

Construction Update

Week 3: May 2-7, 2011

Snow conditions continued to play havoc with construction schedules, causing a not-unusual realignment of project jobs, with some tasks being postponed and others moved forward earlier than originally planned. The celebration in the first week of receiving the permit to begin construction was short-lived: this week negotiations with the Water and Sanitation District brought unwelcome news that more work on drainage lines than anticipated would be required of us. To keep the overall project on track and on time, SMC HOA agreed to cover the additional costs this new work would involve with the plan to discuss cost-sharing on these items with Water and San in the future. In other work, the Board viewed sketches of alternative designs for the parking area wall, weighing the costs and benefits of a more substantial block finish versus a wood-and-opaque steel-panel finish or some sort of combination wall. The Design Committee and other interested owners carried on an extensive email consideration of different color palettes for the buildings, trying to get the best fit with our tan roofs, the proposed AllenBlock wall, and the stonework that will be used in a few spots. Several different paint schemes were applied to the south of Building L and pictured at various times of day, resulting in a final set of options that were the subject of much email discussion over the Mother's Day weekend. The painting scheme was one of the project jobs moved forward on an accelerated timeline, with a final color choice needed by the end of week 4.

With the return of better weather came visits to Snowmass from several owners who were able to act as additional "eyes on the ground" for the project. Understandably, owners are interested in seeing what's happening at the complex. It is important that everyone recognize that our complex is now a construction site. This means that access is strictly controlled and limited to persons authorized to be on site. Any accident on site, however minor, is subject to OSHA regulations. These regulations stipulate that all work will be halted and the site closed until OSHA has investigated the incident and approved the restart of work. We do not want that to happen, not only because of the potential injury to individuals but also because it would have a major impact on the project schedule and budget. As outlined in an earlier letter to owners, if you feel you must have access to the site, contact Hank Hayes to arrange with the Neenan Company for special access for a limited-time visit under supervision.

Some of the many pictures viewed by the Design Committee and others in coming to an agreement about color schemes: the first picture shows a red siding color, the second is a schematic with the primary, accent, and trim colors that were originally recommended by the Neenan Company design team and approved by the Design Committee, and the third shows different trim choices painted onto Building L. Most owners who participated in the email discussion of paint colors were in favor of the higher contrast offered by a fiery brown trim color paired with the muted color scheme of "Universal Khaki" and "Quiver Tan."



