



# **Villa Montane**

## **Waterproofing Membrane Replacement**

### **Monthly Status Report**

Issued: January 22, 2025

**ARTAICGROUP**

## Monthly Status Report #8

<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

Pedestrian hardscape scopes of work, at the upper plaza (Phases 2, 3, 4) were completed 12/20/24. The pool was opened, to Owners and guests, on 12/26/24.

Artaic Group reviewed options, with the Master Association Board of Directors, to either continue work through the peak winter season or pause work for approximately 60 days (4/1/25). The board determined that pausing work will yield the following benefits:

1. **Schedule:** Remaining waterproofing and hardscape scopes will better align with the remaining landscape scopes that are weather dependent and planned to resume in April.
2. **Schedule:** The final completion date is unaffected, as it is driven by landscaping which will resume in April and complete in June.
3. **Budget:** There will be cost savings by avoiding weather protection expenses and economizing general conditions expenses.
4. **Quality:** There will be less risk and cost incurred to manage quality.
5. **Experience:** Owner & Guest experience, during peak season, will be improved by removing dumpsters, toilets, generators, heaters, tents, odor, etc...

The schedule details below detail the efforts for Contractor to demobilize and resume work in 60 days.

### 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 any access constraints.
3. Owners should direct any questions to their respective HOA manager.
4. Guests should direct any questions to the front desk.

### Construction Schedule

#### Work Recently Completed:

**Villas 1 through 4**– New waterproofing is nearing completion.

**Pool** – Hardscape is complete. Pool access was opened on 12/26/24.

**Lobby to Pool** – Hardscape is complete

**Lobby to Cirque** – Hardscape is complete

**Villas 7 through 10** – Work has been paused.

## **Work To Be Completed, Prior to Demobilization:**

**Villas 1 through 4**– Waterproofing will be completed by 1/24/25. The plumber will install radiant tubing and sand cover by 1/31/24. A heated slip resistant path will be installed over the sand, by 1/31/24. All remaining work will resume on 4/1/25 plus or minus a week.

**Pool** – Fence welding will continue through 1/24/25, requiring a pool closure from 8am-2pm daily, for the next (2) days. As of 1/25/25 the pool will be open, without interruption, until mid-April. All remaining work will resume in April.

**Lobby to Pool** – All remaining work will resume in April.

**Lobby to Cirque** – Electrician will complete sconce lighting installation by 1/24/25. All remaining work will resume in April.

**Villas 7 through 10** – A temporary heated slip resistant path will be installed by 1/31/25. All remaining work will resume on 4/1/25 plus or minus a week.

**General** – Contractor will remove equipment and temporary facilities and generally tidy the site. We anticipate Contractor will completely demobilize no later than 2/7/25.

## **Community Impacts:**

**Villas 1 through 4:** Front door access will not be available from 1/27/25 – 1/31/25 while the snowmelt system is installed. A heated slip resistant path will be provided 1/31/25 until work resumes in April.

**Pool:** Pool will be closed from 8am – 2pm through 1/24/25. Uninterrupted access will be provided 1/25/24 until work resumes in April. There may be limited closures, in the spring, to complete the remaining masonry and landscaping.

**Lobby to Pool:** Uninterrupted access will be provided until landscaping resumes in April. The synthetic turf installation is weather dependent and anticipated to occur in May.

**Lobby to Cirque:** Uninterrupted access will be provided until landscaping resumes in April.

**Villas 7 through 10:** Front door access will be limited from 1/27/25 – 1/31/25 while the temporary snowmelt system is installed. A heated slip resistant path will be provided 1/31/25 until work resumes in April.

**Parking Garage:** On 1/30/24, Contractor will be importing sand to be distributed at the lower villas. On this day, one lane of the garage entrance will be closed. The opposite lane will remain open for shared entry/exit.

*Report prepared by: Chris Penney, Artaic Group*