



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

Daily Observation Report

Date of Report: May 24, 2021
 Prepared By: D. Saenz

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

REPORT #: 023

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 36*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 46*	X Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
CONDITIONS	<input type="checkbox"/> Other	X Snow/Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	2
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	8
Painters	_____	Others:					
TOTALS: 10							

OBSERVATIONS – 1) E1: Progress of Unit 10 new window was underway. Sill pan has been verified. **2)** E2: Ledger blocking was installed and verified by MCM. **3)** E3: Unit #25 upper bedroom window is in progress. MCM noticed some suspicious lumber at the head of the window (see photo). MCM requested the contractor to remove the material that appeared to be dry-rot for further review. After removal of the dry-rot material, the subsurface was in good condition. The material removed was replaced with similar material.

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.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Bldg E2 Units #20 & #21
Future Deck Area Blocking**



Bldg E1 Unit #10 Window Installation Progress



Bldg E3 Units #25 Window Head



Bldg E3 Units #25 Window Head Exposed



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Daily Observation Report

Date of Report: May 25, 2021
 Prepared By: D. Saenz

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

REPORT #: 024

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 34*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 57*	<input checked="" type="checkbox"/> Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Cloudy/Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	3
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	8
Painters	_____	Others:					
TOTALS: 11							

GENERAL – Delivery of soffit and trim pieces were received today on site.

OBSERVATIONS – 1) E1: Progress of Unit #8, #10, #11 windows were underway. Sill pans have been verified. **2)** E2: Scheduled visit from SE of Redleaf Engineering to verify blocking and sheathing was in place. Installation of such was accepted. **3)** E3: Unit #25 upper bedroom window has been completed. Continued progress was made with installation of windows.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – A visit from the Tyvek manufacturer was performed. He was pleased that many methods in his observation were already being applied, i.e. sill tape at new windows, vertical and horizontal taping of all overlaps of Tyvek material; applying Tyvek to the upper edge and lower edge of all buildings. Furthermore, he provided instructions to KCD for proper securing of non-replaced windows for weatherization. However, the representative suggested two items that differed from the contract drawings as designed by Hip & Humble Architects; 1) Tyvek recommends no flashing tape on bottom of window, 2) Tyvek recommends skipping the silicone bead. MCM suggested that the Tyvek representative contact Bob Mechels to further discuss for clarification.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Delivery of Soffit Material



Bldg E1 Unit #8 Lower & Upper Window



Bldg E3 Unit #24 Upper Window



Delivery of Trim



Bldg E3 Unit #25 Upper Window



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Daily Observation Report

Date of Report: May 26, 2021
 Prepared By: D. Saenz

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

REPORT #: 025

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 28*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 43*	<input checked="" type="checkbox"/> Cloudy/Snow	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Cloudy/Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	3
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	7
Painters	_____	Others:					
TOTALS: 10							

OBSERVATIONS – 1) E1: Progress of Unit #11 windows were underway. **2)** E3: Progress of Unit #27 windows were underway. Unit #27 front door and hardware installed. **3)** E4: Unit #31 front door installation commenced. Contractor suggested cutting threshold pans that are too long on top of stoop at new front doors and placing timbertech under portion of threshold that protrudes past edge of concrete.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – A visit from the Tyvek manufacturer was performed. He was pleased that many methods in his observation were already being applied, i.e. sill tape at new windows, vertical and horizontal taping of all overlaps of Tyvek material; applying Tyvek to the upper edge and lower edge of all buildings. Furthermore, he provided instructions to KCD for proper securing of non-replaced windows for weatherization. However, the representative suggested two items that differed from the contract drawings as designed by Hip & Humble Architects; 1) Tyvek recommends no flashing tape on bottom of window, 2) Tyvek recommends skipping the silicone bead. MCM suggested that the Tyvek representative contact Bob Mechels to further discuss for clarification.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #10 Window Over Garage



Bldg E3 Unit #27 Lower & Upper Windows



Bldg E3 Unit #27 South Upper Window
In Progress



Bldg E1 Unit #11 Upper Window in Progress



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E3 Unit #27 Door



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Daily Observation Report

Date of Report: May 27, 2021
 Prepared By: D. Saenz

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

REPORT #: 026

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 30*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 61*	<input checked="" type="checkbox"/> Partly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Mostly Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	3
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	7
Painters	_____	Others:					
TOTALS: 10							

OBSERVATIONS – 1) E1: Progress of Unit #10 windows were underway. Sill pan has been verified. **2)** E4: Progress of Unit #28 & Unit 31 windows were underway. Sill pans have been verified. **3)** E2: Unit #23 front door installation commenced.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Requested Contractor to submit RFI for threshold pans that cannot be installed per plan because stoop removal was declined at new front doors.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E4 Unit #31 Front Door & Hardware



Bldg E4 Unit #31 Upper Window Sill



Bldg E4 Unit #31 Upper Window



Bldg E1 Unit #10 Upper Window

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E2 Unit 23 Front Door



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Daily Observation Report

Date of Report: May 28, 2021
 Prepared By: D. Saenz

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

REPORT #: 027

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 Partly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Mostly Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	3
Landscapers	_____	Tile Setters	_____	Electricians	_____	Window Installers	8
Painters	_____	Others:					
TOTALS: 11							

OBSERVATIONS – 1) E1: Doors in place on units 11 & 8, Windows in place on unit 10. **2)** E2: Unit #23 and unit #20 front door in place. Windows in place on Unit #23. **3)** E3: Fascia and soffit installed. Contractor noted a possible issue with fascia reveal. **4)** E4: Windows in place on Unit #28 & Unit 31 windows. Windows commenced on Unit #29

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Contractor met on site to discuss submitting RFIs for electrical panels and Bldgs F1 & F2 concrete patios and decks.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #8 Front Door Opening



Bldg E1 Unit 11 Front Door



Bldg E4 Unit #31 Upper & Lower Side Windows



Bldg E2 Unit 23 Upper Window



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E2 Unit #23 Upper Side Window