

# ARCHITECT'S FIELD REPORT

116

|                |  |             |         |
|----------------|--|-------------|---------|
| <b>PROJECT</b> | <b>Eagle's Nest Townhouses</b><br>11 Morning Glory Way & 31 Marcellina Lane<br>Mt. Crested Butte, CO 81225 | <b>DATE</b> | 7/31/13 |
|----------------|--|-------------|---------|

| CONDITIONS     |                       |             |         |
|----------------|-----------------------|-------------|---------|
| <b>DATE</b>    | 7/31/13               | <b>TIME</b> | 3:00 pm |
| <b>WEATHER</b> | Slightly Cloudy, Warm | <b>TEMP</b> | 73 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"> <li>1. Observed complete painting and belly band installation on Building E and Unit 17.</li> <li>2. Observed work underway installing chamfer strips on the 2<sup>nd</sup> Floor Decks.</li> <li>3. Discussed the installation of shim strips on the top of the 3<sup>rd</sup> Floor Deck joists. The joists on this building were cut to a slope and will need to be leveled to keep the belly band straight. Crew is cutting custom shims strips out of existing deck boards.</li> <li>4. Discussed with Mick his technique for installing address numbers.</li> <li>5. Relayed to Mick that Units 33, 34 &amp; 36 have requested that their existing blinds not be reinstalled.</li> <li>6. (7) Workers were on site today, including Mick.</li> <li>7. The project has experienced <b>4 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13.</li> </ol> <p>Total Number of Construction Days – 221<br/> Number of Construction Days to Date - 115<br/> Percent of Construction Duration Complete – 52%<br/> Average Construction Progress Percent Complete – 47%<br/> (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%             | 0%                     | 100%                           | 75%                       | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | ?                 |
| 18   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B                |
| 19   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A,3B             |
| 20   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A                |
| 21   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 0                 |
| 22   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B                |
| 23   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A                |
| 24   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B,3B             |
| 25   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A                |
| 26   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B,3B             |
| 27   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A                |
| 28   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B,3B             |
| 29   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1A                |
| 30   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B,3B             |
| 31   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 0                 |
| 32   | 100%       | 100%             | 100%                   | 100%                           | 100%                      | 100%                 | 100%                                     | 100%                              | 100%                              | 100%         | 100%            | 100%       | 100%                   | 100%                | 0%              | 1B,3B             |
| 33   | 100%       | 100%             | 0%                     | 100%                           | 85%                       | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 1A,3B             |
| 34   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 1A,3B             |
| 35   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 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%             | 0%                     | 100%                           | 100%                      | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 0                 |
| 37   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 1A                |
| 38   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 0%                                       | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 1B,3A             |
| 39   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 25%                                      | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 3A                |
| 40   | 100%       | 100%             | 0%                     | 100%                           | 100%                      | 100%                 | 25%                                      | 0%                                | 0%                                | 0%           | 0%              | 0%         | 0%                     | 100%                | 0%              | 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    | 0%         | 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%         | 0%                     | 100%                | 0%              |                   |
| 11   | 0%         | 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%         | 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<br>Materials on Site                        |
| Metal Siding "Royal Brown"                       | Emco Building Products, Inc.     | 100% Ordered<br>Materials on Site                        |
| Metal Corner Trim "Sage"                         | Emco Building Products, Inc.     | 100% Ordered<br>Materials on Site                        |
| Metal Corner Trim "Sage" at revised 9'-4" length | Emco Building Products, Inc.     | 100% Ordered<br>Materials on Site                        |
| Standing Seam Wall Panels                        | Dragon Sheet Metal               | Not Ordered<br>Materials Available Locally               |
| EPDM Deck Membrane                               | Carlisle Syntec 45 mil EPDM      | 60% Ordered<br>Materials Available Locally               |
| Chimney Flue Paint "Black"                       | Rustoleum 1200 Degree Enamel     | 100% Ordered<br>Available Locally                        |
| Ceiling, Joist, Soffit Paint                     | Sherwin Williams "Spalding Gray" | Paint available locally.                                 |
| Trim, Belly Bands, & Fascia                      | MiraTec with SW "ENT Brown"      | 80% Ordered<br>Materials on Site                         |
| Doors and Windows                                | Eagle Windows & Doors            | 100% Ordered<br>Materials on Site                        |
| Door Hardware                                    | Eagle Doors                      | Hardware is shipped with the doors.                      |
| Revised Hardware                                 | Eagle Doors                      | Order Pending Restock Fees (40) Door and Buildings C & D |
| Wood Column Wraps                                | MiraTec with SW "ENT Brown"      | 60% Ordered<br>Materials on Site                         |
| Metal Guardrails                                 | Fortress Fe26 "Flat Black"       | 100% Ordered<br>Materials on Site                        |
| Exterior Light Fixtures                          | World Imports Essen              | 100% Ordered<br>Materials On Site                        |
| Outlet Covers                                    | By CBL                           | 40% Complete<br>Installation by CBL                      |
| Scupper Drains                                   | Dragon Sheet Metal               | 40% Ordered<br>Materials Available Locally               |
| Address Numbers                                  | Architectural Mailboxes          | Type and Quantity to MH<br>Order Placed, Pending Arrival |
| Deck Boards                                      | Fiberon                          | 60% Ordered<br>Material on Site                          |
| Light Bulbs                                      | 9W CFL                           | 100% Ordered<br>Materials on Site                        |

**CONSTRUCTION SCHEDULE**

**REVISED 7/31/13**





| 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                    | 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        |
| <b>Unit 17</b>            |             |            |                 |                |
| 17                        | N/A         | 7/8/13     | <b>8/23/13</b>  | <b>8/30/13</b> |
| <b>Building A</b>         |             |            |                 |                |
| 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       |
| <b>Total Construction</b> |             |            | <b>221 Days</b> |                |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>7/31/13 – Photo<br/>Lower Level Building E</p> <p>View from below.</p>  | <p>Note</p> |
|   | <p>7/31/13 – Photo<br/>Building E Construction Looking South</p> <p>Ceiling, Joist and Soffit paint is complete.<br/>Belly Band is installed and scupper cut-out are complete.</p> | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>South Work Area</p> <p>Dumpster has been removed.</p>   | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Lower Level Looking North</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>7/31/13 – Photo<br/>Units 40 &amp; 39</p> <p>Painting, belly bands and scuppers are complete on both units.</p> | <p>Note</p> |
|   | <p>7/31/13 – Photo<br/>Units 38 &amp; 37</p>   | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Units 36 &amp; 35</p>   | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Units 34 &amp; 33</p>   | <p>Note</p> |

| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>7/31/13 – Photo<br/>Unit 17</p>                           | <p>Note</p> |
|   | <p>7/31/13 – Photo<br/>Unit 17 2<sup>nd</sup> Floor Deck</p> | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Unit 35 2<sup>nd</sup> Floor Deck</p> | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Unit 34 2<sup>nd</sup> Floor Deck</p> | <p>Note</p> |



| PHOTO –WORK ITEM  | DESCRIPTION  | ACTION      |
|---|--|-------------|
|    | <p>7/31/13 – Photo<br/>Unit 35 Door Pan Flashing</p> <p>Bituthene pan flashing has been installed at all door thresholds.</p>  | <p>Note</p> |
|   | <p>7/31/13 – Photo<br/>Deck Shims for 3<sup>rd</sup> Floor Decks</p> <p>Deck joists on Building E were cut to a slope for drainage. This condition is unique to Building E. The crew is working on cutting shims to level the Fiberon deck boards.</p> | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Deck Shims at Unit 38</p> <p>Shim strips in place.</p>  | <p>Note</p> |
|  | <p>7/31/13 – Photo<br/>Lot Between Units 33 &amp; 32</p> <p>Landscaping work performed by Crested Butte Lodging.</p>   | <p>Note</p> |

END OF FIELD REPORT