

# ARCHITECT'S FIELD REPORT

043

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	4/13/11
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CONDITIONS			
<b>DATE</b>	4/13/11	<b>TIME</b>	12:20 pm
<b>WEATHER</b>	Sunny, High Clouds	<b>TEMP</b>	45 deg

WORK OBSERVED	
Phase II – Retaining Wall Repairs	
TRADES PRESENT	
None	

PRESENT		
Ben White	Ben White Architecture	970-349-5378
Ben Arnold	Mays Construction Specialties	970-245-0834

COMMENTS & OBSERVATIONS
<ol style="list-style-type: none"> <li>1. Met with Ben Arnold from May's Construction at the Upper Level parking area.</li> <li>2. Work is currently underway on Pylon #21.</li> <li>3. (43) Calendar Days to complete work. Work was started April 1<sup>st</sup> and should be completed by May 13<sup>th</sup>.</li> <li>4. (67) Pylons total to be repaired. (18) are completed to date leaving (49) to finish.</li> <li>5. Building Permit is in place.</li> <li>6. Plan Review with the Town of Mt. Crested Butte is complete (by Buckhorn Geotech) with no comments.</li> <li>7. (5) Workers were on site including Ben.</li> <li>8. No weather-related delays to report. Work is progressing on schedule.</li> </ol>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 1 Upper Level Retaining Wall Repair</p> <p>View from Morning Glory Way – repair work is underway on Pylon #21.</p>	<p>Note</p>
	<p>4/13/11 – Photo 2 Upper Level Retaining Wall Repair</p> <p>The drill arm on the excavator is in place and rods are positioned with the boom lift from below. Rods are 10' in length and are coupled together and inserted 30' back into the bedrock.</p>	<p>Note</p>
	<p>4/13/11 – Photo 3 Upper Level Retaining Wall Repair</p> <p>Pylons 1 through 3 have not been completed due to the snow.</p>	<p>Note</p>



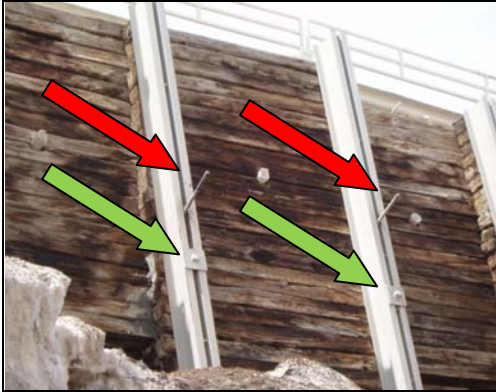

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 4 Upper Level Retaining Wall Repair</p> <p>Pylons 6 through 10 have been drilled. Once the grout injection sets, bolts will secure the rods to the soldier beams.</p>	<p>Note</p>
	<p>4/13/11 – Photo 5 Upper Level Retaining Wall Repair</p> <p>Pylons 7 through 17 have been installed.</p>	<p>Note</p>
	<p>4/13/11 – Photo 6 Upper Level Retaining Wall Repair</p> <p>Enlarged photo of new anchor rods (red arrows) and existing anchor rods (green arrows.) Many of the existing anchor rods have failed.</p>	<p>Note</p>
	<p>4/13/11 – Photo 7 Upper Level Retaining Wall Repair</p> <p>Stock piled cement. The grout mixing is stationed adjacent to the Maintenance Shed (not pictured.)</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 7 Upper Level Retaining Wall Repair</p> <p>Timber tie end has been removed in several locations to facilitate drilling. Note soldier beam on the right side of the photo. Cut-away shows the condition of the timber.</p>	<p>Note</p>
	<p>4/13/11 – Photo 9 Lower Level Parking Area</p> <p>Utility locates for electrical and water are marked on the asphalt. Note orange paint indicating underground electrical lines.</p>	<p>Note</p>
	<p>4/13/11 – Photo 10 Lower Level Parking Area</p> <p>Note blue paint lines indicating underground water line.</p>	<p>Note</p>
	<p>4/13/11 – Photo 11 Lower Level Parking Area</p> <p>Note blue paint lines indicating underground water line.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 12 Lower Level Curb &amp; Gutter Condition From far Southern end looking North.</p> <p>Photos documenting the existing condition of concrete curb running the length of the parking lot. Curb is slated to remain as a cost-savings for Phase II construction.</p>	<p>Note</p>
	<p>4/13/11 – Photo 13 Lower Level Curb &amp; Gutter Condition From Fire Hydrant looking North.</p> <p>Curb has esthetic damage but is in a serviceable condition.</p>	<p>Note</p>
	<p>4/13/11 – Photo 14 Lower Level Curb &amp; Gutter Condition</p> <p>Note esthetic damage at curb control joint.</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 15 Lower Level Curb &amp; Gutter Condition Mid-way looking North.</p> <p>Curb is in fair condition.</p>	<p>Note</p>
	<p>4/13/11 – Photo 16 Lower Level Curb &amp; Gutter Condition</p> <p>Valley pan located along parking area is slated to be removed and replaced. The valley pan is in poor condition.</p>	<p>Note</p>
	<p>4/13/11 – Photo 17 Lower Level Curb &amp; Gutter Condition</p> <p>Note the slight dip approximately 5' north of the parking area.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 18 Lower Level Curb &amp; Gutter Condition</p> <p>Final northern portion of curb is in serviceable condition but has been damaged by snow removal.</p>	<p>Note</p>
	<p>4/13/11 – Photo 19 Lower Level Retaining Wall</p> <p>Photo of Lower Level retaining wall slated for repair.</p>	<p>Note</p>
	<p>4/13/11 – Photo 20 Lower Level Retaining Wall</p> <p>Photo of Lower Level retaining wall slated for repair.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>4/13/11 – Photo 21 Lower Level Retaining Wall</p> <p>Photo of Lower Level retaining wall slated for repair.</p>	<p>Note</p>

END OF FIELD REPORT