

ARCHITECT'S FIELD REPORT

114

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	7/9/13
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CONDITIONS			
DATE	7/9/13	TIME	8:30 am
WEATHER	Clear, Sunny	TEMP	63 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"> <li>1. Observed completed demolition work on Building E.</li> <li>2. Units 40 &amp; 38 showed severe structural damage to the outside joists and columns on the 2<sup>nd</sup> Floor decks. Repair work is underway.</li> <li>3. Units 33 &amp; 34 showed serve structural damage to the outside joists on the 3<sup>rd</sup> floor decks. The outside joists will need to be replaced. Repair work is underway.</li> <li>4. Observed completed work on Building D. Remaining post wraps and guardrail installation will be complete by Wednesday. Punch List Inspection is scheduled for 7/12/13.</li> <li>5. (8) Workers were on site today including Mick.</li> <li>6. The project has experienced <b>4 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13.</li> </ol>

**CONSTRUCTION PROGRESS**

UNIT	DEMOLITION	WINDOWS & DOOR S	INTERIOR TRIM & BLINDS	PAINT CEILINGS, JOISTS	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	15%	0%	0%	0%	75%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	
18	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B
19	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A,3B
20	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
21	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0
22	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B
23	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
24	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
25	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
26	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
27	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	0%	0%	100%	100%	0%	1A
28	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	0%	0%	100%	100%	0%	1B,3B
29	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	0%	0%	100%	100%	0%	1A
30	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	0%	0%	100%	100%	0%	1B,3B
31	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0
32	100%	100%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
33	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
34	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
35	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	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	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%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0
37	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A
38	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
39	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	3A
40	100%	0%	0%	0%	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**

<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	40% Ordered Materials Available Locally
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 Order Placed 6/11/13
Door Hardware	Eagle Doors	Hardware is shipped with the doors. No Cylinders or Keys
Revised Hardware	Eagle Doors	Order Pending Restock Fees (40) Doors on 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 Materials on Site
Outlet Covers	By CBL	40% Complete Installation by CBL
Scupper Drains	Dragon Sheet Metal	40% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	Type & Quantity to MH Pending
Deck Boards	Fiberon	40% Ordered Material lead-time approx. 5 days
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
<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	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
<b>Unit 17</b>				
17	N/A	7/8/13	8/2/13	8/9/13
<b>Building A</b>				
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
<b>Total Construction</b>			<b>221 Days</b>	





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 1 Lower Level Buildings D &amp; E</p>	<p>Note</p>
	<p>7/9/13 – Photo 2 Lower Level Building D</p>	<p>Note</p>
	<p>7/9/13 – Photo 3 Lower Level Building C</p> <p>Note some overflow parking below Building C. The trucks did not appear to be Holgate employees.</p>	<p>Note</p>
	<p>7/9/13 – Photo 4 Lower Level Looking South</p> <p>Work area has been moved to Building E.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 5 Lower Level Looking North Building C</p> <p>Site is clean in front of Building C &amp; D.</p>	<p>Note</p>
	<p>7/9/13 – Photo 6 Lower Level Looking North.</p> <p>Work area in front of Building E. Demolition is complete and clean-up efforts are underway.</p>	<p>Note</p>
	<p>7/9/13 – Photo 7 Units 40 &amp; 39</p> <p>Demolition is complete.</p>	<p>Note</p>
	<p>7/9/13 – Photo 8 Unit 40 2<sup>nd</sup> Floor Deck</p> <p>2<sup>nd</sup> Floor deck and column were complete degraded. Repair work is underway.</p> <p>Note column has been removed and 3<sup>rd</sup> Floor Deck has been shored.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 9 Unit 40 2<sup>nd</sup> Floor Deck</p> <p>Condition of deck joists. Pink ceiling insulation is visible.</p>	<p>Note</p>
	<p>7/9/13 – Photo 10 Units 38 &amp; 37</p> <p>Demolition is complete.</p>	<p>Note</p>
	<p>7/9/13 – Photo 11 Unit 38 2<sup>nd</sup> Floor Deck Condition</p> <p>Deck joists are completely degraded. Repair work is underway.</p>	<p>Note</p>
	<p>7/9/13 – Photo 12 Units 36 &amp; 35</p> <p>Demolition is complete.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 13 Unit 35 2<sup>nd</sup> Floor Deck Condition</p> <p>Deck condition is good.</p>	<p>Note</p>
	<p>7/9/13 – Photo 14 Units 34 &amp; 33</p> <p>3<sup>rd</sup> Floor Deck joists are degraded. Unit 35 joists have been removed. Unit 34 joists are awaiting replacement.</p>	<p>Note</p>
	<p>7/9/13 – Photo 15 Units 32 &amp; 31</p> <p>Completed construction. Units are ready for a Punch List inspection.</p>	<p>Note</p>
	<p>7/9/13 – Photo 16 Units 30 &amp; 29</p> <p>Units are awaiting post wraps and guardrails. Work should be complete by 7/10/13 and ready for Punch List inspection.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 17 Units 28 &amp; 27</p> <p>Units are awaiting post wraps and guardrails. Work should be complete by 7/10/13 and ready for Punch List inspection.</p>	<p>Note</p>
	<p>7/9/13 – Photo 18 Units 26 &amp; 25</p> <p>Completed construction. Units are ready for a Punch List inspection.</p>	<p>Note</p>
	<p>7/9/13 – Photo 19 Unit 27 Garage</p> <p>Material &amp; equipment storage condition.</p>	<p>Note</p>
	<p>7/9/13 – Photo 20 Unit 28 Garage</p> <p>Material &amp; equipment storage condition.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>7/9/13 – Photo 21 Space between Unit 24 &amp; 25</p> <p>Demolition debris has been removed.</p>	<p>Note</p>
	<p>7/9/13 – Photo 22 Unit 17</p> <p>Demolition work is scheduled to begin on 7/10/13.</p>	<p>Note</p>
	<p>7/9/13 – Photo 23 Lower Level Service Area Restroom</p> <p>Restroom is clean and in good order.</p>	<p>Note</p>

END OF FIELD REPORT