

Memo #8

From: Board of Directors

To: Owners at Snowmass Mountain Condominiums

Re: Flues/Firebox Project: Nearing the Finish Line, Racing the Snows

Date: November 2, 2015

The reports from Phillip Ring, our Owner's Rep on this project, continue to be positive. They are seconded by comments from owners who have been on site to watch the process on a daily basis. One owner specifically praised the sheer physical stamina of the S&S crews who climb up and down the scaffolding and ladders while hoisting heavy fireboxes multiple times a day. She and other owners have praised the care the crews have been taking with the appearance of the property, the landscaping, and the interiors of units, and the daily monitoring of trash and debris on the grounds and in the driveway areas.

Our owner's rep continues to note that the contractor has been diligent about worker safety, and that the overall project is on target both with regard to budget and schedule. He cautions that the work outside the buildings in the chases requires close coordination among the different crews in a complicated, multi-step process: once the chases are opened and the flues removed, crews then drywall the side walls, then install the fireboxes, then drywall behind the fireboxes, then start installing flues, then drywall the front (outside) of the chase. And only after the TOSV approves the installation can the siding be installed and painted to close up the chases and complete the process.

Good news from the past two weeks is that in the Town has made its first inspection and approved the chases in Buildings A, B, C, H, I, and half of D. This is the first of three inspections required by the Town. The first checks the install of the fireboxes and offset (before they are completely hidden by drywall), the second comes when the flues are connected and stacked to the roof, and the third is required when the drywall is complete to ensure the 1-hour fire separation requirement has been achieved. Also during the past two weeks almost all the fireboxes have been installed; and flue offsets (the angled piece that connects to the fireplace unit) have been installed on units in Buildings A, B, C, D, H, I, J, K, and some of Building L.

The Board has approved two change orders thus far - one to install required insulation and fire separation in the chases and the second to repair water damage from leaky chimney caps/flashing. Even with these two change orders, the budget thus far is coming in below the 20% contingency the Board had set for the overall project budget.

Weather will become a formidable challenge with the forecast of a major snowstorm to blast through our area of the Rockies later this week. Although work remains to be done on the fireplace surrounds inside many of the condo units, there is still much outside work to be done: the continuation of flue installation by Fireplace

Warehouse crews, completion of drywall and insulation inside the chases by S&S crews, inspections by the Town (TOSV) prior to closing up the remaining chases, and then the final steps to finish the chases with new siding, and installation of new chimney caps and flashing (which has to be done on the roofs of our buildings -- not something to do in a snow/ice storm). Keep these workers and their efforts on our behalf in mind as you enjoy your new SAFE fireplace this winter!

Pictures from the past two weeks are appended below with Phillip Ring's comments on each.

From the report of 10/23:



Figure 1 - Installing firebox in Unit G-2



Figure 2 - Drywall and flues Building B



Figure 3 - clean install!

And from Phillip's report of October 31:

Photos:



Figure 1 - this unit is complete and looks great!



Figure 2 - this is one of the units that needed adjustments to the existing stone... came out great.



Figure 3 - this one still needs a little more work on the left side and bottom right (glass doors must open completely for correct install).



Figure 4 - Not the greatest picture but you can see the drywall work and flues