



Monthly Status Report – April/May

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Overview

The Project entitled “Big Horn Condo Siding Replacement & Exterior Upgrades” is designed by Hip & Humble Architects. The overall site consists of 24 wood-framed buildings. Of the 24 buildings, they are made up of 13 duplexes, 9 four-plexes, 1 tri-plex and 1 five-unit complex. The work is developed into two phases; Phase 1 contains 11 buildings, and Phase 2 contains 13 buildings. While the work is scheduled from April thru November, physical work is limited to weather conditions. The base contract includes removal of the wood siding and replacing it with the metal siding and wainscot; and the Owner options include windows, front and patio doors, and garage doors. Deterioration rework is considered “contingency work” and is included as a part of the Base Bid through an approved Change Order. The project is being performed by Langlas & Assoc as the General Contractor, and KCD Enterprises as the main subcontractor under the contract by Langlas & Assoc. Work commenced on site beginning April 19, 2021.

Base Contract Summary (Includes April and May)

- During the month of April, a significant amount of snow (several feet) remained on site. Some snow was required to be removed as to not impede siding removal and deck demolition.
- At the end of this reporting period, the Contractor’s latest Pay Application identified the project as being ~25% complete of the Construction Value. While the percentage appears on the high side, it should be noted that the Pay Application included April (a short working month) and May combined. This Pay App also includes a total spent material cost for “Patio Door & Hardware” and “Window Materials” for the project totaling approximately \$502,000. If this is subtracted, then the percentage would be approximately 10% which is reasonable for the first 6 weeks of construction.
- The existing siding, soffit, and vapor barrier of buildings E1, E2, E3, and E4 has been removed. This specific task identified in the Schedule of Values as “Siding and Soffit Demolition” is 40% complete.
- Window installations are just under 30% complete. The metal drip flashing has not yet been installed as the material arrived on May 25.
- New window and patio door (materials) were delivered on site and stored in Unit garages, as pre-arranged.



- No garage doors were delivered during this reporting period, nor were any patio doors installed to date.
- Eight front doors have been temporarily installed, but zero doors have been verified to be installed as complete and approved by MCM and Redleaf Engineering. An observation is scheduled in the early part of the next reporting period to jointly review and recommend an approved installation procedure at the sill.
- Mold was identified in various areas of Buildings E1-E4, primarily at the existing deck location. A Mold Mitigation Specialist (ServPro) was on site to review and mitigate the 1st four buildings under construction. It is assumed that this will be a consistent finding, and therefore a mold specialist will be contacted in the future for other buildings as well.
- Pest droppings were identified in Building E2. A Pest Control Specialist was contacted by MCM for review and recommendations. (Pest Control representative recommends a routine schedule for maintenance to manage further occurrences. Further information has been provided to Hammond Property Management).
- A Tyvek representative was invited to the site by the subcontractor to verify the new installation was according to manufacturer's recommendations. The representative was pleased overall with the current installation process as it was following the contract drawings as developed by Hip & Humble Architects. Although installed per the contract drawings, two areas were identified that differ from the recommendations of the Tyvek manufacturer: 1) Not to install flashing tape on the bottom (sill) of windows, and 2) Not to place a silicone bead on the bottom flange. MCM is scheduling communication between the architect and the Tyvek representative. MCM is recommending to follow the manufacturer's recommendation and has relayed this direction to the contractor.
- It was determined by the Board to postpone the stoop remediation until Phase 2.
- Several new windows were installed throughout Buildings E1-E4. It was verified by MCM that the existing windows that were removed in preparation for the new windows were not previously installed correctly. The windows showed no evidence of sill pans, window tape, or caulking. The windows did however have a dark plastic barrier around its perimeter that were consistently not adhered to the building surface. New windows have been verified by MCM to be installed per the contract drawings. The existing windows that are not scheduled to be replaced, will be visited by a representative for proper guidance and or treatment of these windows to assure proper weatherization is in place.
- During this reporting period (on May 19), MCM provided a walk-through the units that are assigned for "Worker Housing" (Units #21, #24, #31, #45). No issues or concerns were raised.
- Scheduled visits from the Structural Engineer of Record (Redleaf Engineering) occurred during this reporting period. Observations to date include: 1) Ledger blocking and sheathing for Buildings E1, E2, E3, and E4; 2) Header replacement for Kitchen window at Building E1, Unit #10; 3) Existing strip footings at lower decks; 4) Remediation to top plate



framing at exterior entry on Building E4, Unit #28; 5) Proper installation of windows; and 6) Proper installation of building wrap.

Building Progress

Building E3 (Units 24-27)

Work commenced on April 19, 2021 with removal of the wood siding and the vapor barrier. In addition, the decks to each of the units of Building E3 were removed (less the foundation supports). The concrete strip footings are still in place, but it has been confirmed by the Structural Engineer that these strip footings will need to be removed. At the patio door location of each of these decks, the existing sheathing showed evidence of significant deterioration where it was observed that flashing was not previously installed behind the existing ledger of the decks. These areas (sheathing) were marked in the field for further review and observation in a joint effort by MCM and Redleaf Engineering (Structural Engineer of Record). Further exposure of these areas confirmed evidence of severe wood rot and mold caused by significant water damage into these areas at the deck locations. Areas were further directed by MCM and Redleaf Engineering to remove and replace the identified wood members. It was verified by MCM and confirmed by Redleaf Engineering that the new blocking and associated lumber for the upcoming deck ledger was installed per the requirements.

Upon removal of the building siding and vapor barrier, it was confirmed that proper installation of step flashing was identified at wall-to-roof conditions. However, it was also noted that these same locations did not have existing diverters in place. As a part of the contractor's installation, the diverters will be installed and verified by MCM. New building wrap (Tyvek material) has been placed throughout the building.

Window installations began with Unit #24. New windows were verified by MCM to include all steps according to the requirements of the contract drawings. Initial installations were challenging due to existing site conditions, but as progress was made the windows were installed with less issues.

No mold was apparent on the South side and ends of the building. Mold was identified however, on the North side and was mitigated by replacing the damaged wood members.

Building E1 (Units 8-11)

Work commenced on April 29, 2021 with removal of the wood siding and the vapor barrier. Unit #10 (location of Kitchen window) showed evidence of suspicious mold on the existing sheathing and was thereby marked by MCM to remove for further review. After sheathing was removed, the header was identified by MCM and confirmed by Redleaf Engineering to be replaced due to



deterioration caused by mold. Other areas were identified and mitigated by a Mold Mitigation Specialist.

Areas around the decking ledger were consistent with the findings in E3 (no flashing). Areas were identified by MCM and confirmed by Redleaf Engineering for replacement and correction per the contract drawings.

Existing decks were removed (less the foundation supports). The concrete strip footings remain in place at the end of this reporting period. At the patio door location of each of these decks, a similar condition of the existing sheathing shows evidence of significant deterioration that was observed (no flashing behind the existing ledger). These areas (sheathing) were marked in the field for further review and observation in a joint effort by MCM and Redleaf Engineering. Further exposure of these areas confirmed evidence of severe rotted wood, which was replaced by the contractor; installation was verified and confirmed by both MCM and Redleaf Engineering to comply with the contract documents. Areas of suspicious mold were identified and mitigated by the Mold Specialist.

New windows installed were verified by MCM to include all steps according to the requirements of the contract drawings.

Building E4 (Units 28-31)

Work commenced on May 6, 2021 with removal of the wood siding and the vapor barrier. Unit #28 (exterior entry area) showed evidence of significant suspicious mold on the existing sheathing; the area was marked by MCM for removal and further review. After sheathing was removed, the wood top plates were deteriorated by mold, and were identified by MCM for further review and recommendations by Redleaf Engineering. The Structural Engineer provided a remediation for the replacement of the top plates. The work was performed by the contractor and verified by MCM. Photos of finished work was forwarded to the Redleaf Engineering. Vertical studs in this area were treated by the Mold Specialist. It was assumed that this was caused by the lack of a diverter in this location. Other areas throughout the building were identified and mitigated by the Mold Mitigation Specialist.

Areas around the decking ledger were consistent with the findings in E3 and E1 (no flashing). Areas were identified by MCM and confirmed by Redleaf Engineering for replacement and correction per the contract drawings. Existing decks were removed (less the foundation supports). The concrete strip footings remain in place at the end of this reporting period. These areas (sheathing) were marked in the field for further review and observation in a joint effort by MCM and Redleaf Engineering. Further exposure of these areas confirmed evidence of severe damaged wood which was replaced by the contractor; verified and confirmed by both MCM and Redleaf Engineering to comply with the contract documents. Areas of suspicious mold were identified and mitigated by the Mold Specialist.



New windows installed were verified by MCM to include all steps according to the requirements of the contract drawings.

Building E2 (Units 20-23)

Work commenced on May 17, 2021 with removal of the wood siding and the vapor barrier. After vapor barrier was removed, Unit #20 and #21 showed evidence of rodent droppings. See “Baseline Contract Summary” for more detailed information. MCM made contact with a Pest Control Specialist for advice and recommendations. A site visit was performed on May 20, 2021 by the Pest Control Specialist. He toured the site and recommendations were provided.

Areas around the decking ledger were consistent with the findings in E3, E1, and E4 (no flashing). Areas were identified by MCM and confirmed by Redleaf Engineering for replacement and correction per the contract drawings. Existing decks were removed (less the foundation supports). The concrete strip footings remain in place at the end of this reporting period. These areas (sheathing) were marked in the field for further review and observation in a joint effort by MCM and Redleaf Engineering. Further exposure of these areas confirmed evidence of severe damaged wood, which was replaced by the contractor; verified and confirmed by both MCM and Redleaf Engineering to comply with the contract documents. Areas of suspicious mold were identified and mitigated by the Mold Specialist.

New windows installed were verified by MCM to include all steps according to the requirements of the contract drawings.



Door & Window Completion Schedule (Thru 5/28/21)

Unit#	Doors			Windows					
	Front	Garage	Patio	Kitchen	Living Room		Bedrooms		
					Upper	Lower	Front Upper	Rear Upper	Lower
8	X				X	X	X		X
9									
10				X			X		X
11	X			X	X	X		X	X
16									
17									
18									
19									
20									
21	X			X			X	X	X
22									
23	X			X	X	X		X	X
24				X	X	X	X	X	X
25				X			X	X	X
26									
27	X			X	X	X	X	X	X
28	X			X	X	X	X	X	X
29	X			X					
30									
31	X			X	X	X	X	X	X

Progress Photos



Existing Step Flashing In Place – No Diverter



Bldg E1 Unit #9 Deteriorated Lumber



Bldg E1 Unit #8 Rotted Rim Joist



Bldg E4 Unit #28 Entry Exterior Mold - 1



Bldg E4 Unit #28 Entry Exterior Mold - 2



Bldg E4 Unit #28 Entry Exterior Repaired



Bldg E4 Unit #28 New Ledger Blocking



Bldg E4 Unit #29 New Ledger Blocking



Bldg E3 Unit #24 New Windows



Bldg E1 Unit #8 New Windows

Issues or Concerns

As with most projects, the start of construction is learning and adapting to the existing conditions, learning the new client, adapting to the weather, etc. - this project is no different. While there are no major issues or concerns, there are several field conditions that need to be resolved. For example, there had been a discrepancy between the Contract Drawings and the Tyvek Representative (resolved); the door sill flashing since the stoops are delayed to Phase 2 (visit from Redleaf Engineering is scheduled for 6/1/21 and an RFI has been submitted by Langlas); the final resolution of the decks, deck stairs, and the railing; Geotech visit related to deck for Unit #44 (scheduled for 6/3/21), etc. Good progress is being made with these issues as they are not perceived to cause any forthcoming delays to the contractor.

While it is not a great concern at this stage, a note was sent to Langlas regarding the exposure of the building wrap that is in place for Buildings E1-E4 (Tyvek recommends 120 days). The material degrades over time when it is exposed to UV rays, and should be recommended by the manufacturer what that limit of exposure is. Before advancing to other buildings, it was recommended to Langlas that they consider those parameters along the planning of future construction activities.

Summary

To date, progress is continuing to remain on schedule. There are 11 workers throughout the project thus far. Weather in May is much more cooperative than in April. At Buildings E1-E4, the existing wood siding and vapor barrier has been removed. To date, each of these buildings have been updated with new lumber where wood rot or mold was identified and marked: This was verified by MCM and Redleaf Engineering as correctly installed. Overall, (less materials for



windows and doors that have been delivered and stored on-site valued at over \$500,000) the project is >10% complete at the end of this reporting period.

Although advancing the schedule is considered by the contractor on site and will thereby remove the wood siding and existing building wrap as required at future buildings, MCM has recommended to Langlas that any advancing and placing of new building wrap or insulation, should be scheduled such that no said material is exposed to the UV rays that exceed the exposure limits allowed by the manufacturer.

END OF REPORT