



Monthly Status Report – June

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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.

Phase I Base Contract Summary

- A site visit was conducted by Lee Evans of Allied Engineering on June 3, 2021 to, 1) Review the decks at Units #16-#19, #44, #49-#52; 2) To confirm if tie-backs are necessary, 3) Verify the depth of footing at deck #44. The site visit proved to be positive as the overall recommendation was to leave existing caissons in place; and to relax the requirement for the depth of the insulation for the installation of the frost protection. Formal response was in email for RFI #10.
- Commenced installing ½” insulation board on Building E3.
- The “Quality Check-Off” lists for the WRB systems of Buildings E1-E4 were presented and signed off by MCM on June 8, 2021.
- The initial shipment of material required for the soffit has been received on site and has been completed for Building E3. Buildings E1 and E4 soffit installation is in progress.
- On-site reviews by Redleaf Engineering in conjunction with MCM remain as scheduled. An on-site review was conducted on June 9, 2021 to review compliance with the WRB system for Buildings E1-E4. No observed deficiencies were noted. Additional observations were conducted on June 17th (Report #4), and June 29th (Report #5). While some items were jointly identified in the field for replacement caused by wood rot or mold, no major items were noted.
- Garage door “trim” installations began.



- During this reporting period (June 24), MCM provided a walk-through the units that are assigned for “Worker Housing” (Units #21, #24, #31, #45). No issues or concerns were raised.
- Langlas confirmed on June 24 that coil material for siding is located in the State of Washington and is scheduled to be delivered in the next reporting period.
- At the end of this reporting period, the Contractor’s latest pay application identified the project at ~40% complete of the “Construction Value”. While the percentage continues to appear slightly high, it should be noted that this value includes material cost incurred this month for “Siding and Soffit Materials” at \$364,680.00.
- The existing siding, soffit, and vapor barrier of buildings E1, E2, E3, E4, F1 has been removed. This specific task identified in the Schedule of Values as “Siding and Soffit Demolition” is 45% complete for the total Phase I buildings.
- Window installations are 45% complete. Metal drip flashing was received at the end of last month and is currently being installed.
- Scheduled visits from the Redleaf Engineering continue to occur during this reporting period. Joint observations with MCM include: 1) Ledger blocking and sheathing; 2) Patio ledger flashing; 3) Proper installation of windows and doors; and 3) Proper installation of building wrap.
- The (8) eight front doors (Units #8, #11, #21, #23, #27, #28, #29, #31) that were installed last month have been verified jointly by MCM and Redleaf Engineering to be installed correctly, and therefore have been approved.

Building Progress

Building E1 (Units 8-11)

Continued with soffit installation. Installation of base flashing for the siding has commenced; (verified installation of flashing to be under new Tyvek). Installed drip edge over windows. Cut out gable vents in the attic space for Units #8, #9, #10, and #11. Foam board installation is complete. Deck footing demolition has been completed. Soffit is complete. Base flashing is partially complete. Wainscot flashing is partially complete.

Building E2 (Units 20-23)

Continued with soffit installation. Deck footing demolition complete.

Building E3 (Units 24-27)

Existing deck concrete strip footings have been demolished. Windows at Units #24, #25, and #27 have been completed. Front door at Unit #27 is installed. Units #26, #27 attic vents in process. Continued with soffit installation. Foam board installation commenced. Flashing at base of siding is complete; verified installation of flashing to be under new Tyvek. Installed drip edge over windows. Building rigid foam insulation is installed. Garage door trim installation is in place.



Wainscot flashing was installed by the contractor and verified by MCM to be installed incorrectly per the Tyvek recommendation; issue was corrected by the contractor. Deck footing demolition has been completed. Soffit is complete.

Building E4 (Units 28-31)

Performed gable vent openings with appropriate verified flashing tape. Continued with soffit installation. Deck footing demolition complete. Soffit is complete.

Building F1 (Units 16, 17)

Demolition of decks began on June 14. Siding demolition began; several areas were marked and identified by MCM for repair. Redleaf Engineering was notified and visited the site; confirmation was provided to Redleaf Engineering of areas that were exposed and visually reviewed. Ledger blocking was installed and verified to be installed correctly. Repaired area at existing sheathing caused by mold or wood rot. Unit #17 window header (lower deck side) was identified by MCM as suspect and was verified by Redleaf Engineering to be replaced. MCM verified work was performed and completed. Sheathing repairs have been completed and was observed by MCM and Redleaf Engineering to be installed correctly. Building vapor barrier was installed and taped correctly.

Door & Window Completion Schedule (Thru 6/30/21)

Unit	Doors				Windows								Tripple Pane
	Front	Garage	Patio	Basement	Kitchen	Living Room		Bedrooms			Basement		
						Upper	Lower	Front Upper	Rear Upper	Rear Lower	Left	Right	
8	X					X	X	X	X	X			
9													
10					X			X	X	X			
11	X				X	X	X		X	X			X
16						X	X				X		
17					X	X	X						X
18													
19													
20													
21	X				X			X	X	X			
22													
23	X				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			X	X	X			X
30													
31	X				X	X	X	X	X	X			

Progress Photos



Bldg E3 Unit #26 & #27 Soffit



Bldg E3 Unit #26 & #27 Rear Gable Soffit



Habitat for Humanity Donation – Windows



Bldg E3 Unit 27 Garage Door Metal Trim



Bldg F1 Unit #16 Deck Demo



Bldg F1 Unit #17 Deck Demo



Bldg F1 Unit #16 Rear Lower Siding Demo



Bldg F1 Unit #17 Rear Lower Siding Demo



Bldg F1 Unit #16/#17 Sheathing Complete



Siding and Soffit Material - 1



Siding and Soffit Material - 2



Siding and Soffit Material - 3

Issues or Concerns

Siding Material

Shown in the above photographs, coiling material required for siding and flashing has been delivered to Bridger Steel. Request had been made for delivery of required material for each building. While the schedule had sufficient float, the several weeks delay of this material continues to consume the scheduled task of this material as it relates to the buildings. Therefore, due to the schedule challenges of the siding, Langlas Construction has indicated that this delay may not allow for Building E8 to be addressed this year. Confirmation of this issue for Building E8



will be addressed in the next reporting period. As of the writing of this report, the material is said to have been identified in the Seattle location and is scheduled to be delivered in the 2nd week of July. Flashing and additional soffit material is scheduled during the 1st week of July.

Labor Crew

During the last week of June, a limited crew size was on-site (2-3 personnel), therefore limited work was performed. Langlas Construction has assured that the project will have sufficient crew that will be on-site. As future scheduled tasks are in place i.e. installing of flashing and siding, additional crew members will be necessary, however, an issue locating housing for worker continues to be a concern to house additional crew members.

Summary

Progress is continuing; however delivery dates for metal siding from the manufacturer are continuing to be delayed. Delays are related to production and transportation caused by the recent pandemic that has effected industry-wide procurements and deliveries. While some metal flashing material has been delivered, it has been requested to Langlas Construction to provide expected delivery dates for the metal flashing and metal siding for the remainder of the buildings. As a result of the material delay, the working crew has not been working at normal capacity.

As siding material is delivered, an increase of the crew will be required; the Worker Housing of these crews remain an open issue of not having sufficient housing per the contract. In anticipation of additional workers, Langlas has requested two additional units for housing.

Buildings E7 and F1 have commenced with siding removal and decking demolition. While minor mold remediation was required (and resolved) at Building F1, Building E7 appears to be in better shape than the other buildings thus far.

Doors and windows are being installed per the contract drawings. Garage doors are yet to be delivered, but patio doors and the required ledger flashing will begin installation at Building E3 in the next reporting period.

END OF REPORT