final grading is underway. 3. Below ground work is 100% complete at the Upper Level. Formwork for the concrete aprons is 85% complete and heat cable is installed. Concrete work will be completed this afternoon and tomorrow morning. 4. Asphalt will be installed tomorrow (6/30) and Friday (7/1). Additional asphalt work at the Upper Level may need to be scheduled for the morning of 7/2. Lacy Construction will provide an update. 5. (13) Workers were on site. CB Electric is finishing installation of control boxes and core-drilling connections for the power supply. 6. No weather delays to report. Project is tracking to be completed on time.

CONSTRUCTION SCHEDULE			
ITEM	DISCUSSION	COMPLETE	NOTES
1.00	Upper Level – Sewer & Asphalt		
1.01	Demolition	100%	
1.02	Sewer Lines, Main	100%	
1.03	Sewer Lines, Trunks	100%	
1.04	Manholes (1–5)	100%	Manholes 3, 4, & 5 not required.
1.05	GCEA Electrical Trench	100%	
1.06	Drain Lines	100%	
1.07	Area Drains	0%	Installed with valley pans
1.08	Drywell or Drain Connection	100%	
1.09	Heated Valley Pans	25%	Formwork and heat cable installed
1.10	Concrete Aprons	25%	Formwork in place
1.11	Area Drain Catch Basin	25%	Catch basin has been demo'd
1.12	Replace Bollard	0%	Likely done after asphalt is in place
1.13	Asphalt	0%	
2.00	Lower Level – Sewer & Asphalt		
2.01	Demolition	100%	
2.02	Sewer Lines, Main	100%	
2.03	Sewer Lines, Trunks	100%	
2.04	Manholes (6–8)	100%	
2.05	GCEA Electrical Trench	100%	
2.06	Drain Lines	100%	
2.07	Area Drains	99%	Unit 17, 18, & 19 not complete
2.08	Drywell or Drain Connection	100%	Connected to existing drywell
2.09	Heated Valley Pans	100%	
2.10	Concrete Aprons	100%	
2.11	Area Drain Catch Basin	0%	Not necessary; removed from scope
2.12	Replace Bollard	0%	Will likely be done after asphalt.
2.13	Asphalt	0%	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 1 Lower Level Driveway Looking North</p> <p>Concrete aprons are in place and final grading is underway.</p>	<p>Note</p>
	<p>6/29/11 – Photo 2 Lower Level Units 39 and 40</p> <p>Concrete aprons installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 3 Lower Level Units 37 & 38</p> <p>Concrete aprons installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 4 Lower Level Units 39 and 40</p> <p>Concrete aprons installed.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 5 Lower Level Units 35 and 36</p> <p>Concrete aprons installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 6 Lower Level Units 33 and 34</p> <p>Concrete aprons installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 7 Lower Level Unit 33 Looking North</p> <p>Concrete aprons installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 8 Unit 40 Detail</p> <p>Note 12” square area drain and conduit. The conduit contains the two ends of the heat cable (yellow); a grey, 6” square control box will be mounted on the wall above the conduit.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 9 Lower Level Driveway Looking South</p> <p>Final grading complete.</p>	<p>Note</p>
	<p>6/29/11 – Photo 10 Lower Level Units 32 and 33</p> <p>Concrete aprons complete.</p>	<p>Note</p>
	<p>6/29/11 – Photo 11 Lower Level Units 29 and 30</p> <p>Concrete aprons completed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 12 Lower Level Units 27 and 28</p> <p>Concrete aprons complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 13 Unit 28 Detail</p> <p>Note standing water at drain – remnants of a flow test. Drain covers were sealed with tape during the concrete pour.</p>	<p>Note</p>
	<p>6/29/11 – Photo 14 Lower Level Driveway</p> <p>Note excavated area in driveway adjacent to Units 24 and 25. This area will be re-filled and recompact.</p>	<p>Note</p>
	<p>6/29/11 – Photo 15 Lower Level Units 25 and 26</p> <p>Concrete aprons are complete.</p>	<p>Note</p>
	<p>6/29/11 – Photo 16 Lower Level Units 23 and 24</p> <p>Concrete aprons are complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 17 Lower Level Building C Looking North</p> <p>Note straight edge of concrete aprons.</p>	<p>Note</p>
	<p>6/29/11 – Photo 18 Lower Level Units 21 and 22</p> <p>Concrete aprons complete.</p>	<p>Note</p>
	<p>6/29/11 – Photo 19 Lower Level Units 19 and 20</p> <p>Concrete aprons complete. Note Unit 19 area drain has yet to be installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 20 Lower Level Units 17 and 18</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 21 Lower Level Detail of Units 17 and 18</p> <p>Area drains have yet to be installed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 22 Lower Level Curb</p> <p>Damaged area of curb has been removed. New curb will be installed today.</p>	<p>Note</p>
	<p>6/29/11 – Photo 23 Lower Level North Parking</p> <p>Removal of additional asphalt at the parking area/ bus turnaround north of the hot tub area. Timber retaining wall was installed on top of the asphalt hindering progress.</p>	<p>Note</p>
	<p>6/29/11 – Photo 24 Upper Level Entrance Looking South</p> <p>Additional asphalt has been removed.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 25 Upper Level Entrance Looking North</p> <p>Additional asphalt has been removed. Note: section of damaged curb has been removed.</p>	<p>Note</p>
	<p>6/29/11 – Photo 26 Upper Level Area Drain Basin</p> <p>Concrete basin has been demolished. Iron grate will be installed in a new catch basin.</p>	<p>Note</p>
	<p>6/29/11 – Photo 27 Upper Level Units 1 and 2</p> <p>Valley pans are installed on Units 1 through 6. Concrete aprons will be poured next.</p>	<p>Note</p>
	<p>6/29/11 – Photo 28 Upper Level Looking North</p> <p>Formwork is in place.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 29 Detail of Units 1 & 2</p> <p>Heated valley pans are in place. Area drain has not yet been installed. Note the yellow heat trace cable adjacent to the area drain connection.</p>	<p>Note</p>
	<p>6/29/11 – Photo 30 Upper Level Units 3</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 31 Upper Level Units 5 and 6</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 32 Upper Level Units 7 and 8</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>



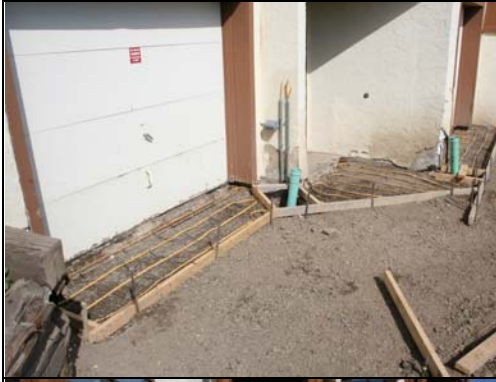




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 33 Upper Level Units 9 and 10</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 34 Upper Level between Units 8 and 9</p>	<p>Note</p>
	<p>6/29/11 – Photo 35 Upper Level Unit 8</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 36 Upper Level Building B Looking North</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/29/11 – Photo 37 Upper Level Detail of Units 13 and 14</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 38 Upper Level Units 15 and 16</p> <p>Formwork and heat cable are in place.</p>	<p>Note</p>
	<p>6/29/11 – Photo 39 Upper Level Caretaker Unit</p> <p>Concrete formwork will be installed on 6/30.</p>	<p>Note</p>

END OF FIELD REPORT