

To: Deerbrook Townhomes HOA
From: Richard Kihnley and Don Carpenter
Date: July 1, 2022

**Re: 391 Ridge Rd. Snowmass Village, CO
Monthly Report; June, 2022**

1. Design Topics.

▪ Submittals

- Submitted

Doors
Door Hardware
Can Lights
Outdoor Heaters

- Pending

Outdoor Heaters

- Approved

Doors (official approval pending)
Door Hardware
Can Lights

▪ Other Design Topics;

- Overflow Roof Drains – Pending site review by SMV Bldg Official
- Stone Detail at Bldg A chimney – Z Group reviewing with Janckila
- Stone Efflorescence – Project team discussing value of this cost.

2. **Project Approvals.** Nothing at this time. It is anticipated there will be a change order submitted to the Town for MEP and solar upgrades.

3. Construction

▪ Progress

General

- Construction is moving along at a good pace. Stone is in varying stages of completion on all buildings. Siding is being staged. Prep at windows is in progress. Snowmelt prep is in progress. Boilers are in hand and work has started on the “plants” in the mechanical rooms. Windows and sliders are due to be complete this week. Drywall patch and interior trim will begin next week. Fascia and flashing underway ahead of stone and siding. Roofing is queued and ready once all preliminary work is completed.
The GC feels like they are generally on schedule. They believe current scheduled completion date of 12/14/22 is looking good.

Details

- Excavation will be on site starting on Wednesday beginning with the demolition of the lower-level decks on the back side of Building C
- Waterproofing to start next week on front decks and front flat roofs. Concrete reinforcement and snowmelt piping to follow in preparation of concrete installation.
- Masons have completed the chimney for Building B and are 95% done with the chimney on Building C. They have also started the columns on the front of the units. The stone columns double as access to a chase for heat and electrical; They Stone will continue on columns up to the elevation that they don't impact access to the chases. Masons intend to start on Building A next week, pending receipt of a detail from Z Group that was discussed during weekly meeting.
- The steel contractor is revising pricing for the added square footage and change in the scope of work.
- Carpenters have finished the roof over framing and the extensions of the columns on the front of the building. They are currently finishing the parapet walls, windows, and doors. Siding is slated to start within the next two weeks.
- Roofers have dried in the upper roofs. They are fabricating the various flashings in preparation for siding.
- Insulators have placed batt insulation as needed for drywall repair. They will be back when we are ready for spray foam
- All windows are in with the exception of the entry transom windows which will be installed at the same time the entry doors arrive. 90% of the sliders are installed. Approximately 30% of the lower-level swing doors are installed.
- Drywall to start next week to make repairs at windows and doors to prepare for trim installation.
- Painters are in the queue to start painting once a unit has been trimmed back in and will follow along with trim progress
- Plumbers have started running supply and return lines in the crawl space of Building B for snowmelt.
- Electrical contractor is going to meet with Engineer to confirm actual electrical loads and wire sizes so wire can be ordered and installation can proceed.
- Scheduled completion date – 12/14/22

4. Owner Feedback Topics

Janckila to add this topic to regular OAC agenda

- **Topic;** Concerns about unit cleanliness and maintenance of protection materials.
- **Resolution;** Certain construction operations require subcontractors to be inside units (i.e. replacing windows, drywall patching and interior trim replacement).
 - Janckila has instituted a weekly walk through of each unit to ensure due care is given to interior protection and finishes. Should there be any impact, the team will contact property managers and owners to advise, and the issue will be corrected.
 - The project owner's representative, Project Resource Company (PRC) will also be doing a weekly walk through of each unit and will report any issues to the HOA.
 - Should an owner be aware of any issues not addressed, please advise the HOA as soon as possible.
 - On the date of this report PRC walked through each unit. While the general condition of the unit and protection was good, there were some minor issues that

needed to be dealt with. A list, by unit, was provided to the general contractor. PRC will be walking each unit next week to review each task for completion.

- **Topic;** Unit Security
- **Resolution;** Each unit remains locked until a subcontractor needs access to perform a specific task. A Janckila team member unlocks the unit then, when work is completed and the subcontractor has exited the unit, Janckila checks that all exterior doors are secure and locked.
- **Topic;** Power Outages
- **Resolution;** While outages haven't been pervasive, Janckila will regularly check units to ensure any outages are managed appropriately. If any long term outages will be necessary, Janckila will notify owners.
- **Topic;** Site Cleanliness
- **Resolution;** Janckila is continuing to clean up site debris. They periodically focus staff labor in an effort to better manage debris. Currently, the site is in very good condition. There are a few issues here and there, but progress is excellent.
- **Topic;** Leaks in several units
- **Resolution;** The source of the leak was a transition between a roof and wall, and was corrected. Damage was done to some cabinets, walls and the ceiling of the lower level front bedroom. Since the condition was corrected, no additional leaks at this location have been found. Remediation of the damaged drywall has begun. Another leak was found at the new parapet wall on the entry roof of one unit. This is partial construction, so steps have been taken to protect each of the parapet walls. Temporary waterproofing will be placed to avoid further leaks until construction in that area is complete.

5. Project Photos available on request