

**ARCHITECT'S FIELD REPORT**

<b>PROJECT</b>	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	<b>DATE</b>	10/9/13
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<b>CONDITIONS</b>			
<b>DATE</b>	10/9/13	<b>TIME</b>	11:00 am
<b>WEATHER</b>	Slightly Overcast, Warm	<b>TEMP</b>	48 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>Observed completed repair work on Building A. Sheathing and furr strips are being installed. Roof soffit vents have been installed.</li> <li>Both buildings are awaiting painting which has been rescheduled for 10/14/13.</li> <li>Access to Building A remains blocked by construction. Unit 7 has full-time occupants. No conflicts noted.</li> <li>(6) Workers were on site.</li> <li>The project has experienced <b>5 days weather delay</b> due to snowfall on 4/9/13, 4/15/13, 5/8/13, and rain on 5/29/13 and 8/7/13. No work was performed on 9/3/13. No work was performed on 9/27/13 due to rain and snow.</li> </ol> <p>Total Number of Construction Days – 221            Number of Construction Days to Date - 185            Percent of Construction Duration Complete – 84%            Average Construction Progress Percent Complete – 66%            (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%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
2	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3B
3	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
4	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
5	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
6	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
7	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
8	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	3B
10	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B
12	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0
15	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	0%	0%	0%	10%	25%	0%	0%	0%	0%	0%	0%	0%	100%	0%	1A

**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	60% 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 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"	60% 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	60% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	100% Ordered Materials on Site
Deck Boards	Fiberon	60% Ordered Material on Site
Light Bulbs	9W CFL	100% Ordered Materials on Site

**CONSTRUCTION SCHEDULE**

**REVISED 9/18/13**

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	10/23/13	10/30/13
11 & 12	N/A	9/18/13	10/23/13	10/30/13
13 & 14	N/A	9/18/13	10/23/13	10/30/13
15 & 16	N/A	9/18/13	10/23/13	10/30/13
<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	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
<b>Total Construction</b>			<b>221 Days</b>	

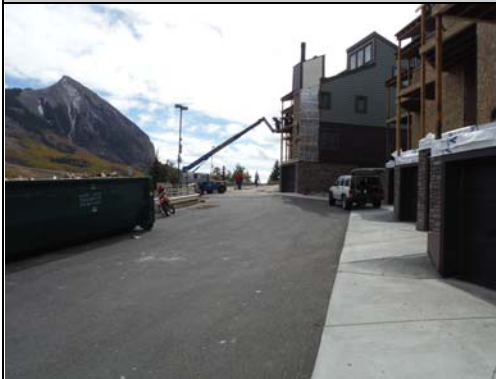



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/9/13 – Photo 1 Upper Level Work Area Looking South</p> <p>Dumpster is staged in front of Building B. Construction work is concentrated on Building A.</p>	<p>Note</p>
	<p>10/9/13 – Photo 2 Upper Level Work Area Looking North</p> <p>Work area and material staging in front of Building A. Access is impeded. No occupants at this time.</p>	<p>Note</p>
	<p>10/9/13 – Photo 3 Units 1 &amp; 2</p> <p>Demolition is complete. Furring strips and sheathing are being installed.</p>	<p>Note</p>
	<p>10/9/13 – Photo 4 Units 3 &amp; 4</p> <p>Demolition is complete. Furring strips and sheathing are being installed.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/9/13 – Photo 5 Units 5 &amp; 6</p> <p>Demolition and repairs complete.</p>	<p>Note</p>
	<p>10/9/13 – Photo 6 Units 6 &amp; 7</p> <p>Furr strips and sheathing underway.</p>	<p>Note</p>
	<p>10/9/13 – Photo 7 Building B Looking North</p> <p>Minimal construction work on Building B.</p>	<p>Note</p>
	<p>10/9/13 – Photo 8 Unit 3 2<sup>nd</sup> Floor Deck</p> <p>Minor deck replacement on leading edge of deck.</p>	<p>Note</p>







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/9/13 – Photo 9 Unit 3 Door Threshold</p> <p>Threshold and floor to wall connection appears to be in good condition.</p>	<p>Note</p>
	<p>10/9/13 – Photo 10 Typical Soffit Vent Installation</p> <p>All soffit vents have been installed.</p>	<p>Note</p>
	<p>10/9/13 – Photo 11 Building B, 3<sup>rd</sup> Floor Blocking</p> <p>Trim blocking has been started on Building B.</p>	<p>Note</p>
	<p>10/9/13 – Photo 12 North Parking Lot</p> <p>Materials on site.</p>	<p>Note</p>



PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>10/9/13 – Photo 13 Dumpster</p> <p>Dumpster is full.</p>	<p>Note</p>
	<p>10/9/13 – Photo 14 Upper Level Hot Tub Restroom</p> <p>Restroom is clean and in good order.</p>	<p>Note</p>

END OF FIELD REPORT