

Snowmass Mountain Condominiums Construction Update Weeks 27-28, October 18-31, 2011



Dear Owners –

Progress on the construction project at this point is being written by the weather. Weather delays have been counterbalanced by 10-12 hour workdays six days a week when possible. The picture above (taken by Danny Teitelbaum last week) shows how bright skies and moderate temperatures can facilitate the painstaking work of laying the insulation and support grids for the snowmelt driveway. At this point our contractor is working on the second of five sections of the driveway. Pouring the concrete is made much more difficult by snow and temperatures in the low teens such as Snowmass Village has been experiencing intermittently over the past week.

Five other pictures have already been posted to the website. Two of them showcase the new stonework stairwell that leads to the office in Building A. (An earlier set of pictures showed the long funnel through which the concrete for this staircase was poured.) The stone in this staircase will be repeated at the edges of the carports in the upper buildings, and soon we hope, we'll be able to share pictures of that stonework. Another photo shows the new steel stairwells (minus the railings) in place at Building H. The "gripper" tread surface that is visible in the picture was chosen in response to owner requests for a surface that would remedy the slipperiness of the previous runways and stairs during snow and icy conditions.

The fourth picture is a shot of the entire project, showing the driveway at last returned to its former elevation plus the new, expanded circle at the upper end of

our complex. Not yet visible is the new stone pilaster and rail fencing along the driveway edge; what you see now is wooden safety fencing. The fifth picture is of the pool being power washed and also shows the new siding in the pool area.

Fortunately, the weather forecast looks great for the next ten days, so we can expect to see even more progress in the next update. The Board is still hopeful that the project completion date of November 23 will be met. We'll let owners know if we are advised of any delay in that date. In the meantime, keep your eye on the weather for the Snowmass area. *Greer Fox, for the Board of Directors*