

## **Snowmass Mountain Condominiums Construction Update Weeks 18-19 August 15-29, 2011**

**Dear SMC Owners - My apologies for the late arrival of this update. Apparently the file I sent via email on Monday was so large that it was rejected, so Kelly Neilson, Snowmass Hospitality - who sends them to you and posts them on the SMC Owner webpage -- never received the original or the "resends" either. We still plan to get updates out to everyone throughout the duration of this repair project, at least every two weeks, so keep looking for them! Greer Fox**

The past two weeks have been devoted to completing the installation of utilities in various parts of the property, continuing with the painting of exteriors of buildings and with installation of new stair treads and handrails in interior stairwells, completing the window wells on ground-floor units the lower buildings, and making a bit of headway on constructing the massive MSE wall.

The next two pictures this week show some of this activity. The first one shows the view from the driveway area next to Building A looking down into the excavated area. In the center of the photo, the small line in both shadow and sunlight is the beginning of the MSE wall in this section. The second picture shows the same



scene

in closer detail. The window wells on the ground floor units in Building I are visible behind the pile of sand/gravel fill; behind that at the center of the photo you can see about three or four layers of the external face of the MSE wall. Two pallets of Allen block - the material that comprises the MSE wall face - have just been off-loaded and are sitting on the site. You may recall the huge cylindrical storm drain featured in an earlier update; you can see it here near the upper right corner of the photo,

standing visible now, but soon to be buried under tons of refill. The depth of this scene can be appreciated by noting that the small round stones on the lower right-hand corner of the photo are, in fact, themselves about five feet below the usual surface of the driveway, and that we are looking down at a construction site more than two stories below this surface. The workmen in the photo look like tiny toy soldiers. Just a few telling reminders of the scope of the excavation that has been done for this project and of the work yet to come of replacing all that was removed earlier this spring and summer.



This third picture is a closeup of the backside (the side that will stand against the earthen infill) of the block wall. Hank took this picture while standing behind Building H/I. As with a picture in the last update, you can see the slight backward lean of the wall. This will, of course, be backed with soil in a fill-as-you-go process, so that this side of the blocks will not be visible when the wall is finished.

The fourth picture highlights a series of tubular forms for the concrete pylons that will support stairway bridges leading from the driveway to the interior stairwells of the lower buildings; in this picture the building is H-I. Throughout these pictures you can see the new paint palette taking shape as the exterior painting continues to move toward completion.



The Board met in conference call on August 25<sup>th</sup> to review progress on the project – still on time and on budget – as well as to review ongoing matters such as storage areas, new gutters, alternatives to heat tapes for handling ice on roof edges, stairwell and driveway lighting, rules and regulations, and the like. Lori McCool will travel back to Snowmass early in September for a second – or is it third by now – Board member walkabout to inspect with an eagle’s eye the exterior painting and other project components. The Board has been working closely with Neenan to identify and take care of any unsatisfactory work as the project unfolds rather than waiting until just before completion to compile a punch-list of items to be addressed.

In other news, the Landscape Committee has invited several landscaping contractors located throughout the Roaring Fork Valley to submit bids for work on this final phase of the project. The Committee, under the leadership of Danny Teitelbaum, will have an initial report to the Board in November and to the Homeowners in December. Danny can be reached at [toxdoc@ix.netcom.com](mailto:toxdoc@ix.netcom.com). The bulk of the landscaping will wait until Spring 2012, but some grading and seeding of lawn areas is scheduled for later this summer and early fall.

Many thanks to Hank Hays for the pictures for this update. As always, my fellow Board members and I are available via email or telephone to hear your ideas, concerns, and comments. Greer Fox, Director ([greerfox@charter.net](mailto:greerfox@charter.net)).

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