

**ARCHITECT'S FIELD REPORT****12**

<b>PROJECT</b>	<b>Village Center Remodel</b> Emmons Building, 600 Gothic Road Axtell Building, 22 Snowmass Road	<b>DATE</b>	11/1/19
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<b>CONDITIONS</b>			
<b>DATE</b>	10/29/19 & 10/31/19 (Photos Only)	<b>TIME</b>	2:00 pm
<b>WEATHER</b>	Sunny, Snow on Ground	<b>TEMP</b>	37 deg

<b>WORK OBSERVED</b>	
Gutter Installation, Steel Reinforcing, Metal Wainscot Installation	
<b>TRADES PRESENT</b>	
Pinnacle Inc., Murphy Construction, Vail Valley Gutter	

<b>PARTIES</b>			
<input checked="" type="checkbox"/>	Ben White	Ben White Architecture	970-349-5378
<input type="checkbox"/>	Dylan Brown	Kramer & Brown	970-349-5378
<input type="checkbox"/>	Scott Bogart	Pinnacle Construction	970-349-5122
<input type="checkbox"/>	Brian Burthe	Mays Construction	970-314-5417
<input type="checkbox"/>	Greg Muller	All Around Surfaces	605-610-9255
<input checked="" type="checkbox"/>	Wanda Bearth	Crested Butte Lodging	970-349-2400
<input checked="" type="checkbox"/>	Sierra Bearth	Crested Butte Lodging	970-349-2400
<input type="checkbox"/>	Tim Baker	Village Center HOA	970-349-2202

<b>COMMENTS &amp; OBSERVATIONS</b>
<p>1.) Walked the site with Wanda Bearth and Sierra Bearth.</p> <p>2.) Discussed Contingency Alternates including irrigated planter boxes at the base of each stair, xeriscape areas, and heat tape in the south sidewalk area drain at Emmons.</p> <p>3.) BW to perform second paint punch list and coordinate close out conditions with All Around Surfaces.</p> <p>4.) Site cleanliness noted again by WB. Construction debris has been left in the stairwells and in front of unit doors. Reminders to be sent to SB.</p> <p>5.) 10/29 Blowing Snow - BW to photograph the site in better weather conditions.</p>

PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 1 Emmons Building</p> <p>Parking Area is clean and free of debris.</p>	Note
	<p>10/31/19 – Photo 2 Emmons Building</p> <p>Work area is clean and free of debris.</p>	Note
	<p>10/31/19 – Photo 3 Emmons Building</p> <p>Construction fence area is clean and secure.</p>	Note




PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 4 Emmons Building</p> <p>West 1<sup>st</sup> floor entrance. Steel reinforcing beams are in place.</p>	Note
	<p>10/31/19 – Photo 5 Emmons Building</p> <p>West 1<sup>st</sup> floor entrance. Steel reinforcing beams are in place.</p>	Note
	<p>10/31/19 – Photo 6 Emmons Building</p> <p>2<sup>nd</sup> Floor Plaza Deck edge has been poured and ground flat.</p>	Note

PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 7 Emmons Building</p> <p>2<sup>nd</sup> Floor Plaza Deck edge as been repaired and ground flat.</p>	Note
	<p>10/31/19 – Photo 8 Emmons Building</p> <p>2<sup>nd</sup> Floor Plaza Deck edge; detail of finished concrete.</p>	Note
	<p>10/31/19 – Photo 9 Emmons Building</p> <p>2<sup>nd</sup> Floor Plaza Deck edge, detail of embed plate and finished concrete repair.</p>	Note



PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 10 Emmons Building</p> <p>Northwest corner gutter.</p>	Note
	<p>10/31/19 – Photo 11 Emmons Building</p> <p>Northwest corner downspout termination.</p>	Note
	<p>10/31/19 – Photo 12 Emmons Building</p> <p>Northwest stair gutter and downspout.</p>	Note

PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 13 Emmons Building</p> <p>Northwest corner downspout condition. Note that downspout has been extended now that the north canopy will remain.</p>	Note
	<p>10/31/19 – Photo 14 Emmons Building</p> <p>Northwest corner downspout termination.</p>	Note
	<p>10/31/19 – Photo 15 Emmons Building</p> <p>Northeast stair gutter and downspout.</p>	Note

PHOTO – WORK ITEM	DESCRIPTION	ACTION
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	<p>10/31/19 – Photo 16 Emmons Building</p> <p>Northeast corner downspout condition. Note that downspout has been extended now that the north canopy will remain.</p>	<p>Note</p>
	<p>10/31/19 – Photo 17 Emmons Building</p> <p>Awaiting south gutter extension.</p>	<p>Note</p>
	<p>10/31/19 – Photo 18 Emmons Building</p> <p>South gutter discharges water at the base of the stairwell. This condition will be remedied by extending the gutter farther down the eave.</p>	<p>CBL</p>






PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 19 Emmons Building</p> <p>South area drain. Drain currently freezes and backs up. CBL recommended heat tape to remedy the condition.</p>	CBL
	<p>10/31/19 – Photo 20 Emmons Building</p> <p>Stairwell #1, 4<sup>th</sup> Floor structural repairs.</p>	Note
	<p>10/31/19 – Photo 21 Emmons Building</p> <p>Stairwell #5, guardrail top has been removed.</p>	PI






PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 22 Emmons Building</p> <p>West site retaining wall has not been completed.</p>	AAS
	<p>10/31/19 – Photo 23 Emmons Building</p> <p>Unit 320 door perimeter has not been painted.</p>	AAS
	<p>10/31/19 – Photo 24 Emmons Building</p> <p>Unit 324 door perimeter has not been painted. (Not clearly depicted in this photo.)</p>	AAS




PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 25 Emmons Building</p> <p>Paint has been applied to the top line of the metal wainscot.</p>	Note
	<p>10/31/19 – Photo 26 Emmons Building</p> <p>Paint has been applied to the top line of the metal wainscot.</p>	Note
	<p>10/31/19 – Photo 27 Emmons Building</p> <p>Paint has been applied to the top line of the metal wainscot.</p>	Note




PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 28 Emmons Building</p> <p>Paint extended to the top line of the metal wainscot.</p>	Note
	<p>10/31/19 – Photo 29 Emmons Building</p> <p>Paint has been applied to the top line of the metal wainscot.</p>	Note
	<p>10/31/19 – Photo 30 Axtell Building</p> <p>Construction dumpster.</p>	Note



PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 31 Axtell Building</p> <p>Construction fence area. Area is relatively clean.</p>	Note
	<p>10/31/19 – Photo 32 Axtell Building</p> <p>West elevation. Metal a spandrel panel is underway.</p>	Note
	<p>10/31/19 – Photo 33 Axtell Building</p> <p>Downspout installation at Medical clinic. Downspout will be extended to the parking area.</p>	Note


PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 34 Axtell Building</p> <p>Steel plaza reinforcing and downspout condition.</p>	Note
	<p>10/31/19 – Photo 35 Axtell Building</p> <p>Downspout condition at Medical Center. This downspout will likely cause icing conditions at the entry to the Medical Clinic. Alternatives should be considered.</p>	PI
	<p>10/31/19 – Photo 36 Axtell Building</p> <p>Sign will need to be relocated relative to the downspout.</p>	Note


PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 37 Axtell Building</p> <p>Downspout condition at the Ski Locker. Downspout will be extended to the parking area.</p>	Note
	<p>10/31/19 – Photo 38 Axtell Building</p> <p>Downspout extended through the plaza deck.</p>	Note
	<p>10/31/19 – Photo 39 Axtell Building</p> <p>Downspout extended through the plaza deck.</p>	Note






PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 40 Axtell Building</p> <p>West plaza deck repairs. Repaired surface has been ground flat.</p>	Note
	<p>10/31/19 – Photo 41 Axtell Building</p> <p>West plaza deck repairs. Repaired surface has been ground flat.</p>	Note
	<p>10/31/19 – Photo 42 Axtell Building</p> <p>Spalled area has been repaired.</p>	Note



PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 43 Axtell Building</p> <p>Stair nosing has been replaced, typical at each landing.</p> <p>Staining of the new wood will need to be done in the spring.</p>	Note
	<p>10/31/19 – Photo 44 Axtell Building</p> <p>1<sup>st</sup> Floor west elevation, painting has not been completed in this area.</p>	Note
	<p>10/31/19 – Photo 45 Axtell Building</p> <p>1<sup>st</sup> Floor west elevation, painting has not been completed in this area.</p>	Note






PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 46 Axtell Building</p> <p>Unit 416 door perimeter has not been painted.</p>	Note
	<p>10/31/19 – Photo 47 Axtell Building</p> <p>Unit 417 door perimeter has not been painted.</p>	Note
	<p>10/31/19 – Photo 48 Axtell Building</p> <p>South chimney painting remains. AAS may subcontract work.</p>	AAS



PHOTO – WORK ITEM	DESCRIPTION	ACTION
	<p>10/31/19 – Photo 49 Axtell Building</p> <p>Building Sign on east elevation remains on site. HOA Board to provide direct:</p> <ol style="list-style-type: none"> <li>1.) Remove the sign</li> <li>2.) Store the sign</li> <li>3.) Reinstall the sign.</li> </ol>	HOA
	<p>10/31/19 – Photo 50 Axtell Building</p> <p>Ground disturbance to be returned to original condition, typical of 4 locations.</p>	PI

END OF FIELD REPORT

## Engineer's field report

Project: Village Center Remodel  
Date: 10/28/19

Present: Dylan Brown (Kramer and Brown), Mike Ingle (Pinnacle).


### Notes



Areas requiring structural investigation were visited and were the primary reason for the field visit. The north Emmons selective demolition had begun but further demolition is required to understand the nature of the cracking and wall separation at the areas of interest. Mike Ingle was informed of the additional demolition required (see pictures to follow). No selective demolition has occurred to date at the south Emmons location or Axtel Plaza location. Structural investigation is on hold until the areas of interest are exposed. Further demolition may be required once the areas of interest are exposed.

### Structural action items


1. Observe three areas requiring structural investigation once selective demolition is complete.  
Determine future course of action once damage is assessed.

### Photos

Photo	Description	Action
	North Emmons beam bearing location requiring structural investigation. Stucco has been removed in a small location by beam. Area outlined in red must be stripped down to wood sheathing.	Selective demolition

	<p>North Emmons wall separation location requiring structural investigation. Stucco has been removed in a small location (bottom right of photo). Area outlined in red must be stripped down to wood sheathing.</p>	<p>Selective demolition</p>
	<p>South Emmons steel beam bearing location requiring structural investigation. No demolition has occurred to date. Area outlined in red must be stripped down to bare concrete.</p>	<p>Selective demolition</p>



	<p>Axtell plaza beam-column joint requiring structural investigation. No demolition has occurred to date. Area outlined in red must be stripped down to bare concrete. All four sides of column and three sides of beam (not required on top of beam).</p>	<p>Selective demolition</p>
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