

To: Deerbrook Townhomes HOA
From: Richard Kihnley and Don Carpenter
Date: August 31, 2022

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

1. Design Topics.

▪ Submittals

- Pending

HVAC Boilers

Electrical service gear – final configuration in hand

- Approved

HVAC (via Pacific Sheet Metal)

Doors (official approval pending)

Door Hardware

Can Lights

Outdoor Heaters

Snowmelt Mechanical

- Other Design Topics;

Concrete stamp for decks

Mechanical Room Door Replacement

Building Official has indicated that a layer of drywall needs to be added to the mechanical room interior walls (1 exists currently), for the requisite fire rating.

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

3. Construction

▪ Progress

General

- Stone is in varying stages of completion on all buildings. Interior trim is ongoing. Siding has gone well and is starting back up on the front of Bldg C. Snowmelt prep is in progress. Snowmelt boiler plants are complete with ancillary piping and tubing to decks is in progress. Windows and sliders are complete. Front door jambs are in hand, sitting in each unit, awaiting door delivery (dates pending). Insulation in completed at doors and windows. Interior trim in progress. Drywall patch and repair to begin once waterproofing on decks is complete. Fascia and flashing in progress ahead of next siding phase. Roofing is queued and ready once all preliminary work is completed. Current scheduled completion date is 12/14/22. A schedule update is imminent.

- **Details**

1. Demolition of siding, decks, and roofs is substantially completed.
2. Siding installation is 40 to 50% complete.
3. With the exception of the front doors and the transoms above, the removal and replacement of windows, doors, and sliders is complete. Door delivery pending.
4. The stone on the chimneys of all three buildings is complete.
5. Flashing is started on Building A chimneys that require siding in anticipation of measuring for chimney caps.
6. Walkway decking to the units complete on Building A. Building B has started.
7. Roof framing is complete on all three buildings.
8. The front parapet walls are finished over entry ways.
9. Chases on the backside are framed and tubing for the radiant heat is being placed.
10. Flashing is being installed as needed for both the installation of the next phase of siding (bldg fronts) and in preparation for roof panels.
11. Prewire for Building A is complete and work on Building B is underway.
12. The boilers for the radiant heat systems are all installed, and the tubing is being run to the decks.
13. Concrete mesh is on the decks is complete on bldg. C, starting on bldg. B. Radiant heat will start on the decks shortly.
14. Deck waterproofing is approximately 35% complete.

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).
 - 8/30/22 UPDATE: The project owner's representative, Project Resource Company (PRC), has walked each unit on 8/1/22, 8/10/22 and 8/24/22. Progress was made each week, although general cleanliness is now the main issue. A team has been added to run through each unit to thoroughly clean. This cleaning is currently in progress. This will be monitored.
 - As before, should an owner be aware of any issues not addressed, please advise the HOA as soon as possible.
- **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. 8/22/22 UPDATE: THIS IS AN ONGOING PROCEDURE.
- **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,

PROJECT RESOURCE

Janckila will notify owners. 8/22/22 UPDATE: NO OUTAGES HAVE BEEN REPORTED, RECENTLY.

- **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. 8/22/22 UPDATE: THIS CONTINUES TO BE AN ISSUE. DEBRIS ALONG THE SLOPESIDE OF THE BUILDINGS HAS GROWN, BUT IS GETTING MANAGED A BIT BETTER. DUE TO LIMITED ACCESS THRU SKICO AND THE VICEROY PROPERTY, A COORDINATION EFFORT IS REQUIRED TO GET HAUL TRUCKS AND LIFTING EQUIPMENT IN AND OUT. THIS AN ONGOING EFFORT
- **Topic;** Leaks in several units
- **Resolution;** 8/22/22 UPDATE: RECENT RAINS HAVE CAUSED MORE LEAKS IN A NUMBER OF UNITS (REPORT SUPPLIED TO GC AND HOA). THEY HAVE BEEN IDENTIFIED AND DRYWALL WILL BE REMOVED AND REPLAIED AS NEEDED, ONCE WATREPROOFING IS COMPETED ON ALL DECKS.

5. Project Photos available on request

