

Construction Update

Week 5: May 15-21, 2011

Construction continued this week on the sewer line installation behind the complex down by the bike trail. This work has suffered delays due to the continued winter weather that Snowmass has experienced this spring. The town has extended the deadline another week for completion of the work in this area, so that the bike trail can be reopened for public use on Friday May 27th. Those with condos in the lower buildings are well aware that the bike trail is an important pedestrian thoroughfare in Snowmass Village, particularly for residents of the adjoining neighborhoods who use the trail on a daily basis to get to and from the post office, market and drug store at the Village Center. As you can see in the attached photos, the construction of the new sewer line by the bike path has completely severed this route, so getting this portion of the project completed will be a major feat – and it will restore good will among users of the bike path. You can also see the depth of excavation required to put in this massive line.

Power to complex has now been completely turned off, as work is starting on the main utilities that run in the middle of the driveway. As a result of this, a temporary fire suppression system was installed this week to service all the buildings throughout the complex as a requirement of the fire department. This will protect all the buildings in case a fire were to occur.

Among other work, new boards are being installed to deck facings. And, as weather permitted, the new color palette began to be applied to the south side of the L Building. A photo is attached that shows the new palette on the left-side of the picture, along with the Allen Block of the MSE (mechanically stabilized earthen) Wall in front of it. It's going to look really good, don't you think? Many thanks, again, to the Design Committee and other owners who emailed or phoned in their views on a color scheme.

On Thursday this week Hank made a physical inspection of all the units to make sure each unit was secure, and he reports that no issues were found during this inspection. These walk-through inspections will continue during the construction project, about every 10 to 15 days, to supplement the ongoing daily external surveillance of the buildings.

As was true across the US, weather continued to be a predominant concern. In Snowmass, the persistent cold temperatures and inclement weather make the site muddy and unpleasant. Hank writes, "Unfortunately, weather continues to slow down the construction team. Yesterday, it was cold, with a rain/snow mix which makes the site muddy and wet. As you can imagine work tends to slow down due to this. Work will continue this Saturday to make up for any delay caused by the weather. Thank you to our contractor The Neenan Company who is keeping on track with our construction schedule. Snowmass Village has seen its wettest spring in nearly ten years and Neenan continues to manage our sub-contractors and getting them to remain on schedule. Hopefully, the weather improves and spring finally arrives in our village."

Many thanks to Hank Hayes for keeping us informed of construction progress and for his careful photographs of the work on site. Comments or questions?....contact greerfox@charter.net

The picture below shows some of the new deck boards being installed on the upper buildings...and you can see the mud and the snow – on May 20th!



The new color palette is visible on the left half of this picture of L Building. The deck railings will be in the quiver color as shown, but the fiery brown needs to be applied to the trim.



A difficult picture to look at – the removal of another of our large trees around the complex – sad, but necessary for the



construction.

The next picture shows the depth of excavation needed to replace the sewer line below the lower buildings next to the bike path.



Another look at the excavation for one of the new sewer lines; this one necessitated the temporary closure of the bike path below the complex.



Finally, a look at the entrance to our complex on May 20th,



2011