

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	11/20/13
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CONDITIONS			
DATE	11/20/13	TIME	10:00 am
WEATHER	Overcast, Accumulated Snow	TEMP	35 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"> Deck installation continues on Building B. Window and door trim is underway on Building A. Deck installation should be complete this week. Siding installation will begin the first of next week. Interior trim and finish work should be completed by 11/27/13. (5) Workers were on site. 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 – 257 Number of Construction Days to Date - 227 Percent of Construction Duration Complete – 88% Average Construction Progress Percent Complete – 85% (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%	7%	0%	0%	0%	100%	0%	1B,3B
2	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3B
3	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
4	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
5	100%	100%	100%	100%	100%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1B,3A
6	100%	100%	100%	100%	85%	100%	100%	100%	100%	7%	0%	0%	0%	100%	0%	1A,3A
7	100%	100%	100%	100%	100%	100%	100%	100%	100%	2%	0%	0%	0%	100%	0%	1B,3B
8	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	1B,3B
9	100%	100%	100%	100%	100%	100%	100%	50%	100%	0%	0%	0%	0%	100%	0%	3B
10	100%	100%	100%	100%	100%	100%	100%	0%	100%	0%	0%	0%	0%	100%	0%	1B,3A
11	100%	100%	100%	100%	100%	100%	100%	0%	100%	0%	0%	0%	0%	100%	0%	1B
12	100%	100%	100%	100%	100%	100%	100%	0%	100%	0%	0%	0%	0%	100%	0%	1B,3B
13	100%	100%	50%	100%	100%	100%	100%	0%	100%	0%	0%	0%	0%	100%	0%	1B,3B
14	100%	100%	50%	100%	100%	100%	100%	0%	100%	0%	0%	0%	0%	100%	0%	0
15	100%	100%	50%	100%	100%	100%	100%	0%	50%	0%	0%	0%	0%	100%	0%	1A,3A
16	100%	100%	50%	100%	85%	100%	100%	0%	50%	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 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>11/20/13 – Photo 1 Upper Level Work Area Looking North</p> <p>Deck installation continues on Building B.</p>	<p>Note</p>
	<p>11/20/13 – Photo 2 Upper Level Work Area Looking South</p> <p>Recent snow and wind-blown snow. Materials have been moved against the rail to help facilitate snow removal.</p>	<p>Note</p>
	<p>11/20/13 – Photo 3 Units 1 & 2</p> <p>Window and Door trim installation underway.</p>	<p>Note</p>
	<p>11/20/13 – Photo 4 Units 3 & 4</p> <p>Window and Door trim installation underway.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/20/13 – Photo 5 Units 5 & 6</p> <p>Window and Door trim installation underway.</p>	<p>Note</p>
	<p>11/20/13 – Photo 6 Units 7 & 8</p> <p>Units awaiting trim work.</p>	<p>Note</p>
	<p>11/20/13 – Photo 7 Units 9 & 10</p>	<p>Note</p>
	<p>11/20/13 – Photo 8 Units 11 & 12</p>	<p>Note</p>




PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/20/13 – Photo 9 Building A, South</p>	<p>Note</p>
	<p>11/20/13 – Photo 10 Units 13 & 14</p>	<p>Note</p>
	<p>11/20/13 – Photo 11 Units 15 & 16</p>	<p>Note</p>
	<p>11/20/13 – Photo 12 Typical 2nd Floor Deck</p> <p>Note waterproof membrane under door sill.</p>	<p>Note</p>





PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/20/13 – Photo 13 Typical 2nd Floor Deck</p> <p>Tyvek house wrap is lapped over the top of the EPDM deck membrane.</p>	<p>Note</p>
	<p>11/20/13 – Photo 14 Looking Up at the 3rd Floor Deck</p> <p>New Fiberon decking, infill trim pieces (between the deck joists) and flashing are in place.</p>	<p>Note</p>
	<p>11/20/13 – Photo 15 Lower Level Looking North</p>	<p>Note</p>
	<p>11/20/13 – Photo 16 Phase IV Components in Winter Conditions</p> <p>Red arrows show the icicles detailed below.</p>	<p>Note</p>

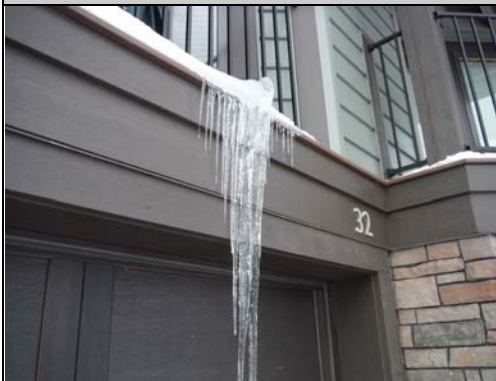







PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/20/13 – Photo 17 Typical 2nd Floor Deck Ice Conditions</p> <p>Drip condition is freezing at the edge of the Fiberon deck. The drip in this condition does not touch the MiraTec belly band.</p>	<p>Note</p>
	<p>11/20/13 – Photo 18 Typical 3rd Floor Deck Ice Conditions</p> <p>Similar condition occurring at the 3rd floor deck. The belly band is free of ice.</p>	<p>Note</p>
	<p>11/20/13 – Photo 19 Unit 30 Threshold</p> <p>Threshold is dry.</p>	<p>Note</p>
	<p>11/20/13 – Photo 20 Unit 30 Threshold</p> <p>Threshold is dry.</p>	<p>Note</p>

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>11/20/13 – Photo 21 Unit 27 Garage</p> <p>Garage is clean and in good order.</p>	<p>Note</p>
	<p>11/20/13 – Photo 22 Unit 27 Garage</p> <p>Light fixtures, door handles, and light bulbs remain.</p>	<p>Note</p>
	<p>11/20/13 – Photo 23 Unit 28 Garage</p> <p>Jeep has been moved.</p>	<p>Note</p>
	<p>11/20/13 – Photo 24 Unit 28 Garage</p> <p>Remaining Window Unit has yet to be moved. A small amount of debris remains.</p>	<p>Note</p>

END OF FIELD REPORT