

## **Snowmass Mountain Condominiums Construction Update**

### **Weeks 26 October 11-17, 2011**

Hello Owners – The news for this past week comes directly from Hank Hays, SMC Property Manager, who has been on site throughout the entire project as an additional set of eyes and ears for the Board. Hank has worn many hats throughout the project and serves as an important link between the Board, the Snowmass Hospitality maintenance crew, and project personnel from Neenan. For this update I have just lightly edited Hank's email reporting on the progress for the week. Don't forget to check out the pictures for the week on the website.

Hank reports that the stonework on the fronts of the upper buildings and on the pillars at the front of the carports is moving along and is almost completed (pictured). Stone is also being added to new stair structure in front of the office in Building A (pictured). New support beams for the deck at the office have been completed, and a "trex" flooring surface for the deck will be installed in the coming week.

Part of the snowmelt system installation has been laid -- indeed, the snowmelt piping is almost complete -- with rebar and cement pour starting early next week by building B/C. This process will be repeated over and over again as the snowmelt driveway works its way down the complex toward the entryway. The final grade to driveway is 80% done; when finished, the downhill slope of the drive will be as gradual as possible. Just as the MSE wall dominated the early phases of the project, work on the snowmelt system and pouring the concrete for the driveway is the major focus of these final weeks of the project. Meeting the completion date for the project hinges on how well the driveway construction goes, and that depends a lot on the weather.

The finish shot-Crete to the entry wall was completed this week and final color finish added (pictured). The shot-Crete wall between the trash garage and building G was completed last Thursday. Installation of the building stair bridges for the lower buildings has started and will continue into next week until completed. Landscaping the lower areas where rip-rock and grass seed has been put down is now completed. Snowmass Hospitality staff has started the process of cleaning the pool and spa, and painting the pool fencing (pictured). Staff is also in the process of fixing up the siding down by the pool area, and replacing the stairs leading down to the pool deck. Punch list items are being completed as well. Holy Cross Energy has been on site turning power on to individual electric meters. Gas meters to buildings should be running by next Monday afternoon. The fire system is up and running to buildings, and the temporary fire piping has been removed. We are testing all building backflow preventers (14) Friday as required by the town yearly. Weather is nice, highs in the 60's, sunny days. The next chance of cold and snow is end of next week. Neenan and subs are working six days per week, 10 hour days... [and so, too, is Hank]. Thanks for the news, Hank *Greer Fox, for the Board of Directors*