

Project Status Update May 18, 2010



View of The Village from the South end of Maggie Pond looking North at the South & West sides of Plazas 1, 2 & 3.

1. Schedule:

a. GENERAL

- i. The first phase of Crane presence on site ended yesterday with the crane being dismantled and driven on to its next assignment.
- ii. We are still waiting to receive written confirmation of Town approval of the final color boards as approved at the April 5 A&D committee meeting.
- iii. Overall project schedule is still tracking 4-7 days ahead of schedule. The erection of scaffold at Chateaux is behind schedule by 1 week. The sub-contractor has added manpower to make up this delay and to complete the scaffold around the entire building by June 14.
- iv. Demolition related to the exterior walls and mansard roofs of the three Plaza buildings is still on track to be completed by the end of this month.
- v. The previous update stated that all storefront installation was scheduled for May. In fact storefront installation will start the last week of May with installation completed before July 1.
- vi. Delivery of all windows was completed on May 14.

- vii. The Architect and Contractor are continuing their close cooperation to keep responses to RFI's coming quickly.
- viii. Most of the demolition work is complete. While discovery of issues continue, we are finding far fewer issues at the Plaza buildings.
- ix. As demolition gets underway at both Liftside and Chateaux, we expect to find a fair number of issues as happened with the Plaza buildings.

b. ALL PLAZA BUILDINGS

- i. The window and door mockups in unit 1206 have been completed and have passed the water intrusion prevention tests. This is significant in that this means we have finalized 90 percent of all window and door installation details for all 3 Plaza buildings.
- ii. It is worth noting that the process of building these mockups has been extremely valuable to the entire team and project. In completing this effort, we have made several changes in our demolition and construction steps:
 - 1. The removal of interior trim around all doors and windows occurs well before any doors or windows are actually removed. Nearly 100% of the existing trim came off without damage to the walls or trim.
 - 2. The plan of removing the existing windows/doors and installing the replacements in one day is not feasible. We have found that the process actually takes 2-3 days to get all the parts installed in proper sequence with proper cure time for waterproof sealants. This 2-3 days is critical to ensuring maximum water tightness at all of these openings.
 - 3. Because of this delay, we are installing temporary plywood protection of each opening that stays in place until the installation of each of the new doors/windows begins.
 - 4. We are adding an additional task after installation for proper clean-up and inspection of each unit after replacement work has been completed.
- iii. Fire protection system for all 3 buildings has been tested, inspected and approved by Breckenridge Building Dept. The soffit (framing and drywall to hide the piping) construction is nearly complete. The final steps are drywall finishing, painting and clean up. We expect all work on this item in all Plaza buildings will be complete by June 10.

c. PLAZA 1



View of North & West sides of Plaza 1 taken from atop Plaza 2

- i. Plaza 1 is still tracking approximately 7 days ahead of schedule.
- ii. Material hoist has been in use for the last week.
- iii. Scaffolding has been erected around the entire building.
- iv. Mansard roof, balcony and exterior trim demolition is 90% complete.

d. PLAZA 2



View of East side of Plaza 2 w/ Scaffold complete

- i. Plaza 2 is now back on schedule. RA Nelson and the scaffolding subcontractor were successful in making up the 2 days they were behind schedule at the beginning of May.
- ii. Material hoist has been in use for the last week.
- iii. Scaffolding has been erected around the entire building.
- iv. Mansard roof, balcony and exterior trim demolition is 60% complete.

e. PLAZA 3



View of East Side of Plaza 3 showing scaffolding nearly complete

- i. Plaza 3 is currently tracking approximately 4 days ahead of schedule
- ii. Material hoist has been in use for the last week.
- iii. Scaffolding has been erected around the entire building.
- iv. Mansard roof, balcony and existing trim demolition is 80% complete.
- v. North, South and West elevation windows have been removed and the openings are boarded up.

f. CHATEAUX



View of Chateaux taken from atop Plaza 2 roof. The entire roof and all adjacent walls have been dried in. Scaffolding has begun on the East (Entry) side of the building.

- i. The Chateaux is tracking right on schedule
- ii. Scaffolding started yesterday and is scheduled to be completed by the middle of June.
- iii. Stone veneer demo is completed.
- iv. Additional small areas of damage on the roof deck and adjacent walls were discovered over the last 2 weeks.

g. LIFTSIDE



View of the East & South sides of Liftside as taken from the 5th floor of scaffold on Plaza 1.

- i. The Liftside building is currently on schedule.
- ii. Liftside scaffold is complete on the West and South sides.
- iii. Scaffold erection is in progress on East and North sides.
- iv. East elevation scaffolding has been green tagged and is ready for use
- v. The team is preparing no fewer than 6 mock ups of window/ trim/finish details for Liftside to confirm exactly how we will remove and repair water damaged exterior wall materials and insure that water damage will not reoccur after the completed renovation.

2. BUDGET

There have been no additional change orders submitted since the 1st of May. There are several outstanding issues that may have additional costs associated with them. We are pushing for resolution on these issues and tracking progress.

Respectfully submitted by
Richard Taft, Chair, VABHOA, Architecture & Design Committee