

## ARCHITECT'S FIELD REPORT

119

PROJECT	<b>Eagle's Nest Townhouses</b> 11 Morning Glory Way & 31 Marcellina Lane Mt. Crested Butte, CO 81225	DATE	8/21/13
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CONDITIONS			
DATE	8/21/13	TIME	9:30 am
WEATHER	Clear, Sunny, Warm	TEMP	58 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 deck installation and Tyvek house wrap on Building E.</li> <li>2. Observed completed door, window, electrical outlet, fixture, and guardrail trim work.</li> <li>3. Installation of metal corner trim and J-channel is underway.</li> <li>4. Siding work will begin tomorrow morning.</li> <li>5. (6) Workers were on site today including Mick.</li> <li>6. 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.</li> </ol> <p> Total Number of Construction Days – 221  Number of Construction Days to Date - 136  Percent of Construction Duration Complete – 61%  Average Construction Progress Percent Complete – 53%  (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%	50%	100%	75%	100%	100%	100%	100%	0%	0%	0%	0%	100%	0%	?
18	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B
19	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A,3B
20	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
21	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0
22	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B
23	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
24	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
25	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
26	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
27	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
28	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
29	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1A
30	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
31	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0
32	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	1B,3B
33	100%	100%	100%	100%	85%	100%	100%	85%	100%	15%	0%	0%	25%	100%	0%	1A,3B
34	100%	100%	100%	100%	100%	100%	100%	85%	100%	15%	0%	0%	25%	100%	0%	1A,3B
35	100%	100%	100%	100%	100%	100%	100%	100%	100%	15%	0%	0%	25%	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, 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%	15%	0%	0%	25%	100%	0%	0
37	100%	100%	100%	100%	100%	100%	100%	100%	100%	15%	0%	0%	25%	100%	0%	1A
38	100%	100%	100%	100%	100%	100%	100%	100%	100%	15%	0%	0%	25%	100%	0%	1B,3A
39	100%	100%	100%	100%	100%	100%	100%	100%	100%	25%	0%	0%	25%	100%	0%	3A
40	100%	100%	100%	100%	100%	100%	100%	100%	100%	25%	0%	0%	25%	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	60% Ordered Materials Available Locally
Chimney Flue Paint "Black"	Rustoleum 1200 Degree Enamel	100% Ordered Available Locally
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	Order Pending Restock Fees (40) Door and 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 on Site
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	60% Ordered Materials Available Locally
Address Numbers	Architectural Mailboxes	Type and Quantity to MH On Site, Awaiting Installation
Deck Boards	Fiberon	60% Ordered Material on Site
Light Bulbs	9W CFL	100% Ordered Materials on Site



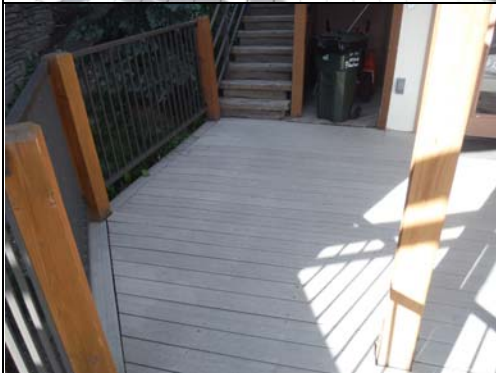
## CONSTRUCTION SCHEDULE

REVISED 7/31/13

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	<b>8/23/13</b>	<b>8/30/13</b>
<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>8/21/13 – Photo 1 Lower Level Building E from Below</p> <p>Decks are 100% complete. Tyvek house wrap, window trim, light and outlet trim, and guardrail trim is complete.</p> <p>J-channel and metal corner trim installation underway.</p>	Note
	<p>8/21/13 – Photo 2 Lower Level Work Area Looking North</p> <p>Work area is drifting in to the drive lane.</p>	MHC
	<p>8/21/13 – Photo 3 Units 40 &amp; 39</p> <p>Metal corner trim and J-channel installation is complete. Units are ready for metal siding.</p>	Note
	<p>8/21/13 – Photo 4 Units 38 &amp; 37</p> <p>Metal corner trim and J-channel underway.</p>	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	8/21/13 – Photo 5 Units 36 & 35  Metal corner trim and J-channel underway	Note
	8/21/13 – Photo 6 Units 34 & 33  Metal corner trim and J-channel underway	Note
	8/21/13 – Photo 7 Unit 17 from the South  50% of the house wrap is installed. Unit is awaiting trim work.	Note
	8/21/13 – Photo 8 Unit 17 from the North	Note

PHOTO –WORK ITEM	DESCRIPTION	ACTION
	<p>8/21/13 – Photo 9 Lower Level Hot Tub Restroom</p> <p>Restroom is clean and in good order.</p>	Note
	<p>8/21/13 – Photo 10 Lower Level Hot Tub Deck</p> <p>Record photo – the newel post at the red arrow is unsupported. The deck is sagging at this location.</p>	Note
	<p>8/21/13 – Photo 11 Lower Level Hot Tub Deck</p> <p>Existing deck boards at the newel post are starting to lift do to the settling.</p>	Note

END OF FIELD REPORT