



Montana Construction Management
 PO Box 1508, Great Falls, MT 59401
 (406) 799-9434
montanaconstmgt@gmail.com

Daily Observation Report

Date of Report: May 17, 2021
 Prepared By: D. Saenz

PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 018

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 34*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 68*	X Clear	<input type="checkbox"/> Cloudy
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Clear

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	8
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	
Painters	_____	Others:					
TOTALS:							8

OBSERVATIONS – 1) E2: Continued progress was made by installing building wrap on the North side of the building. Construction crew was also performing preparation for the blocking on the South side, i.e. removing previously identified/marked rotted wood. **2)** E3: Workers installed a new window in the Kitchen for Unit #27. **3)** E4: Workers were making progress installing building wrap on the South side.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – To date the existing windows that are not to be replaced, do not show evidence of having window tape, nor can a sill pan be observed. Rather, there is however a visqueen membrane (non-adhered) under the flange (loose). It is recommended that all existing windows be caulked at the flange, and properly taped. It is NOT the recommendation of MCM that each window to remain must be removed and reinstalled per the new details. Rather the above recommendation should be followed.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E2 Unit #22 Blocking in Progress



Bldg E2 Unit #20 Blocking in Progress



Bldg E4 South & East Sides Wrap in Progress



Bldg E3 Unit #27 Kitchen Wdw in Place



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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 019

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 43*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 73*	X Cloudy	<input type="checkbox"/> Cloudy
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Clear

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	8
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – 1) E1: Construction crew continued preparing for the blocking on the South side, i.e. removing previously identified/rotted wood and replaced with approved lumber. **2)** E2: construction crew continued building wrap for this building.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – To date the existing windows that are not to be replaced, do not show evidence of having window tape, nor can a sill pan be observed. Rather, there is however a visqueen membrane (non-adhered) under the flange (loose). It is recommended that all existing windows be caulked at the flange, and properly taped. It is NOT the recommendation of MCM that each window to remain must be removed and reinstalled per the new details. Rather the above recommendation should be followed.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg EW1 Unit #10 Repairs Complete



Bldg EW1 Unit #09 Repairs Complete



Bldg EW1 Unit #18 Repairs Complete



Bldg EW1 Unit #11 Repairs Complete



Bldg E1 Unit #11 Blocking Progress





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Date of Report: May 19, 2021
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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 020

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 36*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 63*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	8
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	
Painters	_____	Others:					
TOTALS:							8

OBSERVATIONS – 1) E1: Construction crew finalized the building wrap upon the building (except area above kitchen window at Unit #10 with header to be replaced). **2)** E2/E3: Construction crew installed building wrap for portions of this building. (Note: Blocking for deck areas and lower marked areas still need to be complete.) **3)** E4: Construction crew finalized the building wrap upon the building. Repaired previously marked molded top plates at exterior of entry and area behind location of future diverter (See BH DOR-015).

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – To date the existing windows that are not to be replaced, do not show evidence of having window tape, nor can a sill pan be observed. Rather, there is however a visqueen membrane (non-adhered) under the flange (loose). It is recommended that all existing windows be caulked at the flange, and properly taped. It is NOT the recommendation of MCM that each window to remain must be removed and reinstalled per the new details. Rather the above recommendation should be followed.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Unit #28 Top Plate at Entry Repair



Bldg E3 Unit #31



Bldg E3 Unit #31



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Daily Observation Report

Date of Report: May 20, 2021
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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 021

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 35*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 45*	X Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	2
Painters	_____	Others:					
TOTALS: 2							

OBSERVATIONS – Rain prevented construction workers from progressing. Windows were installed in Units 21, 23, 28, 29, 31. Site was visited by Pest Control Specialist; formal report to follow. MCM recommends perimeter of buildings be treated, and all buildings be placed on routine maintenance treatments.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – To date the existing windows that are not to be replaced, do not show evidence of having window tape, nor can a sill pan be observed. Rather, there is however a visqueen membrane (non-adhered) under the flange (loose). It is recommended that all existing windows be caulked at the flange, and properly taped. It is NOT the recommendation of MCM that each window to remain must be removed and reinstalled per the new details. Rather the above recommendation should be followed.



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PROGRESS OF WORK (PHOTOS)



Unit #28 Top Plate at Entry Repair



Bldg E3 Unit #31



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Daily Observation Report

Date of Report: May 21, 2021
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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 1

REPORT #: 022

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 36*	X Snow	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
CONDITIONS	<input type="checkbox"/> Other	X Snow

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Carpenters	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Siding Crew	
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	8
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – Construction crew focused on installation of various windows in Bldgs E2 and E4 . It should be noted that new windows to date are installed per plans, specifications, and manufactures instructions i.e. sill pan, caulking at the flange, and nails at every hole provided, etc.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – To date the existing windows that are not to be replaced, do not show evidence of having window tape, nor can a sill pan be observed. Rather, there is however a visqueen membrane (non-adhered) under the flange (loose). It is recommended that all existing windows be caulked at the flange, and properly taped. It is NOT the recommendation of MCM that each window to remain must be removed and reinstalled per the new details. Rather the above recommendation should be followed.



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PROGRESS OF WORK (PHOTOS)



Bldg E3 Unit #31



Bldg E1 Unit #10 New Kitchen Window Header