

ARCHITECT'S FIELD REPORT

110

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	6/12/13
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CONDITIONS			
DATE	6/12/13	TIME	9:00 am
WEATHER	Clear, Sunny, Hot	TEMP	69 deg

WORK OBSERVED	
Phase IV Construction	
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"> 1. Observed installed siding on Unit 19. Inspected attachment techniques and will review with Mick. 2. Observed installed Light Fixture and Outlet Trim. 3. Noted painted chimneys on Buildings A & B. 4. Spoke with Mick about schedule, material orders, and 3rd Floor Deck costs. 5. (8) Workers were on site today, including Mick. 6. The project has experienced 4 days weather delay due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13.

CONSTRUCTION PROGRESS

UNIT	DEMOLITION	WINDOWS & DOOR S	PAINT CEILINGS, JOISTS & SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 ND FLOOR MEMBRANE & SCUPPER	2 ND FLOOR DECK BOARDS	3 RD FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
17	0%	0%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	100%	100%	100%	100%	100%	0%	50%	100%	0%	10%	100%	0%	1B
19	100%	100%	100%	100%	100%	100%	100%	0%	50%	100%	0%	10%	100%	0%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	0%	0%	50%	0%	10%	100%	0%	1A
21	100%	100%	100%	100%	100%	100%	100%	0%	0%	50%	0%	10%	100%	0%	0
22	100%	100%	100%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1B
23	100%	100%	100%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1A
24	100%	100%	100%	100%	100%	100%	100%	0%	0%	50%	0%	0%	100%	0%	1B,3B
25	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
26	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
28	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A
30	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
31	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
32	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
33	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
34	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
35	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

Damage Footnotes: (A – Minor, B – Major) 1 = Degraded 2nd Floor Deck Joists, 2 = Degraded 2nd Floor Plywood Top, 3 = Degraded 3rd Floor Deck Joists

CONSTRUCTION PROGRESS, CONTINUED

UNIT	DEMOLITION	WINDOWS & DOOR S	PAINT CEILINGS, JOISTS & SOFFIT	FASCIA & CHIMNEY FLASHING	BELLY BANDS AND TRIM	2 ND FLOOR MEMBRANE & SCUPPER	2 ND FLOOR DECK BOARDS	3 RD FLOOR DECK BOARDS	METAL SIDING	WOOD POST WRAPS	GUARDRAILS	LIGHT FIXTURE & OUTLET	PAINT CHIMNEY FLUES	ADDRESS NUMBERS	DAMAGES AND NOTES
36	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
37	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
38	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
39	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
40	5%	0%	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
1	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%	100%	0%	
3	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%	100%	0%	
5	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%	100%	0%	
7	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%	100%	0%	
9	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
10	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
12	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%	100%	0%	
14	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%	100%	0%	
16	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	

MATERIAL STATUS SUMMARY**REVISED 6/12/13**

MATERIAL	MANUFACTURER	STATUS
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 Delivery Expected by 6/12/13
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	40% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	100% Ordered Available Locally
Ceiling, Joist, Soffit Paint	Sherwin Williams "Spalding Gray"	Paint available locally.
Trim, Belly Bands, & Fascia	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Doors and Windows	Eagle Windows & Doors	100% Ordered Order Placed 6/11/13
Door Hardware	Eagle Doors	Hardware is shipped with the doors.
Wood Column Wraps	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Materials Stored at Alpine Lumber Yard
Exterior Light Fixtures	World Imports Essen	100% Ordered Delivery Expected by 6/14/13
Outlet Covers	Undecided	To be coordinated with MHC & CBL
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Undecided	Undecided

CONSTRUCTION SCHEDULE

REVISED 6/12/13

BUILDING & UNIT	WEEK BEFORE	START DATE	FINISH DATE	WEEK AFTER
Building C				
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
Building D				
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
Building E				
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
Building B				
9 & 10	8/19/13	8/26/13	9/4/13	9/11/13
11 & 12	8/19/13	8/26/13	9/4/13	9/11/13
13 & 14	8/19/13	8/26/13	9/4/13	9/11/13
15 & 16	8/19/13	8/26/13	9/4/13	9/11/13
Unit 17				
17	N/A	7/8/13	8/2/13	8/9/13
Building A				
1 & 2	9/30/13	10/7/13	11/15/13	11/22/13
3 & 4	9/30/13	10/7/13	11/15/13	11/22/13
5 & 6	9/30/13	10/7/13	11/15/13	11/22/13
7 & 8	9/30/13	10/7/13	11/15/13	11/22/13
Total Construction			221 Days	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	6/12/13 – Photo 1 Lower Level Looking South	Note
	6/12/13 – Photo 2 Lower Level Looking North Demolished doors and window are still awaiting removal.	Note
	6/12/13 – Photo 3 Units 18 & 19 Siding is complete on the 2 nd Floor. Awaiting Guardrails, Light Fixture, Outlet & Outlet Covers, Door Hardware.	Note
	6/12/13 – Photo 4 Units 20 & 21 Siding installation underway.	Note





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	6/12/13 – Photo 5 Units 21 & 22	Note
	6/12/13 – Photo 6 Units 23 & 24	Note
	6/12/13 – Photo 7 Units 25 & 26	Note
	6/12/13 – Photo 8 Units 27 & 28	Note







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	6/12/13 – Photo 9 Units 27 & 28	Note
	6/12/13 – Photo 10 Unit 30 & 31	Note
	6/12/13 – Photo 11 Unit 31 & 32	Note
	6/12/13 – Photo 12 Detail of Fireplace Combustion Air Vent Template was used to drill holes in the siding to accommodate the combustion air vents.	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	6/12/13 – Photo 13 Unit 19 Horizontal Siding	Note
	6/12/13 – Photo 14 Unit 19 Detail of Light Fixture Trim	Note
	6/12/13 – Photo 15 Unit 19 Detail of Post/Guardrail Attachment	Note
	6/12/13 – Photo 16 Unit 19 Detail of Outlet Trim	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	6/12/13 – Photo 17 Unit 19 Detail of Deck Extension and Corner Trim	Note
	6/12/13 – Photo 18 Unit 19 & 20 Detail of Painted Entry Soffit	Note
	6/12/13 – Photo 19 Lower Level Hot Tub Restroom Restroom is clean and in good condition.	Note
	6/12/13 – Photo 20 Upper Level Building A Chimney flues have been painted.	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>6/12/13 – Photo 21 Upper Level Building B</p> <p>Chimney flues have been painted.</p>	Note
	<p>6/12/13 – Photo 22 Detail of Corner Trim Attachment</p> <p>Note 1" staple. BW to coordinate attachment types with MH.</p>	Note

END OF FIELD REPORT