

## **Snowmass Mountain Condominiums Construction Update Week 15 July 24 - 31, 2011**

Thanks to Hank Hays for this week's pictures and information.

The first picture shows the "shot-crete" along the new entryway to the complex. This technique uses soil nails (see the purple squares and the giant nails below) that are driven into bedrock to hold up the 8" thick concrete wall against the soil. The current ugly industrial look of the wall, when completed, will be surfaced with a nice stacked-stone finish. The area above the wall will be terraced, and plentiful landscaping is planned for the entrance area. Landscaping will be tackled in earnest in 2012.



Hank wrote that the week saw a lot of heavy equipment on the job site again. The area around the office complex in Building A was one focus of work. The next two pictures show where the old pond and planter used to be; they have been removed from in front of the office. Not only was the old grading there problematic, but too much dirt right next to the building had allowed water to run into the siding of the building over the years. The new, expanded driveway with a bus turn-around in that area will compress

the amount of space between the parking lot and the entrance to the office, and a complete redesign of the entrance, stairs, and landing going into the office area is underway. This is another area the Landscaping Committee has designated as a priority for work in the future.



The week also saw the removal of all the old window wells on the lower buildings in preparation for new MSE window wells. The next two pictures show this work going on at Building J right outside our unit! Glad I wasn't there during this work.



You may recall from an earlier update that workers were surprised to discover several crib walls made of old wooden ties buried in front of the tie wall in between the lower buildings. Upon the recommendation of our consultant, John Mechling, these were to be left alone until the excavation and shoring work on the main wall was completed. This week these old crib walls were finally removed. This will allow the storm drain work to be completed in this area, followed by regrading and reseeding of the lawn between the lower buildings and the bike path. We might see grass again before the first snowfall!

Hank also wrote that, "the painting of the buildings, stairwells, etc is also proceeding. The carpenters are also making their way through the complex replacing the stair treads, landings, and adding the handrails. Looks great. Weather has been good, no heavy rain and highs in the low 80's."

In other news, the Board is meeting in Snowmass Village on August 7-9. The main agenda item is a broad assessment of our progress on the repair project. Additionally, we will consider revision and update of the Rules and Regulations that govern the complex. Please send your comments and suggestions to anyone on the Board or to Hank Hays, our Manager. Board members and their email addresses are listed below for your convenience.

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