

Snowmass Mountain Condominiums Construction Update Week 20 August 30 – September 5, 2011

Week 20 of the project showed work at an amazing pace! Of course, the main focus now is laying the Allen Block for the MSE wall surface. This work stretches from end to end throughout our complex, and as the wall goes up re-fill goes in with the necessary compaction of the backfill dirt behind the wall. Board Vice-PCarl Vill, who along with President George Falk, has been on site all spring and summer, sent an amazing gallery of 11 photos from the project, and -- given the experience with the last update with only 4 pictures -- I have elected to have the entire gallery posted on the website rather than trying to download them, reformat a few for inclusion in this update, and then send them back to staff for emailing. Look on our owners' webpage under Construction Project; the pictures are in the section labeled "construction photos" and will be titled "Week 20 Pix." They will not be annotated individually, but if you've been following the progress of the construction all along, I think you'll have no trouble identifying what's going on in each photograph.

Among the photos are two of our property manager Hank Hays walking along what will become "ground level" once again for the lower buildings, with the window wells on his right and the MSE wall rising to his left. You'll note the concrete pylons for the stairway bridges -- in the last update, the forms for the pylons were pictured; this week the concrete has been poured and set. A third picture shows Hank standing in the vicinity of Building A; as you look through the photo you can see the lower level of the giant concrete slabs gradually becoming buried as the wall goes up and the infill (backfill? Refill?) goes in. In other photos of the wall you can also see this gradual disappearance of the slabs. It was such a victory to get them placed there in the first place, it's bittersweet to see them disappear --but hopefully we'll never see them again -- ever.

Other pictures in the gallery show painters finishing the trim on the third level of one of the lower buildings, and there are two pictures of a small steam shovel (although they're probably not *steam* shovels anymore) pulling away the broken concrete surfaces of the carports underneath the upper buildings. If you look closely, you can see in one of the photos a very straight edge where the concrete was sawed as part of the repair strategy. The concrete surfaces of the carports will be repoured/repared by the same subcontractor responsible for pouring the concrete for our new snowmelt driveway, so we expect a very nice finish as the carports meet the driveway.

This new phase of our project means once again countless trucks are moving up and down the road just outside the windows of the condos at Woodbridge. If you know any of the owners there, please give them our thanks for their patience. But as these pictures attest, the end of the project can now be envisioned for sure.

This week ended with Labor Day Monday. SMC HOA is indebted (literally!) to the men and women who have labored on this project with us.