

ARCHITECT'S FIELD REPORT

123

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	9/18/13
---------	--	------	---------

CONDITIONS			
DATE	9/18/13	TIME	9:00 am
WEATHER	Clear, Warm, Few Clouds	TEMP	52 deg

WORK OBSERVED	
Phase IV Construction – Completion of Lower Level Units	
TRADES PRESENT	
Holgate Construction Co.	

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>Observed completed work on Building E and Unit 17 with the exception of the high chimney metal siding on Units 17, 25 &amp; 33.</li> <li>Punch List of Buildings C, D, &amp; E is complete. Punch List will be distributed to Board and Holgate Construction.</li> <li>The project is 13 days behind schedule. A revised construction schedule is included with this Field Report.</li> <li>Construction work has mobilized to the Upper Level. The dumpster is in place and demolition work has started on Building B.</li> <li>(6) Workers were on site.</li> <li>The project has experienced <b>5 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13 and 8/7/13. No work was performed on 9/3/13.</li> </ol> <p>Total Number of Construction Days – 221            Number of Construction Days to Date - 163            Percent of Construction Duration Complete – 74%            Average Construction Progress Percent Complete – 63%            (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	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
4	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
5	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
6	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
7	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
8	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
9	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
10	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
11	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
12	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
13	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
14	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
15	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

**MATERIAL STATUS SUMMARY**

**REVISED 6/12/13**

<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	60% Ordered Materials Available Locally
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"	80% 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"	60% 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	60% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	60% Ordered Material on Site
Light Bulbs	9W CFL	100% Ordered Materials on Site

**CONSTRUCTION SCHEDULE**

**REVISED 9/18/13**

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	10/23/13	10/30/13
11 & 12	N/A	9/18/13	10/23/13	10/30/13
13 & 14	N/A	9/18/13	10/23/13	10/30/13
15 & 16	N/A	9/18/13	10/23/13	10/30/13
<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	11/15/13	N/A
3 & 4	9/30/13	10/7/13	11/15/13	N/A
5 & 6	9/30/13	10/7/13	11/15/13	N/A
7 & 8	9/30/13	10/7/13	11/15/13	N/A
<b>Total Construction</b>			<b>221 Days</b>	





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/18/13 – Photo 1 Building E from below</p>	<p>Note</p>
	<p>9/18/13 – Photo 2 Building D from below</p>	<p>Note</p>
	<p>9/18/13 – Photo 3 Building C from below</p>	<p>Note</p>
	<p>9/18/13 – Photo 4 Lower Level Parking Lot</p> <p>Looking south. Holgate Construction has removed all materials and construction equipment from the parking lot.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/18/13 – Photo 5 Lower Level Parking Lot Looking North</p> <p>Parking lot and work area have been cleaned. Spot check performed for remaining nails or metal shavings. None found.</p>	<p>Note</p>
	<p>9/18/13 – Photo 6 Unit 17</p> <p>Construction complete.</p>	<p>Note</p>
	<p>9/18/13 – Photo 7 Example Entry Door Light Fixture</p> <p>Light fixture housing has been painted “Eagle’s Nest Brown” and the lens has been cleaned. Work by CBL.</p>	<p>Note</p>
	<p>9/18/13 – Photo 8 Unit 17 Balcony Overhang</p> <p>Garage door trim and soffit paint is complete.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/18/13 – Photo 9 Units 40 &amp; 39</p> <p>Construction complete.</p>	<p>Note</p>
	<p>9/18/13 – Photo 10 Units 38 &amp; 37</p> <p>Construction complete.</p>	<p>Note</p>
	<p>9/18/13 – Photo 11 Units 36 &amp; 35</p> <p>Construction complete.</p>	<p>Note</p>
	<p>9/18/13 – Photo 12 Units 34 &amp; 33</p> <p>Punch list inspection complete. Metal Chimney siding remaining.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>9/18/13 – Photo 13 Lower Level Bus Turn-Around</p> <p>Guardrail material and some old guardrails are still stored at the Lower Level.</p> <p>Mountain Express Fall buss schedule is in effect until November 26<sup>th</sup>.</p>	<p>Note</p>
	<p>9/18/13 – Photo 14 Upper Level Building B</p> <p>Demolition is underway on Building B.</p>	<p>Note</p>
	<p>9/18/13 – Photo 15 Units 9 &amp; 10</p> <p>Demolition underway.</p>	<p>Note</p>
	<p>9/18/13 – Photo 16 Lower Level Sewer Manhole</p> <p>Manhole lid has been raised and painted.</p>	<p>Note</p>

END OF FIELD REPORT