

**ARCHITECT'S FIELD REPORT**

**131**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	11/13/13
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<b>CONDITIONS</b>			
<b>DATE</b>	11/13/13	<b>TIME</b>	4:00 pm
<b>WEATHER</b>	Slight Overcast, Warm	<b>TEMP</b>	43 deg

<b>WORK OBSERVED</b>	
Phase IV Construction – Upper Level Renovations	
<b>TRADES PRESENT</b>	
Holgate Construction Co.	

<b>PARTIES</b>		
Ben White	Ben White Architecture	970-349-5378
Mick Holgate	Holgate Construction Co.	970-209-4449

<b>COMMENTS &amp; OBSERVATIONS</b>
<ol style="list-style-type: none"> <li>1. Observed completed fascia boards on Building A.</li> <li>2. 2<sup>nd</sup> and 3<sup>rd</sup> Floor Fiberon Decks have been installed on Building A.</li> <li>3. Tyvek housewrap and green corner trim has been installed on Units 1 though 7.</li> <li>4. Deck membranes on Build B have been inspected. Work has just started on the decking.</li> <li>5. (6) Workers were on site.</li> <li>6. The project has experienced <b>7 days weather delay</b> 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.</li> </ol> <p>Total Number of Construction Days – 257            Number of Construction Days to Date - 220            Percent of Construction Duration Complete – 86%            Average Construction Progress Percent Complete – 83%            (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%	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 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%	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%	2%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	100%	100%	85%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	50%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	100%	0%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	0%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	0%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	100%	0%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	0%	100%	85%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A

**MATERIAL STATUS SUMMARY****REVISED 10/23/13**

<b>MATERIAL</b>	<b>MANUFACTURER</b>	<b>STATUS</b>
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
<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	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
<b>Unit 17</b>				
17	N/A	7/8/13	8/23/13	8/30/13
<b>Building A</b>				
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
<b>Total Construction</b>			<b>257 Days</b>	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/13/13 – Photo 1 Upper Level Work Area Looking South</p>	<p>Note</p>
	<p>11/13/13 – Photo 2 Upper Level Work Area Looking North</p>	<p>Note</p>
	<p>11/13/13 – Photo 3 Building A Looking North</p>	<p>Note</p>
	<p>11/13/13 – Photo 4 Building A Work Area Looking North</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/13/13 – Photo 5 Building B Looking South</p>	<p>Note</p>
	<p>11/13/13 – Photo 6 Units 1 &amp; 2</p> <p>2<sup>nd</sup> and 3<sup>rd</sup> Floor Decks are complete. Tyvek house wrap has been installed. Green metal corner trim and guardrail trim posts are underway.</p>	<p>Note</p>
	<p>11/13/13 – Photo 7 Units 3 &amp; 4</p> <p>2<sup>nd</sup> and 3<sup>rd</sup> Floor Decks are complete. Tyvek house wrap has been installed.</p>	<p>Note</p>
	<p>11/13/13 – Photo 8 Units 5 &amp; 6</p> <p>2<sup>nd</sup> and 3<sup>rd</sup> Floor Decks are complete. Tyvek house wrap has been installed.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/13/13 – Photo 9 Units 7 &amp; 8</p> <p>2<sup>nd</sup> and 3<sup>rd</sup> Floor Decks are complete. Tyvek house wrap has been installed on Unit 7. Tyvek still pending at the corner condition.</p>	<p>Note</p>
	<p>11/13/13 – Photo 10 Units 9 &amp; 10</p> <p>Deck installation on Building A has just begun.</p>	<p>Note</p>
	<p>11/13/13 – Photo 11 Remaining Units on Building A</p> <p>Units awaiting new decks.</p>	<p>Note</p>
	<p>11/13/13 – Photo 12 Dryer Vent Installation on Unit 8</p> <p>Note small piece of trim around the base of the dryer vent for flush installation. The Address Number will be installed to the lower right of the vent cap.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
 <p>A photograph showing several large, multi-paned windows and doors leaning against a structure on a construction site. In the background, there are snow-capped mountains and a residential area.</p>	<p>11/13/13 – Photo 13 Remaining Old Windows</p> <p>The majority of the windows and doors have been donated for reuse.</p>	<p>Note</p>
 <p>A photograph of a construction site with various materials stacked on the ground. A red forklift is visible in the background. The site is surrounded by snow-capped mountains.</p>	<p>11/13/13 – Photo 14 Stock Piled Material</p> <p>MiraTec, Fiberon Decking and Sage Green siding on site.</p>	<p>Note</p>

END OF FIELD REPORT