

## **Memo #5**

**From: Board of Directors**

**To: Owners at Snowmass Mountain Condominiums**

**Re: Flues/Firebox Project: One Month into Construction**

**Date: September 22, 2015**

As seems to be the case with almost all projects of this size and scope, there is much forward progress hampered by a few unanticipated setbacks. Forward progress includes the very successful opening of chases, removal and disposal of old flue materials, removal of the fireboxes (generally via the exterior of the fireplace rather than through the interior of units), and daily removal of debris from the complex. The discovery that many chases lacked any insulation whatsoever and that all lacked the requisite fire barrier between the flue chases and the units resulted in a change order to bring the chases up to current TOSV code, which requires the installation of drywall and insulation for energy efficiency and fire safety. The extra cost of this work is within the contingency amount built into the estimated project cost. We are also taking this opportunity to repair and replace a few locations where the contractor has found water damage in the flue chases due to poor flashing at the chimney caps. Replacing the chimney cap flashing at each chase is included in the original scope of the project.

This past week, our Owner's Representative reported:

- All 'pulled' fireboxes left in the chases have been completely removed and disposed
- Chases have been cleared of all extraneous materials (old drywall, compromised insulation, junk, etc.)
- Electrician spent a full day on site re-routing wires inside chases to avoid conflict with fireboxes and flues
- Storage shed area has been completely cleared of waste materials
- Drywall delivery was received on Thursday, protected and stored in the parking area designated for S&S' use

Work for the week beginning September 21 includes:

- Install drywall and insulation on side walls of the chases
- Back-painting and 1<sup>st</sup> finish coat on stockpiled siding.

The major setback facing the project is the continued delay in the manufacture and delivery of the fireboxes from the Fireplace Warehouse of Denver, which has missed two delivery deadlines thus far. Both S&S and our Owner's Representative are working to resolve this matter and get a firm date for delivery – we are currently being told that all of the new fireboxes will be delivered on October 1<sup>st</sup>. This delay concerns all of us, because it pushes back the work on the outside of our buildings into October with the risk of weather conditions that compromise worker safety. Moreover, it pushes back the anticipated completion date further into November.

Owners will continue to receive memo updates from the Board as well as an amended schedule of work so that you are kept well informed about the progress on the project as a whole and on your individual unit.

We are aware that some Owners are planning to remodel their fireplace surrounds in conjunction with the flue project. Please make sure that either the board or our Owner representative is made aware of your remodeling plans. Significant changes to the interior will require Board approval.

Because a picture is worth a thousand words, we are sharing several pictures provided by Phillip Ring, our Owner's Representative in his weekly updates on the project to the Board.

**Photos from September 4<sup>th</sup> update.**



*Figure 1 - They are doing a good job of protection and safety*



*Figure 2 - North chase Bldg D*



*Figure 3 - North chase Bldg K (fireboxes are pulled back but awaiting hand-crane to remove from the chase)*



*Figure 4 - Clearing old materials from middle chase Bldgs J/K*

**Photos from the September 11<sup>th</sup> update:**



*Figure 5 - evidence that a flue pipe was not well connected to the fireplace (very dangerous)!*



*Figure 6 - Shed full of waste material*



*Figure 7 - Shed after multiple dump runs*

**Photos from September 18th update:**



*Figure 8 - Clean chase west side of Bldg J (except for good insulation)*





*Figure 9 - Inside of a chase*



*Figure 10 - Storage shed is all cleared out*