

ARCHITECT'S FIELD REPORT

023

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	11/11/10
----------------	--	-------------	----------

CONDITIONS			
DATE	11/11/10	TIME	9:30 am
WEATHER	Partly Cloudy; Cold; Light Snow Coverage	TEMP	37 deg

WORK OBSERVED	
Phase I – Construction	
TRADES PRESENT	
Holgate Construction Company	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Company	970-209-4449
Grant Benton	Crested Butte Lodging	970-497-9090

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> 1. Coordinated schedule of remaining work the Mick; a Proposed Construction Schedule is included in this Field Report on page 2. BWA expressed the Board's concern in regards to finishing the horizontal siding on the Lower Level Units. 2. Performed visual inspection of interior of Units 1 through 8 on interior window trim. 3. Inspected Unit 8 End siding installation. 4th Floor end window panel detail is missing. Mick would like the Board to review the end units without the panel below the window. 4. Loft scaffolding has been moved to Units 9 through 12. Windows have been replaced. Wood trim has been installed. Horizontal siding is currently underway. 6. (7) Workers were on site including Mick. 7. The Upper Level dumpster is 100% full. Mick has rearranged site storage to accommodate snow removal to the south. Site is in good order.

PROPOSED CONSTRUCTION SCHEDULE - UPDATED 11/12/10				
TASK	DURATION	START DATE	END DATE	NOTES
End Elevations Demo & Siding				
Unit 9	4 days	Nov. 19 th	Nov. 24 th	Thanksgiving
Unit 16	5 days	Nov. 29 th	Dec. 3 rd	Dec. 5 th original finish
Unit 1	5 days	Dec. 6 th	Dec. 10 th	
Unit 17	6 days	Dec. 13 th	Dec. 20 th	Christmas
Unit 24	6 days	Dec. 27 th	Jan. 3 rd	
Unit 25	6 days	Jan. 4 th	Jan. 11 th	
Unit 32	6 days	Jan. 12 th	Jan. 20 th	
Unit 33	6 days	Jan. 21 st	Jan. 28 th	
Unit 40	6 days	Jan. 31 st	Feb. 7 th	Complete
Total Duration	50 days			
Loft Window Replacements & Siding				
Units 13, 14, 15 & 16	6 days	Nov. 29 th	Dec. 6 th	After Thanksgiving
Units 37, 38, 39 & 40	6 days	Dec. 7 th	Dec. 14 th	
Units 33, 34, 35 & 36	6 days	Dec. 15 th	Dec. 22 nd	Christmas
Units 29, 30, 31 & 32	6 days	Dec. 27 th	Jan. 3 rd	
Units 25, 26, 27 & 28	6 days	Jan. 4 th	Jan. 11 th	
Units 21, 22, 23 & 24	6 days	Jan. 12 th	Jan. 19 th	
Units 17, 18, 19 & 20	6 days	Jan. 20 th	Jan. 26 th	
Total Duration	42 days			
Anticipated Completion Date: Feb. 7th, 2011 for a contract extension of 65 days				
* Assuming 5 day work weeks.				
** Assuming 1 weather day per week.				
*** Assuming areas are inspected and approved as work progresses.				

CONTRACT DAYS	165	CONTRACT EXTENSIONS	0	DAYS REMAINING	25
----------------------	------------	----------------------------	----------	-----------------------	-----------

ITEM	TASK	9/29/10	10/6/10	10/13/10	10/27/10	11/3/10	11/11/10
1.01	Upper Level Units – Rear						
	Demolition	1-16	✓	✓	✓	✓	✓
	Coax Installed	1-16	✓	✓	✓	✓	✓
	Insulation & Tyvek	1-16	✓	✓	✓	✓	✓
	Corrugated Siding	1-16	✓	✓	✓	✓	✓
	Horizontal Siding	1-5, 7, 8	6, 9-16	✓	✓	✓	✓
	Parapet Cap	None	None	None	None	None	1,2
1.02	Lower Level Units – Rear						
	Demolition	17-40	✓	✓	✓	✓	✓
	Coax Installed	17-40	✓	✓	✓	✓	✓
	Insulation & Tyvek	17-40	✓	✓	✓	✓	✓
	Corrugated Siding	17-24, 33-40	25-32	✓	✓	✓	✓
	Horizontal Siding	None	None	None	17-24	17-24	17-24
	Parapet Cap	None	None	None	None	None	None
1.03	Upper Level Units – Sides						
	Demolition	None	None	None	8	8	8, 9 (Part)
	Belly Bands Installed	None	None	None	None	8	8
	Window Installed	None	None	None	8	8	8
	Horizontal Siding	None	None	None	None	8 (part)	8
1.04	Lower Level Units – Sides						
	Demolition	None	None	None	None	None	None
	Belly Bands Installed	None	None	None	None	None	None
	Window Installed	None	None	None	None	None	None
	Horizontal Siding	None	None	None	None	None	None
1.05	Upper Level Units – Loft						
	Demolition	None	None	1,2,3,4	None	1-8	1-12
	Windows Installed	None	None	1,2	3,4	1-8	1-12
	Horizontal Siding	None	None	None	1,2,3,4	1-8	None
1.06	Lower Level Units – Loft						
	Demolition	None	None	None	None	None	None
	Windows Installed	None	None	None	None	None	None
	Horizontal Siding	None	None	None	None	None	None

* Completed Construction table has been revised to clarify tasks on 11/3/10 and corrects Field Report 22.

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 1 Unit 8 – End Elevation</p> <p>End elevation example completed. Please note, the wood panel detail below the 4th floor window was inadvertently omitted. Prior to correcting the error, the photo has been included to show what the end units would look like without the additional detailing.</p> <p>Review and direction from the Board is appreciated.</p>	<p>ENT</p>
	<p>11/11/10 – Photo 2 Units 17 through 20</p> <p>Horizontal siding complete save gable ends on Units 19 & 21.</p> <p>Additional siding to be installed by November 19th.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 3 Units 21 through 24</p> <p>Horizontal siding installation complete on Units 22, 23 & 24.</p>	<p>None</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 4 Units 25 through 28</p> <p>Units have been prioritized. Horizontal siding installation will begin November 12th and be completed by November 19th.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 5 Units 29 through 32</p> <p>Units have been prioritized. Horizontal siding installation will begin November 12th and be completed by November 19th.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 6 Units 33 through 36</p> <p>Units have been prioritized. Horizontal siding installation will begin November 12th and be completed by November 19th.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 7 Units 37 through 40</p> <p>Units have been prioritized. Horizontal siding installation will begin November 12th and be completed by November 19th.</p>	<p>MHC</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 8 Unit 1 Loft Windows</p> <p>Windows awaiting interior trim.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 9 Unit 2 Loft Windows</p> <p>Window trim installed. Unit appears clean and in good order.</p> <p>(Window stickers will need to be removed.)</p>	<p>None</p>
	<p>11/11/10 – Photo 10 Unit 3 Loft Windows</p> <p>Window trim has been installed.</p> <p>Please note, standardized window sizes have left areas to be painted. Should this work fall under MHC or the home owner?</p>	<p>ENT</p>
	<p>11/11/10 – Photo 11 Unit 3 Stairwell</p> <p>Dent in drywall will require repair.</p>	<p>MHC</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 12 Unit 4 Loft Windows</p> <p>Window trim has been installed.</p> <p>Please note, standardized window sizes have left areas to be painted. Should this work fall under MHC or the home owner?</p>	<p>ENT</p>
	<p>11/11/10 – Photo 13 Unit 5 Loft Windows</p> <p>Window trim has been installed.</p> <p>Please note, standardized window sizes have left areas to be painted. Should this work fall under MHC or the home owner?</p>	<p>ENT</p>
	<p>11/11/10 – Photo 14 Unit 5 3rd Floor Hallway</p> <p>Dent in drywall will require repair.</p>	<p>MHC</p>




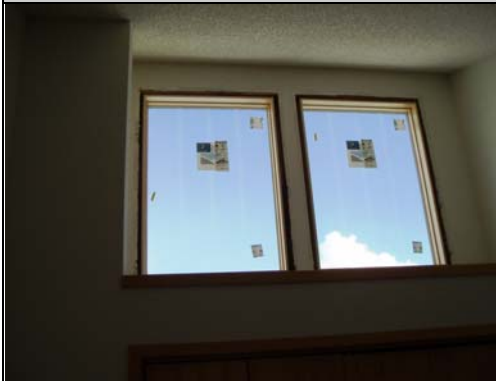


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 15 Unit 5 Stairwell</p> <p>Dent in drywall will require repair.</p>	<p>ENT</p>
	<p>11/11/10 – Photo 16 Unit 6 Loft Windows</p>	<p>None</p>
	<p>11/11/10 – Photo 17 Unit 7 Loft Windows</p> <p>Window trim has been installed. A sizable gap at the top of the window might require repair or larger window trim to cover.</p>	<p>MHC</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/11/10 – Photo 18 Unit 8 Loft Windows</p> <p>Trim has not yet been installed.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 19 Unit 8 End Window</p> <p>Window has been installed. Unit still requires foam insulation and window trim.</p> <p>Note: wall below will require cleaning.</p>	<p>MHC</p>
	<p>11/11/10 – Photo 20 Upper Level Construction Area</p> <p>Note: MHC is relocating building materials to facilitate snow removal to the south of the parking lot.</p>	<p>None</p>

END OF FIELD REPORT