

ARCHITECT'S FIELD REPORT

115

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	7/24/13
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CONDITIONS			
DATE	7/24/13	TIME	10:00 am
WEATHER	Overcast, Windy	TEMP	54 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"> 1. Observed completed repair work on Building E and additional of OSB nailing surface. The underside of the existing deck joists has been painted. 2. Observed completed demolition work and repairs on Unit 17. Temporary guardrails have been installed. 3. Discussed the metal cladding on the north chimney elevations. Mick proposed a slanted horizontal metal cladding to match existing conditions. 4. (6) Workers were on site today, including Mick. 5. The project has experienced 4 days weather delay due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13. <p>Number of Construction Days - 221 Percent of Construction Duration – 49% Average Construction Progress Percent Complete – 44% (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%	0%	0%	75%	0%	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%	75%	85%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
34	100%	100%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
35	100%	100%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	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%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0
37	100%	100%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A
38	100%	100%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
39	100%	100%	0%	75%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	3A
40	100%	100%	0%	75%	100%	0%	0%	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

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 Delivery Expected by 6/12/13
Standing Seam Wall Panels	Dragon Sheet Metal	Not Ordered Materials Available Locally
EPDM Deck Membrane	Carlisle Syntec 45 mil EPDM	60% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	100% Ordered Available Locally
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	Order Pending Restock Fees (40) Door and Buildings C & D
Wood Column Wraps	MiraTec with SW "ENT Brown"	60% Ordered Materials on Site
Metal Guardrails	Fortress Fe26 "Flat Black"	100% Ordered Materials Stored at Alpine Lumber Yard
Exterior Light Fixtures	World Imports Essen	100% Ordered Delivery Expected by 6/14/13
Outlet Covers	By CBL	40% Complete Installation by CBL
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	Type and Quantity to MH Order Placed, Pending Arrival
Deck Boards	Fiberon	60% Ordered Material on Site
Light Bulbs	9W CFL	100% Ordered Materials on Site

CONSTRUCTION SCHEDULE

REVISED 6/12/13

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	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
Unit 17				
17	N/A	7/8/13	8/2/13	8/9/13
Building A				
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
Total Construction			221 Days	

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/24/13 – Photo 1 Lower Level Looking North</p>	<p>Note</p>
	<p>7/24/13 – Photo 2 Unit 40 South Elevation</p> <p>Site improvements on the north elevation.</p>	<p>Note</p>
	<p>7/24/13 – Photo 3 Units 40 & 39</p> <p>Installed windows and doors. Painted soffits and joists.</p>	<p>Note</p>
	<p>7/24/13 – Photo 4 Units 38 & 37</p> <p>Installed windows and doors. Painted soffits and joists.</p>	<p>Note</p>


PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/24/13 – Photo 5 Units 36 & 35</p> <p>Installed windows and doors. Painted soffits and joists.</p>	<p>Note</p>
	<p>7/24/13 – Photo 6 Units 34 & 33</p> <p>Installed windows and doors. Painted soffits and joists.</p>	<p>Note</p>
	<p>7/24/13 – Photo 7 Units 32 & 31</p> <p>Work is substantially complete on Building C.</p>	<p>Note</p>
	<p>7/24/13 – Photo 8 Units 30 & 29</p> <p>Work is substantially complete on Building C.</p>	<p>Note</p>








PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/24/13 – Photo 9 Units 28 & 27</p> <p>Work is substantially complete on Building C.</p>	<p>Note</p>
	<p>7/24/13 – Photo 10 Unit 17 Looking North</p> <p>Completed demolition and repair work. Windows and doors have been exchanged. Soffit and deck joists have been painted.</p> <p>Interior trim work is underway.</p>	<p>Note</p>
	<p>7/24/13 – Photo 11 Unit 17 Looking South</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/24/13 – Photo 12 Windows Stored in Unit 28</p> <p>Access to the laundry room has been maintained.</p>	<p>Note</p>
	<p>7/24/13 – Photo 13 Example North Facing Chimney Siding</p> <p>Note horizontal siding along the back face of the chimneys.</p>	<p>Note</p>
	<p>7/24/13 – Photo 14 Location of New Metal Chimney Siding</p> <p>MH has asked about considering horizontal siding along the north elevation of the exposed chimney.</p>	<p>Note</p>
	<p>7/24/13 – Photo 15 Example Door Hardware Without Key</p>	<p>Note</p>

END OF FIELD REPORT