



# **Villa Montane**

## **Waterproofing Membrane Replacement**

**Executive Report – September 2024**

Issued: October 23, 2024

**ARTAICGROUP**

## Monthly Executive Report #6

<b>Owner:</b>	Villa Montane Residential Master Assoc.	<b>Project Manager:</b>	Artaic Group
<b>Engineer:</b>	Wiss, Janney, Elstner Associates, Inc.	<b>Architect:</b>	Zehren and Associates
<b>Contractor:</b>	Summit Sealants, Inc.	<b>Landscape:</b>	Fieldscape, Inc.

### Executive Summary

All unanticipated repairs (interstitial and façade structural repairs, drain replacement, and subgrade electrical repairs) have been completed. Waterproofing activities are active at Phase 1, 4, and 5. Paver installation is 50% complete at the pool deck. It is possible the pool will complete by Thanksgiving, but we are tracking several variables closely. We will announce its status mid-November.

### Communication Plan

#### Owner & Guest Communications:

1. Scott Sailer and Vanja Belic will disseminate the Monthly Status Report to all Owners.
2. Vanja Belic and front desk are informed regarding unit access pathways, construction activities, and how to access the Park Hyatt pool.
3. Owners should direct any questions to their respective HOA manager.
4. Guests should direct any questions to the front desk.

### Construction Schedule

[See the attached 'phasing plan' to identify areas 1-5]

#### Work Completed:

**Phase 1** – Planters have been waterproofed and walkway pavers/sand has been removed. Door stoop concrete demo is complete. Temporary tenting has been installed.

**Phase 2** – Waterproofing, snowmelt plumbing, and sand bed have been installed.

**Phase 3** – Waterproofing is complete and ready for foam infill, snowmelt, turf, and pavers

**Phase 4** – Waterproofing membrane removal and structural repairs are complete.

**Phase 5** – Walkway pavers/sand has been removed. Door stoop concrete demo is complete.

#### Upcoming Work This Period:

**Phase 1** – Old waterproofing removal, surface prep, re-waterproofing will continue through late November. The work will continue in small areas at a time, to allow re-waterproofing to be installed shortly after its removal. The area has been tented to manage water intrusion and temperature control.

**Phase 2** – Paver installation is ~50% complete. Spa shotcrete was installed 10/23/24. Pool fence install ETA mid November. Again, we are hopeful the pool may be occupied by Thanksgiving, but there is potential it could push into early December.

**Phase 3** – Foam infill is in progress. Snowmelt install and other detailing will follow, with paver installation to begin mid-November. Synthetic turf installation also anticipated to complete by end of November.

**Phase 4** – Area is prepared to receive new waterproofing. We anticipate paver installation to begin early December.

**Phase 5** – The efforts noted in Phase 1 will sequence into Phase 5 late November.

**Community Impacts:**

**Waterproofing Odor:** Waterproofing activities are ongoing, which may create an unpleasant odor during work hours, but should dissipate relatively quickly at the end of day.

**Villas 1 through 4:** Pedestrian access provided from the cirque tower to rear doors.

**Villas 5 & 6:** Pedestrian access provided from garage to cirque tower to a fenced corridor to the unit.

**Villas 7 through 10:** Pedestrian access provided from their garage to unit. Pedestrian access at front doors is restricted to emergency egress.

**Hyatt Mountain Lodge:** ~2 short term parking spaces are provided at the Lobby entrance. Once checked in, Owner’s and guests will have access from the garage to their unit.

**Townhomes:** Pedestrian access is provided via the stairs behind the street side fencing (commercial sidewalk).

**Pool Access:** The pool is anticipated to be closed until Thanksgiving. Owners and Guests may ask the front desk how to access the Park Hyatt pool facilities.

**Thanksgiving Access:** The project team is working diligently to improve access at the Lobby entrance and Townhomes prior to Thanksgiving. We will provide an update mid-November.

**Projected Schedule Milestones**

Actual start and completion dates will change due to weather and other unpredictable schedule impacts. See attached phasing plan, for a graphic representation of each phase.

Location (Phase)	Projected Start	Projected Completion
Phase 1 (Villas 1-4)	9/1/24	12/10/24
Phase 2 (Pool Area)	4/15/24	11/26/24
Phase 3 (Lawn Area)	4/22/24	12/6/24
Phase 4 (Townhome Area)	5/14/24	12/20/24
Phase 5 (Villas 7-10)	9/23/24	1/15/25

Attachments:

1. Phasing Plan
2. Photos (Below)

*Report prepared by: Chris Penney, Artaic Group*



*Lobby on right; Synthetic lawn on left*



*Pouring Hot Tub Shell*



*Pool Paver*



*Pool Paver*



*Pool*



*Phase I: Villas 1-4*

