



Montana Construction Management
 PO Box 1508, Great Falls, MT 59401
 (406) 799-9434
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Daily Observation Report

Date of Report: May 3, 2021
 Prepared By: D. Saenz

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

REPORT #: 008

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Clear	<input type="checkbox"/> Windy
High Temperature: 57*	<input checked="" type="checkbox"/> Partly Cloudy	<input type="checkbox"/> Rain
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Partly 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 – BUILDING E3: ALL SIDING HAS BEEN REMOVED. NEW TYVEK BUILDING WRAP IS IN PLACE. SUSPECT AREA IS AWAITING VISIT BY STRUCTURAL ENGINEER ON WEDNESDAY 5/5/21. **BUILDING E1:** BUILDING IS IN PROGRESS OF REMOVAL OF ALL SIDING. SIDING REMOVAL IS COMPLETE ON NORTH, SOUTH AND WEST SIDES. VAPOR BARRIER ON THE NORTH SIDE IS IN PROGRESS. DECKS AT UNITS #10 AND #11 HAVE BEEN REMOVED.

TESTS/INSPECTIONS – AREAS WERE MARKED AT UNITS #10, UNIT #11 WITH WHAT APPEARS TO BE SEVERE DRY ROT. VISUAL OBSERVATIONS WILL TAKE PLACE ONCE REMOVED BY CONTRACTOR.

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – AREAS IN E1 AND E3 THAT WERE IDENTIFIED AT DECKS NEED TO BE REPAIRED.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



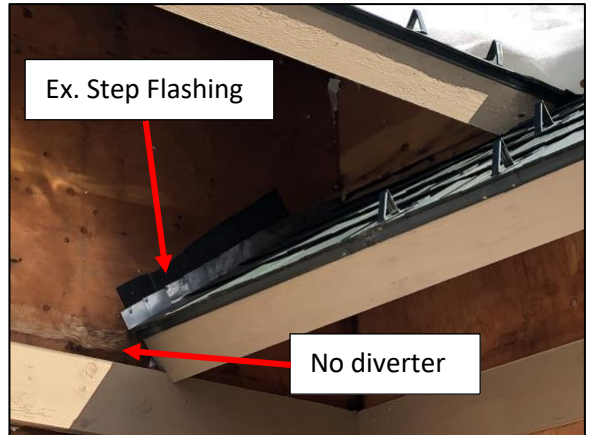
Bldg E1 Unit #11 West Side



Bldg E1 Unit #11 Previous Patio Location



Bldg E1 Unit #10 Previous Patio Location



Bldg E1 Unit #11 Existing Step Flashing



Bldg E1 East Side Siding Removal



Bldg E1 Unit #8 Siding Removal



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Daily Observation Report

Date of Report: May 4, 2021
 Prepared By: D. Saenz

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

REPORT #: 009

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 34*	<input type="checkbox"/> Clear	<input type="checkbox"/> Windy
High Temperature: 54*	<input checked="" type="checkbox"/> Snow	<input type="checkbox"/> Rain
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> 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 – BUILDING E1 CONSTRUCTION WORKERS MADE CONTINUED PROGRESS IN REMOVING EXISTING SIDING. DECK AT UNIT #8 HAS BEEN REMOVED. BUILDING IS READY FOR ONSITE VISIT BY BOTH REDEAF ENGINEERING AND MCM.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E3 Unit #9 Existing Deck Location



Bldg E3 Unit #9 Rim Joist



Bldg E3 Unit #9 Rim Joist



Bldg E3 Unit #9 Deck Location



Bldg E3 Unit #8 Existing Deck Location



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Daily Observation Report

Date of Report: May 5, 2021
 Prepared By: D. Saenz

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

REPORT #: 010

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 39*	<input type="checkbox"/> Clear	<input type="checkbox"/> Windy
High Temperature: 59*	<input checked="" type="checkbox"/> Partly Cloudy	<input type="checkbox"/> Rain
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Sunny

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		

Daily Observation Report – cont.

OBSERVATIONS – BUILDING E1 Contractor exposed areas that were suspect at existing deck locations of Units #8-11. Area revealed solid wood member that has some deterioration. Unit #10 Kitchen window had some discoloring above the window, which may be possible mold.

TESTS/INSPECTIONS – Performed field observations with Structural Engineer (SE), Philip of Redleaf Engineering. SE noted that in areas that were exposed in buildings E1 and E3, remediation is to be performed per their Observation Report forthcoming. SE reviewed existing strip footings and were found to be unacceptable and will need to be new per the design by Redleaf Engineering. See Observation Report forthcoming by Redleaf Engineering. Existing decks at Units #49-#52 were reviewed. See Observation Report forthcoming by Redleaf Engineering.

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Areas under patio doors appear to contain possible black mold. Possible remediation will be required. Suspicious area also exists at Unit #10 Kitchen window. Further review by a mold specialist is recommended.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #8 East Side



Bldg E1 Unit #8 North Side



Bldg E1 Unit #10 Kitchen Window



Bldg E1 Unit #9 Under Patio Door



**Bldg E1 Unit #10 Wood Member
Exposed Horizontal Split**



**Bldg E1 Unit #11 Area Under
Patio Door**



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Daily Observation Report

Date of Report: May 6, 2021
 Prepared By: D. Saenz

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

REPORT #: 011

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 30*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 70*	X Clear	<input type="checkbox"/> Rain
	<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 –Construction workers began working on removal of siding on Building E4. Unit #31 East side upper window did not have window flashing at the top. Additional windows, doors, etc. were delivered to the site and dispersed among the various units.

TESTS/INSPECTIONS – NONE

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – MCM has made contact with ServPro and has scheduled an on site appointment for Monday 5/10/21 to review and possibly mitigate mold suspect areas at both E1 and E3.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E4 Unit #31 East Side Siding Removal



Bldg E4 Unit #31 Upper Wdw



Bldg E4 Unit #31 North Side Siding Removal



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Daily Observation Report

Date of Report: May 7, 2021
 Prepared By: D. Saenz

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

REPORT #: 012

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 36*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 66*	X Clear	<input type="checkbox"/> Clear
	<input type="checkbox"/> Cloudy	<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	10
Landscapers	_____	Tile Setters	_____	Electricians	_____	Windows	_____
Painters	_____	Others:					
TOTALS: 8							

OBSERVATIONS – Continued progress of construction workers on the removal of siding and vapor barrier on Building E4. Walked the areas of concern with the job superintendent (Kit) for the removal of wood members as specified by the structural engineer's report.

TESTS/INSPECTIONS – NONE

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – ServPro scheduled to be on site Monday 5/10/21 to review and possibly mitigate mold suspect areas at E1, E3, and E4.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Bldg E1 Unit #9 Replace Wood Rot @ Rim Jst



Bldg E1 Unit #11 Replace Wood Rot @ Rim Jst



Bldg E1 Unit #10 Replace Wood Rot @ Rim Jst



Bldg E1 Unit #8 Replace Wood Rot @ Rim Jst



**Bldg E3 Unit #24 Replace
Wood Rot @ Mud & Sill Plates**



Bldg E4 Units #30 & 31



Bldg E4 Unit #29 Rear