



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

Daily Observation Report

Date of Report: June 14, 2021
 Prepared By: Jim Goveia

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

REPORT #: 037

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 88*	X Mostly Sunny	<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	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	2
Landscapers	_____	Tile Setters	_____	Electricians	_____	Siding Crew	10
Painters	_____	Others:					
TOTALS: 12							

OBSERVATIONS – 1) Building F1: Begin demo of decks units 17 & 16. **2)** E1 : Continued installation of drip edge over windows. Continued foam board installation. **3)** E2: Continued window & door interior foam insulation installation. **4)** E3: Continued Garage Door metal trim installation. **5)** E4: Continued window & door interior foam insulation installation

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Contractor has not started correction of missing flashing due to flashing not available.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E1 Unit 10 & 11 Foam Board Install



Building E3 Unit 27 Garage Door Metal Trim



Building F1 Unit 16 Deck Demo



Building F1 Unit 17 Deck Demo



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Daily Observation Report

Date of Report: June 15, 2021
 Prepared By: Jim Goveia

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

REPORT #: 038

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 55*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 93*	X Mostly Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Mostly Sunny & Windy

CREW ON SITE

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

OBSERVATIONS – 1) Building F1: Continued siding demo units 17 & 16. Several areas of damage were marked for repair at deck locations of units 16 & 17 and on the side of front entry of Unit 17. **2)** E1 : Continued window & door interior foam insulation installation. **3)** E3: Continued window & door interior foam insulation installation.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Contractor has not started correction of missing flashing due to flashing not available.

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building F1 Unit 16 Rear Lower Siding Demo



Building F1 Unit 17 Rear Lower Siding Demo



Building F1 Unit 16 Side Siding Demo



Building F1 Unit 17 Side Siding Demo



Building F1 Unit 16 & 17 Front Siding Demo



Building F1 Unit 17 Side of Entry Door Damage

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building F1 Unit 16 Rear
Lower Sheathing Removed



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Daily Observation Report

Date of Report: June 16, 2021
 Prepared By: Jim Goveia

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

REPORT #: 039

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 77*	X Mostly Sunny	<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	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Carpenters	
Landscapers	_____	Tile Setters	_____	Electricians	_____	Siding Crew	10
Painters	_____	Others:					
TOTALS:							10

OBSERVATIONS – 1) Building F1: Continued siding demo unit 17. Damage areas were exposed for inspection and engineer was notified to inspect. Windows were removed with no visible damage concerns. Continued window installation with flashing tape installation. **2)** E3: Wainscoting flashing installation began. Observed initial method not consistent with Tyvek standard. Contractor to correct installation per Tyvek standard. Unit 24 & 25 deck footing demolition.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building F1 Unit 17 Damaged Sheathing
Removed For Engineer Inspection**



**Building F1 Unit 16 Upper Deck Ledger
Sheathing Removed**



**Building F1 Unit 16 Lower Deck
Sheathing Removed**



**Building F1 Unit 16 Door
Sheathing Removed**



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"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building F1 Unit 17 Door
Sheathing Removed



Building E3 Unit 24 Front Wainscote
Top Metal Flashing Installation



Building E3 Unit 24 Side Wainscote
Top Metal Flashing Installation



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Daily Observation Report

Date of Report: June 17, 2021
 Prepared By: Jim Goveia

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

REPORT #: 040

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 41*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 73*	X Mostly Sunny	<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	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Framing Crew	2
Landscapers	_____	Tile Setters	_____	Electricians	_____	Siding Crew	11
Painters	_____	Others:					
TOTALS: 13							

OBSERVATIONS – 1) Building F1: Continued siding demo unit 17. Continued window installation on unit 16 & 17 including flashing tape installation. **2)** E1: Wainscoting flashing installation began. **3)** E3: Wainscoting flashing installation continued. Unit 25, 26 & 27 deck footing demolition.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Structural Engineer inspected damaged framing members on building F1 units 16 & 17. Determined that removal of damaged area can be planed to no more than 1/2" or be sistered or replaced if more than 1/2".

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E3 Unit 27 Front & Side
Wainscoting Metal Flashing**



**Building E3 Unit 26 & 25
Deck Footing Removal**



**Building F1 Unit 16 Side Upper &
Lower Window Install**



**Building E1 Unit 9 & 10 Front
Wainscoting Metal Flashing**



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Daily Observation Report

Date of Report: June 18, 2021
 Prepared By: Jim Goveia

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

REPORT #: 041

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 41*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 79*	X Mostly Sunny	<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	_____	Window Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Insulation	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	Framing Crew	
Landscapers	_____	Tile Setters	_____	Electricians	_____	Siding Crew	6
Painters	_____	Others:					
TOTALS: 6							

OBSERVATIONS – 1) E1: Deck footing demolition started.

TESTS/INSPECTIONS – None

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Structural Engineer inspected yesterday's installation of ledger blocking for second floor deck on unit 16. Engineer accepted blocking noting that horizontal checking (cracks) was in center and only 1" deep. Considering that the blocking is 3.5" thick provides necessary structural integrity for deck ledger board.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building F1 Unit 16 Upper Deck
Ledger Blocking Installed



Building E1 Unit 11 Deck
Footing Demo



Building E1 Unit 10 Deck Footing Demo



Building E1 Unit 9 Deck Footing Demo

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Deck Framing Material Delivered