

01/05/2019

Beaver Bench Homeowners

The shoring up of the roof on building A has begun. Support beams are being put up to support the roof for snow and ice and allow trusses to be removed and replaced. The trusses have been ordered and are being built. We expect them to be here and ready when the work can begin. I feel we are getting close to having the full scope of work and a dollar amount from the insurance company. The first offer from the insurance company was 700k, our consultant said the scope of work required 1.7 million. We did a smoke analysis that was then shared with insurance company. The analysis is forcing the hand of the insurance company to pay for what our consultant said is the real scope of work. I have been told that next week we will have a scope of work and a dollar amount to get started. I feel that we will get a scope of work from the insurance company that will match or exceed the 1.7 million we need to rebuild. Remember I said, I feel, none of this is settled yet, but I'm hopeful. Whatever the scope of work and money they say we have coming, they have to pay us. So if the insurance company doesn't do what we think is fair and right, we should have enough to continue moving forward and then take further steps to secure what we think we are owed. After receiving the scope of work, the next step is to have the plans drawn up and submitted to the city. The city will then approve the plans and inform us of any code improvements that we will be required to do. We have RA Nelson doing the shoring work but have not contracted with them in any way. While design plans are being drawn up and approved, our plan will be work on the truss replacements and the roof. At this time I'm not able to put much of a time frame on any of this. The unknown factors are, will the insurance company have a full scope of work next week, as they have said. What code improvements will the city require. Code work will affect the timeline based on how much and what is required. As more information comes available and as soon as this is settled I will let you know.

Sincerely,
Steve Kalapos

01/28/2019

Beaver Bench Homeowners,

We have received an undisputed amount of 1.5 million from the insurance company. (We have not been paid this amount in full yet.) This amount includes the cost of the initial work done just after the fire and the known code upgrades that will need to be done. The difference between the current amount and our consultant Troy's estimate is still 500k to 600k. We are working with Troy on a plan to look at those two differences and what to do about it. The money that we have will allow us to get started on the project. We have sent out two scopes of work, the one the insurance says should be completed and the scope that our consultant says should be done. We are awaiting a response from three companies that we have already had preliminary meetings with and have expressed interest in the project and have time to do it. I hope to have a General Contractor hired by the end of this week or the beginning of next week at the latest. The Engineer will not sign off on the trusses until he completes the full structural plans. So the trusses haven't been ordered yet. We are pushing the engineer to hurry and the truss company is holding a spot for us so we can expedite the build when we get the plans. I know everyone is wanting a timeline and that their personal insurance policy only goes for so long. I assure you that everything is being done to keep moving this along, any delays that have occurred are because of the insurance company stalling and dragging

their feet. I recommend that everyone look into and plan on being out of their units through next November. There are many aspects that could affect the timeline either way, but this is the way things looks like now. The board is meeting, in a closed meeting, tonight to continue to move forward. As we know more, so will you.

Steve Kalapos

02/06/2019

Update:

We have had all three prospective contractors walk the site and they all have the scope of work. We expect to have bids next week. The Engineer has finished the structural drawings and the have been submitted to the City of Avon for approval. All structural shoring has been completed. Next steps: we are still waiting on a 524k from the insurance company. As soon as approved by the city we will have the trusses built. And hire a contractor.

Steve Kalapos

02/16/2019

Beaver Bench Homeowners

The structural Engineering plans have been approved by the city. We have heard back from the three contractors that were sent bids. We are reviewing their responses and plan to meet next week. The HOA consultant has advised us to get the 500k that we are owed by the insurance company before next steps should be considered. On January 16th I was told by Philadelphia Insurance that a check would be approved that Friday or the following Tuesday. It would them take about two weeks to get through their system and to us. I called the insurance company adjuster and his contact at Philadelphia and was told we would have it by Friday. As of Friday's mail, it has not come.

Steve Kalapos

02/27/2019

Dear Homeowners,

There is a small group of homeowners from building A, that I meet with, at their request, on Sunday February 24th. (6 homeowners). I explained to them the past, present, and future of fire rebuild. Some of the group that attended Sunday's meeting weren't happy. Some of the things that they discussed were, bringing a lawyer to our Annual Meeting or getting a lawyer involved in the claim, now. There was also discussion about assessing the HOA to cover expenses of homeowners effected by the fire. Expenses, like the cost of storage of their personal items and any living expenses beyond what is covered by their individual insurance policy. The current board consists of 5 homeowners, 3 of which own units in building A. All the board members and Vail Management have been involved in the major

decisions effecting the rebuild of build A. We are getting close to hiring a Contractor and getting started. I am running for President of the Beaver Bench Homeowners Association again this year. I have spoken with the current board and they all want to continue to sever the HOA next year. I don't believe that we should involve attorneys at this point in the process. As President, I will do everything to NOT involve attorneys in the process. And finish the rebuild of building A, correctly, without any assessments. (with insurance money only) I will also help affected homeowners get whatever Insurance money that our policy allows. I urge you to attend the Annual Homeowners Meeting in March 16th. If you cannot make it to the meeting and you think that getting attorneys involved and that HOA assessments should be considered last, I ask that you email me your proxy to vote at the annual meeting. To email your proxy to me send it Kalapos@comcast.net. State you name, unit, and that you give me, Steve Kalapos your proxy. If you give your proxy to anyone find out what they believe and if they are willing to run for the board. If you have any questions regarding my beliefs or commitment to the HOA feel free to call me. This is important please attend or send me your proxy.

Thank You,

Steve Kalapos

03/07/2019

Beaver Bench Homeowners

I'm happy to make the following announcements. We have received the 500k dollar check from the insurance company that we have been expecting. This money will allow us to get started on the rebuild. We are continuing to work with the insurance company to get additional funds needed to complete the repairs. To date we have received 1.5 million. The insurance company is still a half million plus short of the dollars needed to rebuild. We have a meeting next week to resolve the difference between what the insurance company has given and what we need to rebuild. The board has sought bids, done site inspections and interviewed, RA Nelson, Dave Viele Construction and Blu Sky Construction. We have signed a letter of intent with Blu Sky Construction. The Board, Vail Management and I believe they are the best company to do the rebuild. We chose Blu Sky because we believe they will help us get all that we can from the insurance company, as far as, increasing the scope of work and getting all the money needed from the insurance company to do the repairs. Blu Sky's timeline for getting started also fits our needs. Blu Sky is an all in one company, they do the smoke mitigation and the rebuild, so if there are any issues there is only one company to hold accountable. The other two companies do not do the smoke mitigation portion of the work, they hire it out. Therefore, they will not guarantee the smoke mitigation work. So, when it gets hot this summer, if we smelled smoke, any tear out work, to do further smoke mitigation and the repair work after would not be covered by insurance or a warranty from our construction company. Also, our timeline for the other two companies does not meet our needs. We will be getting started with the smoke mitigation and permit process soon. More details coming as they develop.

Steve Kalapos

03/25/2019

The Annual Homeowners meeting was held on March 16th. The current board was voted back in as the BBC board. There will be a Homeowner meeting with our contractor Blu Sky Construction, on April 4th at the end of the day, 5ish. Place and time will be sent later this week.

Below is an update on the project.

It is our goal to keep you involved and informed during the course of your project. The following is an update of our progress for the week of 03/22/2019:

Summary of This Week's Accomplishments

- We met with the Town and Avon and the new Chief Building Official Derek Place [on Tuesday morning](#) to review the project and see if they would allow us to submit for a Demo/Structural repair permit. We did a site walk of the project with Derek and he said that he would be willing to issue us a Demo/Structural permit and try and get it turned around as fast as possible. Derek was going to meet with William Grey the old Building Official that is retiring before he left to get a download of the project. William Grey has been out sick for the last 10 days or so but upon his return they would meet and get us the permit.

- We submitted for the permit application and structural drawings for the Demo/Structural permit [on Tuesday afternoon](#) to Derek with the Town of Avon.

- Temp fencing is scheduled to be installed [on Tuesday next week](#). I am planning on meeting with Abel on Monday to review the fence layout to get on the same page before they install on Tuesday. Once the new temp fencing is in place Vail Management with coordinate with getting the fence that is currently in place removed.

- We received the MEP/Code Update drawings from the engineer, and we are reviewing them and will submit them to the Town of Avon hopefully next week after we get clarification on some items found.

Goals for the Upcoming Week

- Install new temp fencing on Tuesday around the site

- Deliver dumpster and toilets next week

- Hopefully receive the Demo/Structural permit back from the Town of Avon so we can order the trusses and structural material.

- Schedule demo/framing crew for when trusses arrive to start structural repairs.

- Work on finalizing the budget for the original main scope next week. Excluding the MEP/Code upgrades, which we need more time to review and finalize.

Sincerely,

Steve Kalapos

04/05/2019

Summary of This Week's Accomplishments

- We received the revised structural drawings from the engineer with items requested from the Town of Avon last week. Items below:

The 3 requested items last week from the Town of Avon:

- They requested that we reference chapter 7 of the IBC to look for the details/codes below
- We need a wall type detail/cut and UL listing for the demising walls showing the layer of 5/8" drywall on each side / etc.
- A detail for the sound barrier in the ceiling of the bottom unit / floor of the upper unit showing what we plan on using such as batt/ hat channel / mineral wool / etc. for the sound barrier.
- A note stating that the trusses near the demising walls need to have drywall to the underside of the roof to separate units from smoke/fire.

- The revised structural drawings as well as the MEP code update drawings were printed and submitted to the Town of Avon on Tuesday for permit approval.

- Willy and Derek with the Town of Avon reviewed the drawings and called us this week and said that they had approved our permit and we can pick it up early next week.

- We are working with the insurance adjuster to finalize scope and budget. Hopefully this will be finalized next week.

- The revised truss shop drawings were received and submitted to the Engineer for Approval. We were told by the engineer that we should receive these back today so we can order the trusses early next week.

- The portable toilets were delivered to the site this week.

- We attended the HOA Meeting last night and met several of the owners. Thanks for having us and we look forward to working with everyone. Couple of items discussed during the meeting last night are as follows:

* The phasing of the project is broken up into 3 phases (Structural/Mitigation/Rebuild)

* We hope to start on the Structural Repairs the beginning of May (Pending Truss approval and Delivery Date)

* We hope to start on Mitigation mid to end of May

* Rebuild will start after mitigation is complete and scope is determined.

* We hope to be complete early December

- All units in the A building will need to be vacated and all contents removed by [5/20/19](#) so we can start Mitigation.
- BluSky will work with owners on selections for their units. We will have a cutoff date where all selections need to be selected by. We will provide this date within the next month or so.
- We are working with the Town of Avon to determine if they will allow owners to move back in as units are completed or not.
- A letter was requested of BluSky for the owners to give to their insurance carrier.
- Smoke mitigation will require removal of the drywall ceilings and most of the walls to make sure affected areas are mitigated.
- We plan to work from the outside units inward on the rebuild.

Goals for the Upcoming Week

- Get approval on scope and budget from insurance
- Get approval on truss shop drawings and order trusses
- Get eta on trusses and work on scheduling structural repair crews

Steve Kalapos

04/06/2019

Beaver Bench Homeowners,

We are getting very close to starting the rebuild. We should have complete scope of work for each unit next week. They will be emailed to each owner as soon as we have them. (Pending Insurance company approval. The total scope of work is now at 1.9million, which we expect to get.) We have been informed that all ceiling and much of the drywall in building A will need to be removed and replaced. The Fire Code is the reason for replacing all ceiling in units and much of the drywall will be removed to get the smell of smoke out. This will require everyone currently living in building A to move out and remove their personal property. I am sorry and realize that this is a huge inconvenience for those that have move back in or have tenants currently in the build. The time frame to have everyone out is between May 20th and June 1st. We expect to start structural repairs by May 1st and to start smoke mitigation around the May 20th. After the mitigation work, we will have a firmer idea on when each individual unit will be completed. Blue Sky said that the entire project will take until next December with many owners getting in before that, depending on the amount of damage in the unit.

Steve Kalapos

04/09/2019

Homeowners there has been understandable push back on having to vacate units where homeowners and tenants currently occupy.

The city is requiring us to replace all the ceilings and bring them to code. The ceilings have to be fire rated to burn for one hour in your unit. Each units ceiling would be removed and replaced with two layers of drywall, of which, the seams can't line up together. Also, if we don't allow the contractor to replace the drywall, we will lose our smoke guarantee. That means if smoke is smelled in the building we are on our own. This loss is for the entire building not just an individual unit. This could affect the value of real estate in A building for all owners. The process left to fix the structural part and mitigate smoke will stir up fire dust that contains the dust of everything that burnt in the fire. The process is loud and invasive. Also, all units are being wired for connected fire alarms. (A code upgrade requirement). If someone had ideas of how this works for everyone, please share. The length of time for those displaced further from the fire is less than the full repair of the entire building.

Steve Kalapos

04/14/2019

Beaver Bench Homeowners

Summary of This Week's Accomplishments

- We received an email from the Town of Avon yesterday morning that our permit was ready, and it was picked up yesterday afternoon.
- We are working with the insurance adjuster to finalize scope and budget.
- We received the truss shop drawing submittal back from the engineer earlier this week and got this to the truss manufacture to get the truss order ready and revise the quote based on the engineer comments.
- We met with a couple homeowners to walk their units and get an idea of some potential owner changes/upgrades and review the scope of work.

Goals for the Upcoming Week

- Get approval on scope and budget from insurance
- Get deposit check to truss manufacture and order trusses

- Get eta on truss arrival and work on scheduling structural repair crews to start

Meeting on April 16th with third party Safety Inspector and walk project and occupied units.

Important Notes and Reminders

n/a

Steve Kalapos

05/01/2019

Beaver Bench Homeowners

We are getting ready to start rebuilding. We will start by repairing the structural issues of the building. This part of the rebuild has the most oversight, as the process will be closely followed our engineer, the town of Avon overseeing the permits, and the Board.

As we move into the smoke mitigation and rebuild of the interior, we will start becoming responsible for our own oversight. For that we have a multi prong plan. Our board member Brad Maxwell will provide ongoing oversight of the project. Brad hold a General Contractor license and his unit is gutted and needs a complete rebuild. Brad has the scope of work for all the units and will be inspecting the rebuild as it takes place. Brad has agreed to this role and it will require a substantial amount of his time. He will interface with me, the project leader and the overall project manager, from Blu Sky. (Eddy and Adam). Do to the time commitment of this role I would ask that homeowners to not ask him questions while he is onsite. (questions should be directed to me)

Michelle Townsend is our Treasure and she will be responsible signing the checks and will share in the accounting oversight. Michelle's unit needs major work and she will be onsite watching over the project and can help with any questions. Amy Hunter is our Secretary, she will be responsible for keeping us organized and help document the process. Amy own two units that need substantial work and she will be onsite often, keeping extra eyes on the project. Amy has also agreed to be a rover and help in whatever capacity necessary. Amy can help with any questions. Daniel Estrada is a board member at large. Daniel has a unit in building B. Daniel will be responsible for backing up Michelle as an additional check signer and has agreed to be a rover and help in anyway needed. Dan can help with any questions. I will continue to oversee the entire process and be the contact person should the homeowners have questions for the board. I have a scope of work for all the units and will follow the rebuild closely. I will be doing a video walk through weekly with Brad or another board member present onsite. I will share responsibility for the on accounting the project with Michelle.

The finale layer of oversight is the most important, it's you the effected homeowners, as your interior is being work on. This plan is fluid and open to change, if you have any advice or insight to share, please do.

Steve Kalapos

05/04/2019

Summary of This Week's Accomplishments

- We received the executed contract
- Roof trusses arrived this week and were delivered to the fenced in area onsite
- We received the revised code upgrade drawings from the engineer and are we are reviewing these prior to submitting them to the Town of Avon.

Goals for the Upcoming Week

- The weather is not looking very favorable to remove the roof next week for truss install with 50-60% chance of rain all week. We are going plan on the following week and will keep an eye on the weather and try to find a good window to open up the roof.
- Weather pending, we plan to start working on removing the back decks and the deck partition walls at the 6 burn units mid next week and start the deck framing repairs as this area is someone covered from weather.
- Continue working on schedule and preparing for mitigation scope
- Continue working with homeowners and scope pertaining to their units.

Important Notes and Reminders

n/a

The Anticipated Completion Date for Your Project Is

TBD

Steve Kalapos
Sent from my iPhone

05/17/2019

Summary of This Week's Accomplishments

- Framers mobilized Monday morning to start demolition of the roof above the 6 burned units
- Temp power was setup in the middle of the building for the framing crew to use.
- Demolition progress went well on Monday and Tuesday and the roof was removed by Tuesday evening.
- During Demolition we found that there were 2 layers of roofing. There was new roof that was installed over sleepers on top of the exiting original roof. This added a little more time to the demo than we anticipated.

- We spoke to the Engineer to see if it was acceptable to leave the truss at the demising wall between A13 and A14. This truss and the trusses to the east of it were found to have no burn damage. Derek the engineer said this was acceptable. We followed up with a confirming RFI on this.
- The crane arrived late morning on Wednesday and we got the trusses in place by midafternoon and started sheathing the roof.
- The roof was sheathed with Plywood on Thursday and plastic was placed over the new roof to protect from rain/snow in the forecast.
- We chipped out a small portion of the concrete slab in Unit 5 beneath 4-inch steel post per S-3 on the drawings to verify that there was a footing below the slab. A footing was found, and we sent photos to the engineer for documentation.
- Asbestos testing was performed at units that had not previously been tested.

Goals for the Upcoming Week

- The roofer is scheduled for Monday to dry in the new portion of roof that was replaced (Pending Weather as the forecast is calling for rain/snow)
- The framing crew will continue with the structural repairs and deck framing. They will also work on the sheathing installation at the West elevation
- Mitigation is scheduled to start Monday and will last roughly 4 weeks.

Steve Kalapos

Sent from my iPhone

05/27/2019

Summary of This Week's Accomplishments

- Framers continued working on structural repairs as well as framing the back decks and partition walls at the 6 burn units. Roof and gable end sheathing was completed. Structural framing repairs should be complete next week sometime.
- Mitigation crew arrived Monday morning and started masking all the units to the East of the 6 burn units. They began removing the drywall from the ceilings at these units early this week. Mid week they moved over to the units West of the burn units with masking and drywall removal. They will be working tomorrow and Monday to keep progress moving forward.
- The mitigation crew encapsulated the existing floor joists for the 2nd floor burned units so the framer could work on sistering the new floor joists for the 3 decks per plans.
- Roofers arrived this morning to start drying-in the repaired roof section with ice and water shield. They should be complete this afternoon.

Goals for the Upcoming Week

- Continue masking units, drywall removal and mitigation
- Continue structural framing repairs and complete deck framing
- Electrical Meg check units

Steve Kalapos

Sent from my iPhone

06/01/2019

Summary of This Week's Accomplishments

- Deck framing and the exterior partition walls were framed and completed at the back side of the 6 burn units.
- The structural steel post was installed at Unit 6 to support the new beam above the kitchen
- Concrete was patched at unit 6 where we verified the footing for the new steel post.
- The temp structural shoring was removed. We are coordinating with RA Nelson on getting these picked up next week sometime.
- Mitigation, cleaning and temp protection continued at all units with the exception of A22 which has a renter living there and they are planning to move out today. Adam is also working with A21 to determine the ship lap ceiling scope and when we can get into her unit.

Goals for the Upcoming Week

- Cryo-Blasting/ Dry ice blasting is scheduled to start on Monday. This will be ongoing all next week with mitigation.
- Work on fire alarm scope with insurance and start procuring trades

Important Notes and Reminders

- The fencing will be extended next week to include the rest of the building now that the last renter has vacated

Steve Kalapos

Sent from my iPhone

06/29/2019

Summary of This Week's Accomplishments

- Mitigation finished up last Friday. We completed the scope and then some including dry ice blasting framing, removing drywall and insulation, encapsulating the attic and framing of the burn units.

- At no cost to the HOA BluSky we did thermo fogging the units on Tuesday to help mitigate any odor that might have been missed with the original scope.

- On Monday we walked the job with the Town of Avon building inspector to make sure we were on the same page moving forward with the rebuild. We confirmed the following items with him:

- Draft stops are to be installed at the trusses directly above the demising walls at the 3 upper level burn units at 4 locations. These can be either drywall with butt joints taped or plywood with joints fire caulked. Drywall or plywood will be on one side only. It is ok for the draft stops to continue to along the straight line of the roof truss and do not have to turn with the angle wall in the unit. The drywall or plywood needs to extend to the exterior fascia.

- It is ok to use a single layer of drywall at unit A19 on the bottom floor ceiling above the kitchen and entry to avoid removal of the kitchen and entry cabinets

- Trusses that were cut for the original fireplace flues need to be fixed per structural engineer's recommendations.

- Replacement entry doors are to match existing entry doors and will be a 20 min door

- Mineral wool Insulation to be installed behind bathtubs where drywall will not fit behind the existing tubs.

- When removing the exterior façade and installing the new batt insulation you would like to inspect this daily until you have a level of comfort on the installation.

- We followed up with some RFI's to the engineer on some on above items and are waiting back from the engineer on the following RFI's answers:

Beaver Bench - RFI 4 - Existing Trusses Cut for Old Fireplace Flues

Beaver Bench - RFI 5 - Existing Windows (No Nailing Flange) - Detail for Siding

- We walked plumbing, electrical and drywall contractors through the units.

- Fire alarm company is working on permit and scheduling install once permit is approved

- Window, patio doors and replacement entry doors were ordered and should arrive within 2-3 weeks.

- The roofing submittal was approved and returned. Roofing material to be ordered and schedule install once RFI 5 is returned

Goals for the Upcoming Week

- Start plumbing on the 6 gutted units on Monday/Tuesday next week

- Install drywall for draft stops at 3 upper level unit's trusses at demising walls per Town of Avon requirements

- Schedule demo, insulation and exterior work to start.

Important Notes and Reminders

We need the following RFI's answered

Beaver Bench - RFI 4 - Existing Trusses Cut for Old Fireplace Flues

Beaver Bench - RFI 5 - Existing Windows (No Nailing Flange) - Detail for Siding

Steve Kalapos

Sent from my iPhone

07/08/2019

Summary of This Week's Accomplishments

- The plumber worked on plumbing rough-in at the 6 gutted burned units (4,5,6,15,16,17). We need to know if the owners are going back with a tub or planning on a shower in these units. We also need to know if the kitchen layout is changing at all for rough-in

- The Fire Alarm company is working on the fire alarm permit and getting started as soon as possible.

- Walked the property with several vinyl siding and framing contractors

- We received some details from the engineer on the truss fixes and the exterior details. We are working through these with our subcontractors.

Goals for the Upcoming Week

- Continue plumbing rough-in

- Start roofing demo and roofing scope

Important Notes and Reminders

- We need to know on 6 gutted burned units (4,5,6,15,16,17) if they are going back with tubs or showers for plumbing rough-in. Also if they plan on and layout changes in the kitchens.

Steve Kalapos

Sent from my iPhone

07/16/2019

Summary of This Week's Accomplishments

- Continued plumbing rough-in at 6 gutted units. We still need direction from A4, A5, A15, A16 owners on confirmation on Tub or shower for plumbing rough-in.
- The roofers started tear-off of the existing roof and installed ice and water shield to dry-in the roof.
- Roofers installed new shingles and we hope to be complete by Monday.
- We walked with our flooring contractor to get measurements for all the units
- We are working through the new exterior details provided this week by the engineer with our framer and trades
- Adam sent out the customer selection forms to all owners and we have already received some back. Thank you

Goals for the Upcoming Week

- Continue work on new roof
- Start electrical rough-in in 6 burn units
- Continue plumbing rough-in
- Start truss repairs per engineer provided details
- Start fire alarm install on the 22nd

Important Notes and Reminders

- Please return customer selection forms by date provided
- Please let Adam or I know if there are any layout changes to your unit that affect plumbing/electrical/etc.

The Anticipated Completion Date for Your Project Is

TBD We are working through some new details on the drawings and are working on putting together a construction schedule

Steve Kalapos

07/22/2019

Summary of This Week's Accomplishments

- Roof trusses were repaired per engineers' drawings at locations where the trusses were cut of the old fireplace flues
- Misc. framing repairs were performed in the units for electrical and plumbing rough-in. Studs were replaced were they were found missing from mitigation and the fire.

- Plumbing rough-in continued at 6 gutted units
- Electrical rough-in started at the 6 gutted units. The electricians also removed the exterior lights and heat tape in preparation for the exterior skin scope.
- Walked with several unit owners to discuss scope and finishes
- Replacement unit entry doors arrived to our supplier for the burned/smoke damaged doors. These will be delivered next week.

Goals for the Upcoming Week

- Continue Plumbing rough-in
- Continue electrical rough-in
- Start fire alarm rough-in
- Prepare for exterior skin demolition and scope

Important Notes and Reminders

- n/a

The Anticipated Completion Date For Your Project Is

TBD - We are currently working on developing a construction schedule

Steve Kalapos

08/03/2019

- Electrical rough-in was ongoing throughout this week. Electrical rough-in inspection is scheduled for Tuesday of next week as well for the majority of the units. This is a state inspection that they only perform on Tues/Wed/Thur of each week.
- Plumbing rough-in continued at units 4,5,6,16,17,18
- Fire caulking installation was ongoing throughout the week. Inspection is scheduled for next week
- Walked with several owners to discuss selections for their units.

Goals for the Upcoming Week

- Demolition and exterior work is scheduled to start on Monday. As well as exterior door and window installation
- Fire alarm and electrical inspections are scheduled for Tuesday.
- Continue Plumbing and Electrical rough-in.
- Start insulation at West side of the building after electrical and fire alarm inspections are completed

Important Notes and Reminders

- We need any electrical and plumbing changes desired known as soon as possible as we are near completion of elec/plumbing rough-in.

The Anticipated Completion Date For Your Project Is

TBD We are working through some owner changes and details and are working on a construction schedule once those are figured out

Steve Kalapos

08/11/2019

Summary of This Week's Accomplishments

- Demolition of the existing exterior facade started early this week at the North elevation and continued throughout the week working to the west side and South
- New insulation was installed at the exterior walls as the existing exterior was removed. Insulation was inspected by the Town of Avon and passed inspection.
- Upon getting the exterior insulation inspected we began installation of new exterior sheathing
- The state Electrical rough-in inspection was on Tuesday and all units except for unit 3,14,15 as they had a couple items to finish with the electrical. We hope to get these inspected next week.
- The fire alarm rough-in inspection was on Tuesday and passed.
- Framing inspection was completed on Wednesday at all the units except for 4/5/6/15/16/17 and we will get framing inspection on those after plumbing rough-in inspection.
- Interior ceiling insulation started at the lower level units on the West side of the building

Goals for the Upcoming Week

- Interior insulation inspection on Monday.
- Start drywall install at the West side of the building Unit 11 and 22 after insulation inspection
- Continue exterior demolition and sheathing install
- Continue exterior insulation install
- Continue plumbing rough-in at unit 4/5/6/15/16/17
- Continue interior insulation install
- Work with owners on selections for there Units. Zach Walker is onsite and is assisting Adam and I with the owner selections and pricing. Feel free to reach out to him if you have any questions.
ZWalker@goblusky.com 470-233-3252

Important Notes and Reminders

n/a

Sent from my iPhone

08/19/2019

Summary of This Week's Accomplishments

- Exterior demolition and sheathing continued on the North Elevation and onto the South elevation. Upon removal of the existing sheathing at the South patio partition walls we found that the majority of them had rotten sill plates and studs. The rotten sill plates and studs were replaced with new and the walls re-framed and sheathed.
- Entry doors, windows and patio doors arrived onsite
- Our fire alarm contractor worked in each unit and moved the fire alarm devices as needed per the fire marshalls direction. Fire alarm inspection is scheduled for next Tuesday.
- Plumbing rough-in continued throughout the week and the plumbing rough-in inspection was on Friday as passed.
- Rough framing inspection was on Friday for unit 4/5/6/15/16/17 as well and passed.
- Drywall material was stocked for Unit 11 and 22 in preparation for drywall install after fire alarm inspection.
- Exterior insulation installation continued behind the exterior demo and before sheathing.
- Interior insulation was ongoing throughout the week at the bottom floor midfloors. Vapor barrier was installed at the upper level units in preparation for drywall install.
- Safe and sound insulation was delivered for the units going with that option.
- We walked with several owners on owner selections

Goals for the Upcoming Week

- Continue exterior demolition, sheathing and insulation
- Work on windows and door installation.
- Continue interior insulation
- Fire alarm inspection on Tuesday
- Start Drywall at Unit 11 and 22 Tuesday afternoon or Wednesday
- Install shower valves in several units
- Work with owners on selections for there Units. Zach Walker is onsite and is assisting Adam and I with the owner selections and pricing. Feel free to reach out to him if you have any questions. ZWalker@goblusky.com 470-233-3252

Important Notes and Reminders

- We have requested that all owners have their selections to us by next Wednesday 8/21
Steve Kalapos

Sent from my iPhone

08/26/2019

Summary of This Week's Accomplishments

- Exterior demo and sheathing continued throughout the week at the South / West and East elevations.
- Exterior windows and doors were removed and new flashing was installed. Windows and doors were then reinstalled with new flashing and foamed around them. New windows and doors were installed at the 4/5/6/15/16/17 and units where windows were upgraded.

- Tyvek weather barrier was installed on the building this week
- The state electrical inspector was onsite Tuesday and reinspected the Fire Alarm system/device locations and rough electrical for the last 3 units (3/14/15). Inspection passed for Fire Alarm and Rough Electrical and we were ok'd to proceed with insulation and drywall.
- Insulation was installed at Unit 4/5/6 this week.
- The Town of Avon did an insulation inspection on the bottom floor unit ceilings and we passed. Unit 4/5/6 insulation inspection will be next week. The upper level attic insulation will be blown in after drywall.
- Drywall install started on Wednesday at the West side of the building at Unit 11 and 22 and they started on Unit 10,21 as well this week.
- New TV and ethernet cabling was run to each unit from the South cable pedestals and main distribution box.

Goals for the Upcoming Week

- Continue exterior demolition, sheathing, insulation
- Continue Drywall / Tape / Texture
- Drywall and Insulation inspection on Monday
- Install new entry doors as burn units
- Install shower valves and tubs
- Work with owners on finalizing selections for their units. Zach Walker is onsite and is assisting Adam and I with owner selections and pricing. Feel free to reach out to him if you have any questions. zwalker@goblusky.com. 470-233-3252.

Important Notes and Reminders

- If you have not gotten your final selections to Zach, please do so as soon as possible so we can procure materials
- Steve Kalapos

Sent from my iPhone

09/04/2019

Summary of This Week's Accomplishments

- Exterior demo, sheathing, tyvek installation continued at the East Elevation at the stairwells
- Framers started wood bucking for the windows and top of wall detail in preparation for rigid insulation
- New entry doors were installed at the 6 gutted units as well as the 4 adjacent units with doors that were affected from the fire.
- We had a Drywall screw inspection for Units 11/22/21/22 this week and passed.
- Our Drywallers began tape and texture at Units 11/22/21/22
- Hanging of drywall continued at Unit 8/9/19/20
- Drywall was stocked at all units in preparation for install in the next couple weeks.
- Exterior and interior insulation was completed this week. Upper level attic blown-in insulation will be installed after drywall is completed.

- Tile and materials were stocked for Unit 11 and 22 Tile surround install.
- Several new shower valves were installed

Goals for the Upcoming Week

- Continue exterior tyvek, sheathing and insulation install
- Continue drywall hanging, tape, texture from the West side then move to the East and into the center units.
- Start painting at Unit 11 and 22
- Install shower valves and tubs
- Work with owners on finalizing selections for their units. Zach Walker is onsite and is assisting Adam and I with owner selections and pricing. Feel free to reach out to him if you have any questions. zwalker@goblusky.com 470-233-3252

Important Notes and Reminders

- If you have not gotten your selections to Zach yet, please do so as soon as possible so we can procure and order materials
- Steve Kalapos

Sent from my iPhone

09/09/2019

Summary of This Week's Accomplishments

- Exterior demo, sheathing, tyvek installation continued throughout the week at the East and West Elevations.
- Drywall screw inspection was on Tuesday for Unit 19/20/8/9 and passed
- Drywall texture was completed at Unit 11/22/21/10/9 this week
- Drywall texture was ongoing at Unit 8/19/20 this week
- Interior paint was ongoing at this week at Units 11/22/21/10/9
- Shower tile surrounds were installed at Unit 11 and 22
- Drywall install started at unit 1/2/12/13 this week.
- Tile and materials were stocked for Unit 19 and 10 tile shower surrounds

Goals for the Upcoming Week

- Continue exterior sheathing, tyvek, and insulation install
- Continue drywall hang tape and texture from the West side then to the East and work into the center units.
- Continue interior painting as drywall is completed
- Install tile shower surrounds as drywall is completed
- Install shower valves and tubs
- Start electrical trim-out and lighting install at West Units working to the East
- Work with owners on finalizing selections for their units. Zach Walker is onsite and is assisting Adam and I with owner selections and pricing. Feel free to reach out to him if you have any questions. zwalker@goblusky.com 470-233-3252

Steve Kalapos

Sent from my iPhone

09/22/2019

Summary of This Week's Accomplishments

- Exterior window and door wood bucking, Tyvek installation and rigid foam installation continued throughout the week.
- Drywall texture continued at Units 1/2/12/13 this week
- Drywall install started at Units 14/3/7 and inspection is scheduled for next week.
- Interior paint was ongoing this week at Units 20/2/13
- Shower tile surround installation was ongoing at Units 1/10/8
- Electrical trim out was completed at Units 9/20/8/19 this week
- Plumbing trim out was completed this week at Units 11/22/19
- Shower valves were installed at Units 21/8/18/1

Goals for the Upcoming Week

- Continue Tyvek and rigid foam installation
- Deliver vinyl siding in the next week or two
- Continue drywall hang,tape and texture from the West Side then to the East side and work into the center burn units.
- Continue interior painting as drywall is completed
- Install tile shower surrounds as drywall is completed
- Electrical trim out and light fixture install as paint is completed
- Work with owners on final selections for their units. Zach Walker is onsite assisting Adam and I with owner selections and pricing. Feel free to reach out to him with any questions zwalker@goblusky.com 470-233-3252. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit.

Important Notes and Reminders

- If you have not gotten your unit final selections to Zach Walker yet, please do so ASAP so we can procure materials and not delay the finish of your unit

Steve Kalapos

Sent from my iPhone

09/30/2019

Summary of This Week's Accomplishments

- Exterior window and door wood bucking, Tyvek installation and rigid foam installation continued throughout the week.
- Drywall screw inspection was passed for Units 6/7/3/14 this week
- Drywall tape and texture started at Units 6/7/3/14
- Drywall hanging started at Units 18/17 and inspection is scheduled for next week.
- Interior paint was ongoing this week at Units 12/21/2/13
- Shower tile surround installation was ongoing at Units 21/7/2/1
- Electrical trim out was ongoing at Unit 2 this week
- Plumbing trim out and shower valve install was ongoing
- Carpet was installed at Unit 9 and 19.

Goals for the Upcoming Week

- Continue Tyvek and rigid foam installation
- Deliver vinyl siding hopefully next week sometime
- Continue drywall hang,tape and texture from the West Side then to the East side and work into the center burn units.
- Continue interior painting as drywall is completed
- Install tile shower surrounds as drywall is completed
- Electrical trim out and light fixture install as paint is completed
- Install fire alarm devices at Unit 11/22/9/19 and other units as they are complete with final finishes
- Work with owners on final selections for their units. Zach Walker is onsite assisting Adam and I with owner selections and pricing. Feel free to reach out to him with any questions zwalker@goblusky.com 470-233-3252. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit. Delay on selections will delay completion date as materials have lead times and need to be ordered and scheduled for install.

Important Notes and Reminders

- If you have not gotten your unit final selections to Zach Walker yet, please do so ASAP so we can procure materials and not delay the finish of your unit.
- If you have the power turned off from Holy Cross Energy we will need that turned back on to test the electrical and get final inspections for each unit. Please reach out to Britney at Holy Cross Energy to turn the power back on for your unit. Britney - 970-393-5228

Steve Kalapos

Sent from my iPhone

10/05/2019

Summary of This Week's Accomplishments

- Exterior tyvek and rigid insulation install was nearly completed this week.
- Our first delivery of the vinyl siding was delivered today
- Drywall tape and texture was completed this week at units 7/14/3/6

- Drywall hanging was ongoing this week at Units 18/17/16/15/4/5 and screw inspection is scheduled for next week
- Interior paint was ongoing this week at Units 12/13/21
- Shower tile surround install was ongoing this week at Units 7/21/2/1
- Electrical trim out was ongoing at units 12/13
- Plumbing shower valve trim was installed at units 21/8/1/2/10/7
- Carpet was installed at Unit 8
- Carpet is on order for Unit 3 and 20 and we hope to install next week
- Fire alarm devices were installed at Unit 11/22/9/19 this week

Goals for the Upcoming Week

- Start vinyl siding install
- Drywall screw inspection on early next week
- Continue drywall hanging at Units 18/17/16/15/4/5
- Start tape and texture drywall at units 18/17/16/15/4/5
- Continue interior painting as drywall is completed
- Install tile shower surrounds as drywall is completed
- Electrical trim out and light fixture install as paint is completed
- Install fire alarm devices as flooring and finishes are completed
- Work with owners on final selections for their units. Zach Walker is onsite assisting Adam and I with owner selections and pricing. Please reach out to him with any questions zwalker@goblusky.com 470-233-3252. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit. Delay on selections will delay completion date as materials have lead times and need to be ordered and scheduled for install.

Important Notes and Reminders

- If you have not gotten your unit final selections to Zach Walker yet, please do so ASAP so we can procure materials and not delay the finish of your unit.
- If you have the power turned off from Holy Cross Energy we will need that turned back on to test the electrical and get final inspections for each unit. Please reach out to Britney at Holy Cross Energy to turn the power back on for your unit. Britney - 970-393-5228

The Anticipated Completion Date For Your Project Is

TBD on each unit as we work through final selections, owner changes and final inspections

Steve Kalapos

Sent from my iPhone

10/18/2019

This is from a week ago, it did not send, just noticed.

Summary of This Week's Accomplishments

- Exterior tyvek and rigid insulation install was completed this week.
- The stairs, stringers and landings were replaced at the entryway to unit 5/6/7/16/17/18 due to smoke damage.
- Also the stair landing and knee wall on the North stairs of the building was replaced due to rotten existing wood.
- We plan to start on siding install tomorrow on the North Side of the building
- Drywall tape and texture was ongoing this week at units 18/17/16/15/5
- Drywall inspection passed this week at Units 18/17/16/15/5
- Interior paint was ongoing this week at Units 1/12/13/7
- Shower tile surround install was ongoing this week at Unit 13
- Electrical trim out was ongoing at units 1/12/7 this week
- Plumbing shower valves were installed at Unit 6/14/15 this week
- Carpet was installed at Unit 2 and 20 this week

Goals for the Upcoming Week

- Continue vinyl siding installation
- Continue drywall tape and texture at Units 18/17/16/15/4/5/4
- Drywall screw inspection for Unit 4
- Continue interior painting as drywall is complete
- Electrical trim out as paint is complete
- Install flooring as paint as electrical is completed
- Get final electrical inspections on several units
- Continue to work with owners on final selections for their units. Zach Walker is onsite assisting Adam and I with owner selections and pricing. Please reach out to him with any questions zwalker@goblusky.com 470-233-3252. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit. Delay on selections will delay completion date as materials have lead times and need to be ordered and scheduled for install. We need all final selections ASAP.

Important Notes and Reminders

- If you have not gotten your unit final selections to Zach Walker yet, please do so ASAP so we can procure materials and not delay the finish of your unit.
- If you have not already done so please have Holy Cross Energy turn the power back on for your unit. Please reach out to Britney at Holy Cross Energy to turn the power back on for your unit. Britney - 970-393-5228

The reason for needing the power on is

1. We need the power on for final inspections as showing that the lights and heat work are two of the items the Town of Avon requires.
2. It is starting to get cold and we would like to turn the heat on to a low setting to insure your pipes don't freeze.

The Anticipated Completion Date For Your Project Is

TBD on Each Unit as we work through final selections, owner changes and final inspections

Steve Kalapos
Sent from my iPhone

10/26/2019

Summary of This Week's Accomplishments

- The remaining vinyl siding was delivered early this week.
- Exterior vinyl siding installation continued throughout the week working from the North side to the South and concentrating on the entryways and stairwells.
- Drywall tape and texture was ongoing this week at units 4 and 15
- Interior painting was ongoing this week at units 3/12
- Tile installation was ongoing this week at units 18/6
- Electrical trim out was ongoing at units 1/12/6/17/21
- Cabinet installation was ongoing at units 10/17
- We had a state electrical inspection for units 1/12/21 and passed
- We had the fire alarm inspection with the Fire Marshall for units 2/7/8/9/11/13/19/20/21/22 and passed
- Cabinets were delivered for units 4/5/10/17/18 this week

Goals for the Upcoming Week

- Complete vinyl siding installation
- Complete roof flashing and drip edge install
- Schedule gutter and downspout install.
- Finish drywall texture at remaining units
- Paint units as drywall is complete
- Electrical trim out as paint is complete
- Cabinet delivery for unit 6 cabinets next week sometime
- Get final unit inspections for 2/7/8/9/11/19/20/22 next week
- Remove and adjust the majority of the construction fencing on Wednesday pending final inspections.

Important Notes and Reminders

- Continue to work with owners on final selections for their units. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit. Delay on selections will delay completion date as materials have lead times and need to be ordered and scheduled for install. We need all final selections ASAP.
- If you have not gotten your unit final selections to us yet, please do so ASAP so we can procure materials and not delay the finish of your unit.
- If you have not already done so please have Holy Cross Energy turn the power back on for your unit. Please reach out to Britney at Holy Cross Energy to turn the power back on for your unit.
Britney - 970-393-5228

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The Anticipated Completion Date for Your Project Is

TBD on each unit as we work through final selections, owner changes and final inspections

Steve Kalapos

Sent from my iPhone

11/11/2019

Summary of This Week's Accomplishments

- Vinyl siding install was completed
- Gutters and downspouts were completed this week
- Roof flashing and drip edge was completed
- Interior painting was ongoing this week at Units 4/5/16
- Tile installation was ongoing at Units 5/17/18 this week
- Cabinet installation started at unit 4 this week
- Electrical trim out was ongoing at units 5/6/17
- We did a final walk through and turnover of Unit 2 and 7 this week.
- Flooring was installed at unit 6/17 this week

Goals for the Upcoming Week

- Paint the entry stairwells tomorrow at Unit 5/6/7/16/17/18 entry and Unit 8/9/10/19/20/21 entry
- Install heat tape at downspouts
- Replace the entry stairs at unit 13/14/15/2/3/4 entry next Tuesday/Wednesday
- Finish cabinet install at Unit 4
- Continue interior painting
- Electrical trim out as paint is completed
- Schedule final inspections as units are complete

Important Notes and Reminders

- Continue to work with owners on final selections for their units. Please note that we need final selections from every unit owner as soon as possible to not delay the completion of each unit. Delay on selections will delay completion date as materials have lead times and need to be ordered and scheduled for install. We need all final selections ASAP.
- If you have not gotten your unit final selections to us yet, please do so ASAP so we can procure materials and not delay the finish of your unit.

- If you have not already done so please have Holy Cross Energy turn the power back on for your unit. Please reach out to Britney at Holy Cross Energy to turn the power back on for your unit.

Britney – 970-393-5228

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2. It is starting to get cold and we would like to turn the heat on to a low setting to ensure your pipes don't freeze.

The Anticipated Completion Date for Your Project Is

TBD on each unit as we work through final selections, owner changes and final inspections

Units 2/7/8/9/11/19/20/22 have been turned over to the owner/owner's rep

Steve Kalapos

Sent from my iPhone

11/16/2019

Summary of This Week's Accomplishments

- Interior painting was ongoing this week at units 4/5/16/18
- Tile install was ongoing at units 5/12
- Cabinet install was completed at Unit 4
- Electrical trim out was ongoing at units 4/5/6/16
- Carpet was installed at Units 1/5/18 this week
- Flooring was installed at unit 5 this week
- Unit 8/9/10/18/19/20 entry stairs were painted
- Countertops were installed at units 1/18 this week
- Doors and trim install were ongoing this week at units 4/5/6/17
- Heat tape was installed at the downspouts
- Replacement of the entry stairs at unit 5/6/7/16/17/18 is scheduled for tomorrow

Goals for the Upcoming Week

- Continue interior painting
- Electrical trim out as paint is completed
- Install fire alarms devices mid next week at remaining units
- Continue door and trim install
- Schedule final inspections as units are complete

Important Notes and Reminders

The Anticipated Completion Date for Your Project Is

TBD on each unit as we work through final selections, owner changes and final inspections

Steve Kalapos
Sent from my iPhone

11/25/2019

Summary of This Week's Accomplishments

- Interior painting was ongoing this week at Units 3/21
- Unit 15 was primed
- Tile install was completed at unit 12 and ongoing at Unit 4
- Electrical trim out was completed. Electrical final inspection was passed at units 3/6/10/17/18
- Electrical final inspection is scheduled for next week for units 4/5/16
- Carpet was installed at Unit 12
- Flooring was installed at unit 3
- Countertops were installed at unit 1 and 17
- Tile backspash was completed at unit 1 and 18
- Countertops were measured for Unit 4/5/6
- Doors and trim install were ongoing at Units 4/5/6/17
- Entry Stairs for Unit 2/3/4/13/14/15 were replaced
- All the remaining fire alarm devices were installed, and fire alarm inspection is scheduled for next week.

Goals for the Upcoming Week

- Continue interior painting
- Continue door and trim install
- Continue tile at Unit 4 walls and floor
- Electrical final inspection on units 4/5/16
- Fire alarm inspections for units 1/3/4/5/6/10/12/14/15/16/17/18
- Schedule more unit finals after electrical and fire alarm inspections.

Important Notes and Reminders

The Anticipated Completion Date for Your Project Is

TBD on each unit as we work through final inspections, owner changes and final inspections

Steve Kalapos
Sent from my iPhone

11/29/2019

Summary of This Week's Accomplishments

- Interior painting and touch-up was ongoing at units 3/12/21/6/5/17

- Tile floor installation was ongoing at Unit 4
- Electrical trim out is complete
- Electrical final inspections were passed at Units 4/5/16
- Fire alarm inspection was on Monday with the fire Marshall and passed. All units are now completed and passed for fire alarm inspections.
- Doors and trim install were ongoing at unit 4/5/6
- Countertops are in fabrication for unit 10
- Plumbing trim out was ongoing at units 17/18/5/6

Goals for the Upcoming Week

- Continue painting and touch-up
- Continue door and trim install
- Schedule unit final inspections as units are complete
- Flooring install at unit 21
- Flooring install for unit 10

Important Notes and Reminders

- Have a Happy and Thankful Thanksgiving!

The Anticipated Completion Date for Your Project Is

TBD on each unit as we work through final inspections, owner changes and final inspections

Steve Kalapos
Sent from my iPhone

12/15/2019

Summary of This Week's Accomplishments

- Painting touch-up was ongoing throughout the week
- Countertops and tile backsplash were completed at Unit 10
- Plumbing trim out was completed at Units 6/10/12
- Final Town of Avon inspections were performed and passed for units 6/10/12/18
- Units 1/6/10/12/14/15/16/21 were walked and turned over to the owners
- Appliances were installed at Unit 17
- Construction fencing and green screen was removed on Thursday

Goals for the Upcoming Week

- Paint touch-up at unit 4/5/10
- Exterior railing is scheduled to arrive on Monday for Unit 15/16/16 decks and we hope to install on Tuesday or Wednesday
- Door install at Unit 18
- We are currently waiting on countertops to be delivered and installed for units 4 & 5. We are waiting on confirmation on a delivery and install date.

- Kitchen appliances for unit 3/4/5 are scheduled to be delivered on 12/27
- Dishwasher for Unit 6 is scheduled to be delivered and installed the first week of January as the first one arrived defective and the replacement is on backorder.

Important Notes and Reminders

The Anticipated Completion Date for Your Project Is

- Unit 4 and 5 Pending Countertop delivery/install date, appliance install, plumbing and final inspection
- Unit 17 next week pending exterior railing install and final inspection
- Unit 18 door install, and owner provided trim arrival

Steve Kalapos
Sent from my iPhone
