

ARCHITECT'S FIELD REPORT

133

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	11/27/13
---------	--	------	----------

CONDITIONS			
DATE	11/27/13	TIME	4:00 pm
WEATHER	Overcast, Cold	TEMP	30 deg

WORK OBSERVED	
Phase IV Construction – Upper Level Renovations	
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. All trim work is complete on Buildings A & B. Siding installation will start on Friday. 2. Trim around the exterior outlets is complete. CBL is welcome to begin electrical outlet cover installation at their convenience. 3. All exterior decks have been installed. 4. Interior trim and finish work remains on Units 15 & 16. 3. (6) Workers were on site. 4. The project has experienced 7 days weather delay due to rain/snowfall on 4/9/13, 4/15/13, 5/8/13, 5/29/13, 8/7/13, 9/27/13, and 10/11/13. <p>Total Number of Construction Days – 257 Number of Construction Days to Date - 234 Percent of Construction Duration Complete – 91% Average Construction Progress Percent Complete – 87% (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 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	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 2nd Floor Deck Joists, 2 = Degraded 2nd Floor Plywood Top, 3 = Degraded 3rd 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 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	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	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	100%	100%	85%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B
12	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	0
15	100%	100%	50%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	50%	100%	85%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A

MATERIAL STATUS SUMMARY

REVISED 10/23/13

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 Materials on Site
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	100% Ordered Work Complete
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"	100% 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"	80% 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	100% Ordered Work Complete
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	100% Ordered Material Stored at Alpine Lumber
Light Bulbs	9W CFL	100% Ordered Materials on Site

CONSTRUCTION SCHEDULE

REVISED 11/6/13

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	N/A	9/18/13	12/20/13	N/A
11 & 12	N/A	9/18/13	12/20/13	N/A
13 & 14	N/A	9/18/13	12/20/13	N/A
15 & 16	N/A	9/18/13	12/20/13	N/A
Unit 17				
17	N/A	7/8/13	8/23/13	8/30/13
Building A				
1 & 2	9/30/13	10/7/13	12/20/13	N/A
3 & 4	9/30/13	10/7/13	12/20/13	N/A
5 & 6	9/30/13	10/7/13	12/20/13	N/A
7 & 8	9/30/13	10/7/13	12/20/13	N/A
Total Construction			257 Days	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/27/13 – Photo 1 Upper Level Looking North</p> <p>Work area conditions.</p>	<p>Note</p>
	<p>11/27/13 – Photo 2 Upper Level Looking South</p> <p>Materials are stored close enough to the guardrail to allow for snow removal.</p>	<p>Note</p>
	<p>11/27/13 – Photo 3 Units 1 & 2</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 4 Units 3 & 4</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/27/13 – Photo 5 Units 5 & 6</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 6 Units 7 & 8</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 7 Units 9 & 10</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 8 Units 11 & 12</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/27/13 – Photo 9 Units 13 & 14</p> <p>Exterior trim work is complete. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 10 Units 15 & 16</p> <p>Exterior trim work is complete. A small amount of Tyvek has yet to be installed. Awaiting siding installation.</p>	<p>Note</p>
	<p>11/27/13 – Photo 11 Typical Corner Trim Installation</p> <p>Detail level has remained consistent despite the cold weather.</p>	<p>Note</p>
	<p>11/27/13 – Photo 12 Stockpiled Windows</p> <p>Old windows have yet to be removed from the site.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/27/13 – Photo 13 Building A, Typical Roof Ice</p> <p>Workers have removed ice along the roof eave with the high lift.</p>	<p>Note</p>
	<p>11/27/13 – Photo 14 Unit 13</p> <p>It appears that a cable TV line was severed during demolition.</p>	<p>MHC</p>

END OF FIELD REPORT