

ARCHITECT'S FIELD REPORT

134

PROJECT	Eagle's Nest Townhouses 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	12/04/13
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CONDITIONS			
DATE	12/04/13	TIME	2:00 pm
WEATHER	Heavy Snow, 12" Accumulation	TEMP	30 deg

WORK OBSERVED	
Phase IV Construction – Upper Level Renovations	
TRADES PRESENT	
None	

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. No workers present today on account of the weather. 2. Siding installation is underway on Building A. 3. House wrap on Units 15 & 16 has not yet been installed. 4. The project has experienced 8 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, 10/11/13 and 12/4/13. <p>Total Number of Construction Days – 257 Number of Construction Days to Date - 241 Percent of Construction Duration Complete – 94% Average Construction Progress Percent Complete – 88% (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%	100%	100%	100%	100%	100%	100%	100%	75%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	100%	100%	85%	100%	100%	100%	100%	50%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B
12	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	0
15	100%	100%	50%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	50%	100%	85%	100%	100%	100%	100%	7%	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>12/04/13 – Photo 1 Upper Level Looking South</p> <p>Approximately 12” of snow as accumulated.</p>	<p>Note</p>
	<p>12/04/13 – Photo 2 Upper Level Work Area Looking South</p>	<p>Note</p>
	<p>12/04/13 – Photo 3 Upper Level Work Area Looking North</p>	<p>Note</p>
	<p>12/04/13 – Photo 4 Units 1 & 2</p> <p>Green siding installation is underway.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>12/04/13 – Photo 5 Units 3 & 4</p> <p>Green siding installation is underway.</p>	<p>Note</p>
	<p>12/04/13 – Photo 6 Units 5 & 6</p> <p>Green siding installation is underway.</p>	<p>Note</p>
	<p>12/04/13 – Photo 7 Units 7 & 8</p> <p>Units are awaiting siding.</p>	<p>Note</p>
	<p>12/04/13 – Photo 8 Building B</p> <p>No additional work has been done on Building B.</p>	<p>Note</p>

END OF FIELD REPORT