

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	10/30/13
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CONDITIONS			
DATE	10/30/13	TIME	1:00 pm
WEATHER	Overcast, Snowing, 2" Standing Snow	TEMP	32 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 windows and doors have been exchanged on Buildings A & B. 2. 2nd Floor deck membranes are in place. 3. 3rd Floor Fiberon deck board installation started today on Building A. 4. Fascia installation is underway on Building B. 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 - 206 Percent of Construction Duration Complete – 93% Average Construction Progress Percent Complete – 77% (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%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	0%	100%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	0%	75%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	100%	0%	75%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	0%	75%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	100%	0%	75%	100%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	0%	75%	50%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	0%	75%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	100%	0%	75%	10%	100%	100%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	0%	75%	10%	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 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>10/30/13 – Photo 1 Upper Level Looking North</p> <p>Note recent snowfall.</p>	<p>Note</p>
	<p>10/30/13 – Photo 2 Upper Level Looking South</p> <p>Fascia installation underway on Unit 13.</p>	<p>Note</p>
	<p>10/30/13 – Photo 3 Units 1, 2, 3, & 4</p> <p>Window and door installation is complete. 2nd Floor deck membranes are in place.</p> <p>Shim spaces on the windows and doors are being foamed. Interior trim will start tomorrow.</p>	<p>Note</p>
	<p>10/30/13 – Photo 4 Units 6, 7 & 8</p> <p>Window and door installation is complete. 2nd Floor deck membranes are in place.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/30/13 – Photo 5 Units 9, 10, 11, & 12</p> <p>Window and door installation is complete. 2nd Floor deck membranes are in place. Fascia and chimney trim is complete.</p>	<p>Note</p>
	<p>10/30/13 – Photo 6 Unit 13, 14, 15 & 16</p> <p>Window and door installation is complete. 2nd Floor deck membranes are in place. Fascia trim is underway.</p>	<p>Note</p>
	<p>10/30/13 – Photo 7 Deck Membrane Installation</p> <p>Membranes were set in mid-40 degree temperatures. Warmer temperatures are required to finalize seam sealing.</p>	<p>Note</p>
	<p>10/30/13 – Photo 8 Stock Piled Windows and Doors</p> <p>Windows and doors are being donated by Holgate Construction.</p>	<p>Note</p>

PHOTO -WORK ITEM	DESCRIPTION	ACTION
	<p>10/30/13 – Photo 9 Building A Work Area</p> <p>The first Fiberon deck boards are being cut for installation.</p>	<p>Note</p>

END OF FIELD REPORT