

MEMORANDUM

DATE: May 31, 2016

TO: Wanda Bearth – Crested Butte Lodging and Property Management
Wood Creek HOA

FROM: Luke Schumacher, EI - SGM Inc.

RE: Column Replacement Update

This purpose of this memo is to provide a project update and to discuss differing existing conditions from what was expected in the foundations of several columns. After removal of two stairwell columns on the deck area at the center of the building, it was found that there was little to no concrete beneath them to serve as a foundation.

At the time these differing conditions were encountered the contractor had the structure temporarily shored up. As a result, a rapid decision as to how best to move forward was needed. SGM was called to the site (Jerry Burgess and Luke Schumacher). After review of the conditions we recommended several minor revisions to properly support the structure.

To remedy this problem a concrete wall was poured in place of, or in addition to the 12" diameter concrete columns that were specified in the original construction drawings.

For the column on the northern-most stairwell there is an existing 8" wall that extends out of the building several feet. For the column that is being replaced at this stairwell that existing wall will be extended at a shorter height to keep a consistent appearance while also providing a foundation for the column to bear on. The two photos below show the existing foundation conditions. Where the rusted bolt is sticking out of the ground in photo 1 is where the column was previously bearing, and there is only soil there. In photo 2 the wall which will be extended can be seen in the background.



Photo 1



Photo 2



Photo 3

At the other interior stairwell a similar condition was found where the existing column only had soils beneath it to bear upon. At this stairwell there is no existing 8" wall extending out of the building. Because of this a small concrete shelf will be poured to the height of one log with a new 12" concrete column still being installed to connect the new concrete shelf to the existing wood column. This will give the garden a consistent aesthetic will providing the column with a new concrete foundation. Photo 3 shows the soils and degraded concrete next to where the column previously sat. Similar conditions were found beneath the column.

After the existing columns were removed the following picture below were taken to show the amount of rotting that had begun at the centers of the columns. The pen shown in photo 4 was able to easily be stuck into the base of the column. Over time what would have happened is that rotting would have made its way towards the outside of the column and the base of the column would have experienced crushing failure.



Photo 4



Photo 5