

To: Deerbrook Townhomes HOA
From: Richard Kihnley and Don Carpenter
Date: July 27, 2022

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

1. Design Topics.

▪ Submittals

- Pending

HVAC

Electrical service gear

Concrete color (Dune?)

- Approved

Doors (official approval pending)

Door Hardware

Can Lights

Outdoor Heaters

Snowmelt Mechanical

Other Design Topics;

- Overflow Roof Drains – Not require by SMV Building Official, however there is an internal discussion to install them anyway. Janckila and Z Group are looking at options for scupper locations.
- Stone Detail at Building A chimney – Completed.
- Stone Efflorescence – At this time, the ownership team feels the add mixture that was discussed is not necessary.

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.

3. Construction

▪ Progress

General

- Construction is still moving along at a good pace. Stone is in varying stages of completion on all buildings. Siding is in progress and moving along nicely. Snowmelt prep is in progress. Boilers are in hand and work is in progress on the “plants” in the mechanical rooms is going well, with one building being complete, the other two are in progress concurrently. Windows and sliders are complete. Insulation in completed at doors and windows. Drywall patch and interior trim will begin next week, in that order. 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**

- Siding
South end of Building B is complete, except for corner detailing; North end of Building A and B are in progress - approx. 50% complete.
- Stone
Chimney's complete on all buildings. There are still a few ancillary details in play with Z Group. Stone is on hold at the moment – due to start again next week.
- Deck Waterproofing
60% complete on Building g C, Building B is next in line. All materials in hand.
- Snowmelt
The snowmelt “plant”(boilers, pumps, piping, controls, etc.) in Building A is appreciably complete. Buildings B and C are in progress. Main lines have been run throughout. Branch lines in progress. Deck piping ready once decking is installed.
- Electric
Wire for roof panels to house panels has been delivered.
- Roofing
Roofers are fabricating flashing, as needed for various conditions around the buildings
- Insulation
Insulation at windows and doors completed.
- Drywall/Interior trim
Pending insulation inspections, drywall to start next week with trim starting in a week or so.
- Excavation
No excavation work at this time.
- Steel
Steel decking to start 8/1. Chimney caps to begin as well.
- 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).
 - 7/27/22 UPDATE: The project owner's representative, Project Resource Company (PRC), has walked each unit on 7/1/22, 7/13/22 and 7/21/22. Progress was made each week. As would be typical, periodic tune up of protection has been necessary due to workers moving through units. This tune up will be necessary through the end of interior door and window trim replacement.
 - As before, should an owner be aware of any issues not addressed, please advise the HOA as soon as possible.

PROJECT RESOURCE

- **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. 7/27/22 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, Janckila will notify owners. 7/27/22 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. 7/27/22 UPDATE: DEBRIS ALONG THE SLOPESIDE OF THE BUILDINGS HAS GROWN. 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. JANCKILA HAS SCHEDULE SAID TRUCKS AND EQUIPEMENT FFOR NEXT WEEK, WITH APPROVAL FROM SKICO AND THE VICEROY. THIS AN ONGOING EFFORT
- **Topic;** Leaks in several units
- **Resolution;** 7/27/22 UPDATE: NO NEW LEAKS REPORTED.

5. Project Photos available on request

