

PC307928a-r30

March 31, 2016

**PRECONSTRUCTION CONFERENCE**Balcony Repairs, Rimfire Lodge  
Snowshoe, West Virginia

A preconstruction teleconference was held at 3:00 pm on Wednesday, March 30, 2015. The conference was attended by the following:

<b>NAME</b>	<b>ORGANIZATION</b>
Kevin Wingfield	Property Manager, Snowshoe Mountain Resort
Kevin Elvin	President of the Board, Rimfire Homeowners Association
Jim Amburst	Board Member, Rimfire Homeowners Association
Pam Turner	Administrative Assistant Snowshoe Mountain Resort
Eric Andrew	Project Manager, Breckenridge Corporation
Clarence McDaniel	Superintendent, Breckenridge Corporation
David Fyffe	Project Manager, Seal Engineering, Inc.

The following items were discussed:

1. The primary focus of the preconstruction meeting was on staging in the village area and the impact on the retail tenants. For the record, the following units are included in this phase of the work call Phase 4A: 217, 317, 219, 319, 419, 222, 322, 422, 223, 323, 423, 225, 325, 425, 228, 328, 428, and 302.
2. Parking Garage area used last season will be made available to Breckenridge for storage and prefabrication construction. Snowshoe is presently cleaning garage areas. Kevin Wingfield will coordinate to have the area to be used by Breckenridge ready by Tuesday, April 5, 2016.
3. Parking Lot staging area will be located at the same general location as last year – south east corner. Breckenridge noted they will be bringing and additional trailer for material storage. Both will be located at the same spot.
4. Access to balconies under repair will be made through the building and via lifts at the exterior. At present, no stick scaffold is planned for exterior access.
5. Overhead protection consisting of scaffold bucks with a solid cover will be provide over each building entrance that is located below or adjacent to the area under construction.
6. Pedestrian barricades below each active work area will consist of orange construction fence supported by surface set posts. Barricades will be removed daily.
7. Lifts: Two lifts will be used for work access. They will be parked in the village during the week up until Memorial Day. On weekends and at all time after Memorial Day, they will be parked in the Parking Lot near the trailer set up.

8. Dumpster required for the work will be placed in the Ravenswood fenced area same as last year.
9. Breckenridge crew will be staying at Ravenswood. Breckenridge has the understanding that the accommodations will be available throughout the summer.
10. Brief discussion was had regarding overtime work when needed to get areas buttoned up prior to storms or special events since crews will be “on-site” at Ravenswood. While per diem expenses are already captured, there would be additional charges for overtime work. Breckenridge is aware of the need to get the work completed in the village and is committed to manning the job to the extent practical to achieve that goal.
11. Work Hours: Breckenridge intends to work 4-10 hour days, starting at 7:00 am. It was noted that early morning noisy work should be kept to a minimum. WALLS contracting will generally work 5-8 hours days when they are on site, and possibly work Saturdays depending on status of work items (if needed to finish up so they do not have to come back the next week).
12. Breckenridge will be mobilizing next week including setting up site areas (garage and parking lot), taking lift delivery, and performing preconstruction documentation of unit condition (photographic and video). Clarence will be on site starting April 11, 2016 with full crew to start deck demolition work.
13. Rimfire Management requested updates on waterproofer’s schedule (time and location) as work progresses so they can block off rooms adjacent to waterproofing application area due to odor concerns.
14. Rimfire Management will request notification from Home Owners of units in this phase if they have any plans to use the units while construction is ongoing – including any last minute plans.

David A. Fyffe, P.E.  
Project Manager



If the information contained herein is contrary to your comments, observations or effort, advise the author in writing within 48 hours.