



## Monthly Status Report – July

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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 through 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

- Delivery of limited metal siding and flashing began on 7/14/21 and continued through the next reporting period.
- Building E7 (Units #49, #50, #51) existing decks were removed.
- Observation #7 was conducted by Redleaf Engineering on 7/13/21 to review blocking at Building E7, Units #49, 50, #51.
- Building E7 sheathing repairs were complete as required; Tyvek has been installed and verified to be installed correctly by MCM and Redleaf Engineering; gable vents were cut in; windows and patio doors installed.
- Building E3 siding material has been delivered as of 7/14/21
- A site visit was by made by the door and window representative on 7/15/21 to verify proper installation by the Contractor. No issues were identified.
- Shipment of material for siding of both lap siding and corrugated siding has begun to be delivered on site. Additional material and associated materials are forthcoming.
- On-site reviews by Redleaf Engineering in conjunction with MCM remain as scheduled.
- During this reporting period MCM provided a walk-through of the units that are assigned for “Worker Housing” (Units #21, #24, #31, #45). No issues or concerns were raised.



- At the end of this reporting period, the Contractor's latest pay application identified the project at ~53% complete of the "Construction Value".
- The existing siding, soffit, and vapor barrier of buildings E1, E2, E3, E4, E7, and F1 has been removed. This specific task identified in the Schedule of Values as "Siding and Soffit Demolition" is 51% complete for the total Phase I buildings.
- Window installations are 50% complete. Metal drip flashing was received at the end of last month and is currently being installed.
- Continued scheduled visits from the Redleaf Engineering have occurred 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.

## **Building Progress**

### **Building E1 (Units 8-11)**

Existing deck foundation pier brackets have been removed. Continued foam insulation on back of building. Final urethane finish applied at appropriate windows. Deck helical piers installation has begun.

### **Building E2 (Units 20-23)**

Continued window urethane application.

### **Building E3 (Units 24-27)**

Interior windows were treated with polyurethane finish at appropriate windows. Continued patio door and flashing installation at Units #24, #25, and #27. Deck ledgers have been installed. Siding materials for building has started to be delivered on site. Flashing above installed windows has been completed. Began installation of lap siding and corrugated siding. Completed trim on garage doors. Installation of belly band metal has begun.

### **Building E4 (Units 28-31)**

Interior windows were treated with polyurethane finish at appropriate windows. Continued foam insulation installation.

### **Building E7 (Units 49, 50, 51, 52)**

Continued progress on the demolition was made. While some sheathing areas at deck locations were identified by MCM due to dry rot, in total there was not an extensive amount as compared to other buildings. Some sheathing was required to be repaired in the front of the building at Units #40, and #50. Decks for Units #49, #50, and #51 have been removed completely. Deck and railing blocking has been installed and has been approved by the



Structural Engineer. New gable vents were cut-in. Upper back bedroom windows installed where appropriate. Tyvek was applied throughout the building and the foam insulation has been installed.

**Building F1 (Units 16, 17)**

Interior windows were treated with polyurethane finish at appropriate windows.

**Door & Window Completion Schedule (Thru 7/30/21)**

| Unit | Doors |        |       |          | Windows |             |       |             |            |            |          |       |
|------|-------|--------|-------|----------|---------|-------------|-------|-------------|------------|------------|----------|-------|
|      | 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          |          |       |
| 16   | X     |        |       |          | X       | X           | X     |             | X          | X          | X        | X     |
| 17   |       |        |       |          | 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          |          |       |
| 30   |       |        |       |          |         |             |       |             |            |            |          |       |
| 31   | X     |        |       |          | X       | X           | X     | X           | X          | X          |          |       |



## Progress Photos



**Building E3 Unit #27 Begin Deck Helical Piers Installation**



**Building E3 Units #24 & #25 Front Corrugated Installation**



**Building E3 Unit #26 & #27 Front Upper Windows Trim Installed**



**Building E7 Units #51 & #52 Demo**



**Building E7 Unit #49 & #50 Front Upper Bedroom Demo**



**Building E1 Unit #8 & #9 Foam Board**



**Building E1 Unit #8 & #9 Foam Board Installation**



**Building E3 Unit #24 Patio Door Installed**



**Building E3 Unit #25 Patio Door Installed**



**Building E7 Units #49 & #50 Gable Vent  
Cut Outs**



**Building E7 Unit #49 Deck Ledger Blocking**

### **Issues or Concerns**

#### **Siding Material**

Siding material began to show up as indicated in last month's report. During the final week of July material began steadily being delivered. Some material still remains outstanding, however, sufficient quantity has been delivered to continue with steady progress. The lack of labor crew due to shortage of materials in the past has hindered progress to date. Langlas Construction is developing a revised Project Schedule to reflect to the installation as a result of the delayed siding material.

#### **Labor Crew**

During the month of July, the crew from KCD (workers for siding) was undersized with an average of 7-8 workers on-site, therefore progress was less than planned. Langlas Construction has been in contact with KCD regarding our concern. KCD is in the process of obtaining additional help to assure that the project will have sufficient crew that will be on-site for the scope of the project. Workforce housing has been obtained on site (6 units).

### **Summary**

The Anderson Window Sales Representative and Bridger Steel Sales Representative, have each visited the site and confirmed that doors and windows, and siding are being installed properly by the contractor and in accordance with manufacturing requirements. Minor comments were identified i.e. clips; however this was addressed by the contractor immediately. Regular visits by the Structural Engineer continue to make good progress. The delivery of the siding materials



has continued during these last few days of the month and sufficient material is now on site for the workers to make significant progress. The contractor has identified additional workers to commit to the project to increase its current workforce.

**END OF REPORT**