

ARCHITECT'S FIELD REPORT

128

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	10/23/13
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CONDITIONS			
DATE	10/28/13	TIME	4:30 pm
WEATHER	Clear, Sunny, Warm	TEMP	56 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. 2nd Floor belly band and scupper drains have been installed on Buildings A & B. 2. Windows and Doors have been exchanged on Units 1, 2, 3, 4, 5, 6, & 7. 3. Painting on joists and soffits is complete. Paint on entry ceilings is pending. 4. Observed deck repair work at the Lower Level Hot Tub area. 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 – 221 Number of Construction Days to Date - 199 Percent of Construction Duration Complete – 90% Average Construction Progress Percent Complete – 70% (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%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
2	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
3	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
4	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	100%	0%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	100%	0%	75%	10%	50%	25%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	0%	0%	75%	10%	50%	25%	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 Materials on Site
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"	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 10/23/13

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	11/15/13	N/A
11 & 12	N/A	9/18/13	11/15/13	N/A
13 & 14	N/A	9/18/13	11/15/13	N/A
15 & 16	N/A	9/18/13	11/15/13	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	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
Total Construction			221 Days	








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/23/13 – Photo 1 Upper Level, Building B Looking South</p> <p>Parking area and work area after close of work day.</p>	<p>Note</p>
	<p>10/23/13 – Photo 2 Upper Level Building A Looking South</p> <p>Work area is clean at the close of work.</p>	<p>Note</p>
	<p>10/23/13 – Photo 3 Upper Level Looking North</p> <p>Window installation underway. Note minor amount of snow melt.</p>	<p>Note</p>
	<p>10/23/13 – Photo 4 Units 9 & 10</p> <p>Paint, window and door installation are complete.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/23/13 – Photo 5 Units 11 & 12</p> <p>Paint, window and door installation are complete.</p>	<p>Note</p>
	<p>10/23/13 – Photo 6 Units 13 & 14</p> <p>Paint, window and door installation are complete.</p>	<p>Note</p>
	<p>10/23/13 – Photo 7 Units 15 & 16</p> <p>Paint, is complete. Window and door installation complete on Unit 15.</p>	<p>Note</p>
	<p>10/23/13 – Photo 8 Joists and Soffits, Typical</p> <p>Joists and soffits have been painted.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/23/13 – Photo 9 Upper Level Dumpster</p> <p>Dumpster is 100% full.</p>	<p>Note</p>
	<p>10/23/13 – Photo 10 Lower Level Deck Repairs</p> <p>Pier has been excavated and poured.</p>	<p>Note</p>
	<p>10/23/13 – Photo 11 Lower Level Deck Repairs</p> <p>Blankets are protecting the new concrete. Deck appears level and stable.</p>	<p>Note</p>

END OF FIELD REPORT