

**ARCHITECT'S FIELD REPORT**

**059**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	7/19/11
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<b>CONDITIONS</b>			
<b>DATE</b>	7/19/11	<b>TIME</b>	9:30 am
<b>WEATHER</b>	Sunny & Clear	<b>TEMP</b>	62 deg

<b>WORK OBSERVED</b>	
Phase II – Sewer and Asphalt; BWA Punch List Walk	
<b>TRADES PRESENT</b>	
None	

<b>PRESENT</b>		
Ben White	Ben White Architecture	970-349-5378

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Walked the site to investigate construction progress and inspect defects.</li> <li>2. Concrete has not yet been poured around area drains.</li> <li>3. Additional valley pan extensions at the Lower Level units has not been completed.</li> <li>4. Severe settling has occurred at the asphalt/apron junction at the Lower Level, south end.</li> <li>5. Bollards have not been installed.</li> <li>6. Minor site clean-up is necessary.</li> <li>7. Phones at the Upper Level are not functioning. CBL, Lacy Construction, and Qwest are aware of the situation.</li> </ol> <p>From GB at CBL;</p> <ol style="list-style-type: none"> <li>1. Lacy to contact Qwest per Ben/Grants conversation 7/21/11</li> <li>2. Lacy to bury electrical wiring at upper "shed" that Lacy pulled up - per Ben / Grants conversation 7/21/11.</li> </ol>

CONSTRUCTION SCHEDULE			
ITEM	DISCUSSION	COMPLETE	NOTES
1.00	<b>Upper Level – Sewer &amp; Asphalt</b>		
1.01	Demolition	100%	
1.02	Sewer Lines, Main	100%	
1.03	Sewer Lines, Trunks	100%	
1.04	Manholes (1–5)	100%	
1.05	GCEA Electrical Trench	100%	
1.06	Drain Lines	100%	
1.07	Area Drains	50%	Concrete around area drains.
1.08	Drywell or Drain Connection	100%	
1.09	Heated Valley Pans	100%	
1.10	Concrete Aprons	100%	
1.11	Area Drain Catch Basin	100%	
1.12	Replace Bollard	0%	Not complete.
1.13	Asphalt	100%	
2.00	<b>Lower Level – Sewer &amp; Asphalt</b>		
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%	
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	100%	




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 1 Lower Level South Retaining Wall</p> <p>Clean-up of road base debris recommended. Repair of the top level of retaining wall may be necessary.</p>	<p>LC</p>
	<p>7/19/11 – Photo 2 Unit 38</p> <p>Asphalt settling. Recommend removing asphalt, re-compacting subgrade and install new asphalt.</p>	<p>LC</p>
	<p>7/19/11 – Photo 3 Unit 38</p> <p>Photo of settling asphalt from Photo 2.</p>	<p>LC</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 4 Area Drains</p> <p>General Note: Clean up concrete around area drains to allow for lid to open. Remove duct tape.</p>	<p>LC</p>
	<p>7/19/11 – Photo 5 Unit 32</p> <p>Asphalt settling. Recommend removing asphalt, re-compacting subgrade and install new asphalt.</p>	<p>LC</p>
	<p>7/19/11 – Photo 6 Units 32 and 33</p> <p>Additional concrete valley pans requested to catch roof drip from above.</p>	<p>LC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 7 Unit 30</p> <p>Asphalt settling. Recommend removing asphalt, re-compacting subgrade and install new asphalt.</p>	<p>LC</p>
	<p>7/19/11 – Photo 8 Unit 30</p> <p>Detail of Photo 7.</p>	<p>LC</p>
	<p>7/19/11 – Photo 9 Area Drains</p> <p>General note: recommend sealing perimeter of area drains.</p>	<p>LC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 10 Units 24 and 25</p> <p>Additional concrete valley pans requested to catch roof drip from above.</p>	<p>LC</p>
	<p>7/19/11 – Photo 11 Lower Level Parking Area</p> <p>New valley pan concrete cracked. This area should be removed and replaced or repaired in a matter to prevent water from degrading the concrete.</p>	<p>LC</p>
	<p>7/19/11 – Photo 12 Units 17, 18 &amp; 19</p> <p>Install concrete around area drains.</p>	<p>LC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 13 Unit 22</p> <p>Asphalt adjacent to the patched concrete is cracked. Recommend sealing this area to prevent water intrusion.</p>	<p>LC</p>
	<p>7/19/11 – Photo 14 Lower Level Parking Area</p> <p>Guardrail is damaged.</p>	<p>LC</p>
	<p>7/19/11 – Photo 15 Lower Level Parking Area</p> <p>Bollard needs to be removed from the site as construction waste.</p>	<p>LC</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 16 Upper Level Area Basin</p> <p>Recommend additional concrete curb around new area catch basin to prevent damage from vehicles.</p>	<p>LC</p>
	<p>7/19/11 – Photo 17 Upper Level Service Area</p> <p>New concrete sidewalk does not drain properly. Recommend removing and reinstalling the concrete to an appropriate pitch.</p>	<p>LC</p>
	<p>7/19/11 – Photo 18 Upper Level North Snow Storage</p> <p>Additional road base has been piled here beyond the property line. Recommend removing the road base.</p>	<p>LC</p>
	<p>7/19/11 – Photo 19 Upper Level Area Drains</p> <p>General Note: Install concrete around area drains at all locations.</p>	<p>LC</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 20 Unit 13</p> <p>Flow fill has been used to patch areas of the valley pan that were exposed to rain during the pour.</p>	<p>Note</p>
	<p>7/19/11 – Photo 21 Unit 12</p> <p>Flow fill has been used to patch areas of the valley pan that were exposed to rain during the pour.</p>	<p>Note</p>
	<p>7/19/11 – Photo 22 Unit 14</p> <p>Flow fill has been used to patch areas of the valley pan that were exposed to rain during the pour.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/19/11 – Photo 23 Upper Level Asphalt – South End (Looking South)</p> <p>Extent of asphalt installed is consistent with the plans.</p>	<p>Note</p>
	<p>7/19/11 – Photo 24 Upper Level Asphalt – South End (Looking North)</p> <p>Electrical line feeding lights and wireless internet needs repair. Underground electrical lines should be installed per code.</p>	<p>LC</p>
	<p>7/19/11 – Photo 25 Upper Level Maintenance Shed</p> <p>Some woven wire mesh remains. The plywood belongs to CBL. Remnants of Phase I construction materials have yet to be removed or stored.</p>	<p>LC MHC</p>

END OF FIELD REPORT