

Construction Updates

Dear SMC Owners – The big project is finally underway! I will try to maintain a weekly log of highlights and updates about our complicated construction project, with help from Hank Hayes and Kelly Neilson in posting it onto the SMC Owners website and sending it via email to owners. The pictures are taken on site mostly by Hank, but also by construction supervisors and others. Different board members will be in and out of Snowmass during the construction, generally Carl Vill and George Falk, but we will try to have at least one board member in town during the entire process along with Hank and John Mechling, the SMC HOA representative. The Board has been meeting weekly via conference call since the start of construction, and we plan to continue to do so. We will try to keep everyone as up-to-date on the project as we can during this period. As always, you are welcome to contact anyone on the Board with comments or questions. Greer Fox, Director

Week 1: April 18-24, 2011.

Thanks to all owners and renters for moving out of the property and closing up their units on time! The drop-dead date for departure was April 18th and all services to condo units throughout the complex were terminated on that date. In the week prior to closing, internet service was halted, the Village Shuttle was no longer servicing the complex, surveyors were on site to document the positions of the buildings, video-recordings of interiors of all units were made, and more and more units were vacated as the Neenan Company moved into position with a construction office transforming the covered parking spaces for the J, K, and L units and heavy construction equipment taking up more and more space. Construction began, perhaps symbolically, with the demolition of the old Snowmass Mountain sign, done in order to comply with a TOSV Water and Sanitation department requirement for a storm sewer line under that exact location. The Metal sign insert has been saved.

Attached are some pictures from Week 1 - In the first picture are the remains of the SMC sign.



The construction office is shown on the left side of the picture



below.

Before construction was underway, repairs to some of the (common area) decks were made, as shown in the next picture.



Some of the heavy equipment used to regrade the entrance:



Week 2: April 25- May 1

Snow and more snow dominated the project. Indeed, April 2011 scored a record for snowfall – fully 4 feet 6 inches. It makes the earlier decision to install the interceptor drainage ditch last year above the upper buildings look like a very smart idea.

Trim work, begun early on, was continued – that is, removing and replacing trim around windows and on the building walls and edges. Two important happenings this week: first the good news – much of the western cedar trim that is in place around windows was in very good condition in many places and can be reused rather than replaced. Western cedar is the construction material of choice, although it has become so costly that it is no longer used as much as in the past. Second, the work crews discovered that a few windows – especially those in sun- or wind-exposed areas of the complex – have deteriorated so badly that remediation, repair and replacement, were needed. We have compiled a list of units with owner-initiated changes to units (generally, windows and doors), and where remediation is needed because of structural damage over time, the repairs will be made as they are encountered and owners billed for these additional repair costs. A letter about this will be sent out separately to owners, along with the inventory of units with “non-conforming,” owner-initiated improvements.

Some pictures from this week include snow, a protective fence around the property next to the bike path, the removal of the stairwells from some of the lower buildings, mounds and mounds of earth, and a familiar “construction hand” whom you may know.





