

ARCHITECT'S FIELD REPORT

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PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	11/6/13
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CONDITIONS			
DATE	11/6/13	TIME	11:00 am
WEATHER	Cold, High Clouds	TEMP	28 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. Installation of the fascia boards at the roof line continues. Task should be complete by the end of the week. 2. 2nd Floor Fiberon Deck boards have been installed on Building A. 3. Membrane installation on Building B was discussed. 4. Interior window trim has been installed on Building A. Wood finishes will begin today on Unit #9. 5. (6) Workers were on site. 6. 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 - 213 Percent of Construction Duration Complete – 83% Average Construction Progress Percent Complete – 81% (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%	50%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	50%	100%	75%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	50%	100%	75%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	50%	100%	75%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	50%	100%	75%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	50%	100%	85%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	50%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	50%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	50%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	100%	0%	95%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	0%	95%	85%	100%	100%	0%	0%	0%	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>11/6/13 – Photo 1 Upper Level Work Area Looking North</p> <p>Windows are still awaiting pick up and should be off-site by the end of the week. The dumpster is scheduled for pick up on Friday.</p>	<p>Note</p>
	<p>11/6/13 – Photo 2 Upper Level Work Area Looking South</p> <p>Lay down and work area is located on the south end of Building A.</p>	<p>Note</p>
	<p>11/6/13 – Photo 3 Units 1 & 2</p> <p>Belly bands and 2nd floor decks are complete. Fascia is underway on Unit 2. Interior window trim is complete.</p>	<p>Note</p>
	<p>11/6/13 – Photo 4 Units 3 & 4</p> <p>2nd Floor decks are installed. Edge deck boards have been installed on the 3rd floor. Fascia boards should be complete by the end of the week. Interior window trim is complete.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/6/13 – Photo 5 Units 5 & 6</p> <p>2nd floor decks are installed. Fascia boards are underway on Unit 6. Interior window trim is complete.</p>	<p>Note</p>
	<p>11/6/13 – Photo 6 Units 7 & 8</p> <p>2nd floor decks are installed and fascia is complete. Interior window trim is complete.</p>	<p>Note</p>
	<p>11/6/13 – Photo 7 Units 9 & 10</p> <p>Fascia is complete. Awaiting decking. Interior window trim is in place and will be finished by the end of the week.</p>	<p>Note</p>
	<p>11/6/13 – Photo 8 Units 11 & 12</p> <p>Fascia is complete.</p>	<p>Note</p>








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/6/13 – Photo 9 Units 13 & 14</p> <p>Fascia is complete.</p>	<p>Note</p>
	<p>11/6/13 – Photo 10 Units 15 & 16</p> <p>Fascia is complete.</p>	<p>Note</p>
	<p>11/6/13 – Photo 11 Unit 5, 2nd Floor Deck Installation</p> <p>Fibron deck boards have been installed on the 2nd floor.</p>	<p>Note</p>
	<p>11/6/13 – Photo 12 Unit 5, 2nd Floor Deck Installation</p> <p>Fibron deck boards have been installed on the 2nd floor. Note the membrane extends up the exterior wall approximately 4 inches above the deck surface.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/6/13 – Photo 13 Unit 9, 2nd Floor Deck Membrane</p> <p>Deck membrane in place. Details were discussed with Mick.</p>	<p>Note</p>
	<p>11/6/13 – Photo 14 Typical Entry Ceiling</p> <p>Entry Ceilings have been painted. Awaiting light fixture trim work.</p>	<p>Note</p>
	<p>11/6/13 – Photo 15 Unit #3 Garage</p> <p>Unit #3, #5 and #11 are being used to prep trim work.</p>	<p>Note</p>

END OF FIELD REPORT