

## ARCHITECT'S FIELD REPORT

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PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	12/18/13
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CONDITIONS			
DATE	12/18/13	TIME	2:00 pm
WEATHER	Clear, Cold	TEMP	24 deg

WORK OBSERVED	
Phase IV Construction – Upper Level Renovations	
TRADES PRESENT	
Holgate Construction	

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"> <li>1. Metal siding is complete with the exception of a small portion on Unit #1 and Unit #9.</li> <li>2. Wood column wrap installation is underway. Column wraps are complete on the 2<sup>nd</sup> floor level of Building A.</li> <li>3. Guardrail installation was started on Units 15 &amp; 16.</li> <li>4. Light fixtures and door handles are installed.</li> <li>5. (7) Workers were on site today including Mick.</li> <li>6. The project has experienced <b>8 days weather delay</b> due to rain/snowfall on 4/9/13, 4/15/13, 5/8/13, 5/29/13, 8/7/13, 9/27/13, 10/11/13 and 12/4/13.</li> </ol> <p> Total Number of Construction Days – 257  Number of Construction Days to Date - 255  Percent of Construction Duration Complete – 99%  Average Construction Progress Percent Complete – 92%  (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 <sup>ND</sup> FLOOR MEMBRANE & SCUPPER	2 <sup>ND</sup> FLOOR DECK BOARDS	3 <sup>RD</sup> 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 2<sup>nd</sup> Floor Deck Joists, 2 = Degraded 2<sup>nd</sup> Floor Plywood Top, 3 = Degraded 3<sup>rd</sup> 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 <sup>ND</sup> FLOOR MEMBRANE & SCUPPER	2 <sup>ND</sup> FLOOR DECK BOARDS	3 <sup>RD</sup> 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%	100%	100%	100%	100%	100%	100%	100%	100%	90%	10%	0%	50%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3A
6	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3B
8	100%	100%	100%	100%	85%	100%	100%	100%	100%	100%	10%	0%	50%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	50%	0%	50%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	50%	100%	0%	1B,3A
11	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	50%	100%	0%	1B
12	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	50%	100%	0%	1B,3B
13	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	50%	100%	0%	1B,3B
14	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	50%	100%	0%	0
15	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	50%	50%	100%	0%	1A,3A
16	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	50%	50%	100%	0%	1A

**MATERIAL STATUS SUMMARY****REVISED 10/23/13**

<b>MATERIAL</b>	<b>MANUFACTURER</b>	<b>STATUS</b>
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	100% Ordered Work Complete
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"	100% 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"	100% 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	100% Ordered Work Complete
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	100% Ordered Material Stored at Alpine Lumber
Light Bulbs	9W CFL	100% Ordered Materials on Site

**CONSTRUCTION SCHEDULE**
**REVISED 11/6/13**

BUILDING & UNIT	WEEK BEFORE	START DATE	FINISH DATE	WEEK AFTER
<b>Building C</b>				
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
<b>Building D</b>				
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
<b>Building E</b>				
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
<b>Building B</b>				
9 & 10	N/A	9/18/13	12/20/13	N/A
11 & 12	N/A	9/18/13	12/20/13	N/A
13 & 14	N/A	9/18/13	12/20/13	N/A
15 & 16	N/A	9/18/13	12/20/13	N/A
<b>Unit 17</b>				
17	N/A	7/8/13	8/23/13	8/30/13
<b>Building A</b>				
1 & 2	9/30/13	10/7/13	12/20/13	N/A
3 & 4	9/30/13	10/7/13	12/20/13	N/A
5 & 6	9/30/13	10/7/13	12/20/13	N/A
7 & 8	9/30/13	10/7/13	12/20/13	N/A
<b>Total Construction</b>			<b>257 Days</b>	





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/18/13 – Photo 1 Building A from Below</p> <p>Wood post wraps are being installed. Guardrails are following in sequence.</p>	Note
	<p>12/18/13 – Photo 2 Upper Level Work Area Looking North</p> <p>Site is generally icy. Work is being performed midway between the two buildings.</p>	Note
	<p>12/18/13 – Photo 3 Units 1 &amp; 2</p> <p>Unit awaiting post wraps and guardrails. Note the small amount of siding on the north side of Unit 1. Siding is awaiting the wood corn trim.</p>	Note
	<p>12/18/13 – Photo 4 Units 3 &amp; 4</p> <p>Unit awaiting post wraps and guardrails.</p>	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/18/13 – Photo 5 Units 5 &amp; 6</p> <p>Unit awaiting post wraps and guardrails.</p>	Note
	<p>12/18/13 – Photo 6 Units 7 &amp; 8</p> <p>Unit awaiting post wraps and guardrails.</p>	Note
	<p>12/18/13 – Photo 7 Units 9 &amp; 10</p> <p>Post wraps are complete on the 2<sup>nd</sup> level. Note the small amount of metal siding on the north end of Unit #9.</p>	Note
	<p>12/18/13 – Photo 8 Units 11 &amp; 12</p> <p>Post wraps are complete on the 2<sup>nd</sup> level. Light fixtures have been installed.</p>	Note







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/18/13 – Photo 9 Units 13 &amp; 14</p> <p>Post wraps are complete on the 2<sup>nd</sup> level.</p> <p>Light fixtures have been installed.</p>	Note
	<p>12/18/13 – Photo 10 Units 15 &amp; 16</p> <p>Post wraps and guardrails are complete on the 2<sup>nd</sup> level.</p> <p>Light fixtures have been installed.</p>	Note
	<p>12/18/13 – Photo 11 Maintenance Area Work Area</p> <p>Prepared corner trim pieces ready for installation.</p>	Note
	<p>12/18/13 – Photo 12 Chimney End Metal</p> <p>Mick is measuring the metal panels for the remaining chimney ends.</p>	Note



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/18/13 – Photo 13 Unit 16 North Elevation</p> <p>Chimney end metal installation underway.</p>	Note
	<p>12/18/13 – Photo 14 Unit 16 North Elevation (Photo from MH at 4:30 pm)</p> <p>Completed metal panels on the upper chimney of Unit 16.</p> <p>Note the differing conditions on Unit 16. Due to the position of the Maintenance Building, the belly band does not continue around the corner. The siding from Phase IV is even at the corner. A small transition piece was installed at the break.</p>	Note

END OF FIELD REPORT