

Snowmass Condominium Construction Update

Week 7: May 29- June 4, 2011

On-site Manager Hank Hayes wrote, "The weather has finally gotten better in Snowmass, and construction is continuing at a fast pace. Work is currently centered on the upper sewer line that is being installed before the shoring system can be started. This sewer line will run under the snow melt road down the middle of the complex. Below the road, between the amenity building A and building H, a new storm drain line is also being installed. Part of this work has been completed, and the bike trail re-opened for public use last weekend.

"As all this infrastructure is taking place, the carpenters are continuing their work on the outside of the building exteriors. Corner trim boards, fascia boards on decks, and cement backer boards under the windows are being replaced with new materials. While the paint colors for the buildings exteriors still awaits approval by the town building department, we are hopeful that this will happen any day now. The painters are set to start painting more of the buildings early next week."

The Town's approval was received on June 3rd, along with their bill for \$41 for documenting the color change in the county records. Let no change, however slight, go unrecorded!

Plentiful pictures of the color palette have been shared in earlier updates, so let me focus on some of the construction shots that Hank took this week. The first shows progress in laying the sewer line in the upper roadway. This will lie beneath the snowmelt system.



The next picture shows the storm water drain line being laid down next to H building. At the top of the photo the bike path can be seen – it has been reopened. Note also the deck in this photo – one owner asked whether decks were to be replaced; answer: replacing the decks on the lower units was not part of the construction project contract. The Board can consider this for major maintenance after the complex reopens and the condition of decks can be assessed.



This next shot shows trim boards being replaced on one of the upper buildings.



This photo gives a view of the roadway and parking area near the amenity building with Building B visible in the background on the left.



I should note that inspectors have already praised the construction crew and contractor for maintaining the construction site in good condition – ie, with a minimum of trash and debris. Thanks, Neenan et al., for your consideration.