



Monthly Status Report – Aug

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Prepared By: David Saenz

montanaconstmgt@gmail.com

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

- A continuation of the delivery of much needed materials was provided by the metal siding manufacturer Bridger Steel. A representative of Bridger Steel has been attending the weekly Owner/Contractor meeting to provide status and updates as required. Material and associated components for the Phase 1 scope of work has been delivered during this reporting month.
- 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 4) Proper installation of building wrap.
- Observation #8 was conducted by Redleaf Engineering on 8/5/21 to review helical piers for ledger blocking on Units #8, #9, #10, #11 and #24, #25, #26, #27. Redleaf Engineering did not observe any deficiencies with the installation.
- Building E3 is nearly 95% complete with all siding, soffit, fascia, necessary windows, entry doors, and patio doors. MCM will perform a punch-list during the next reporting period.
- During this reporting period (Aug 27th) MCM provided a walk-through of the units that are assigned for “Worker Housing” (Units #5, #21, #24, #31, #45, #46). Some issues were raised and relayed by MCM immediately to the Contractor.



- The trim work has become an issue. It was noticed that the existing window frame construction was built using different thicknesses of material than the new windows. This has a direct impact to most of the window trim. Particularly windows with specific reveals could not be maintained and trim that is mitered. A final resolution of this issue will be addressed in the next reporting period. Langlas is pursuing a separate vendor for this scope.

Langlas has been directed to halt all “finish” work related to the urethane coat of all Owner selected windows and patio doors. Prior to stop work of this activity, all lower windows and patio doors had been completed. It should be noted that the upper windows in living rooms of the end units (that have been worked on) have not been finished.

- Deck beam painting continued.
- At the end of this reporting period, the Contractor’s latest pay application identified the project at ~60% 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 55% complete for the total Phase I buildings.
- Window installations are 60% complete. Metal drip flashing was received at the end of last month and is currently being installed.
- Due to the late delivery of materials and how this has impacted the scheduled workforce, Langlas the general contractor, has indicated that buildings E5, E6, E8, E9, and F2 will not be completed this year. (See Summary below)

Building Progress

Building E1 (Units #8-#11)

- Unit #8
 - Interior windows urethane finish final coat was completed at all lower windows;
 - Continued with exterior bottom flashing;
 - Progress with J-channel, corrugated siding and lap-siding continued;
 - Rear board & batten was installed;
 - Front foamboard, exterior window trim, J-channel, garage trim, and corrugated siding was installed;
 - Rear base flashing, flashing tape and foamboard installation continued.
- Unit #9
 - Deck ledger, ledger flashing, door pan, door removal & original door installation has been completed;
 - Rear board & batten installation;



- Foamboard, exterior window trim, J-channel, garage trim, and corrugated siding was installed;
- Lap and corrugated siding installation continued.

- Unit #10
 - Front base flashing was installed;
 - Front foamboard and garage trim was installed;
 - Continued progress with rear soffit, fascia, flashing, lap siding and board & batten;
 - Front base flashing, foamboard, exterior window trim, j channel, garage trim, and corrugated siding was installed;
 - Lap siding and corrugated siding installation continued;
 - Rear base flashing, flashing tape and foamboard installation continued.

- Unit #11
 - Continued progress of exterior window trim, J-channel and siding has been installed;
 - Front base flashing was installed;
 - Lap siding has been installed;
 - Front and rear foamboard, exterior window trim, J-channel, garage trim, corrugated and lap siding have been installed;
 - Rear base flashing, flashing tape and foamboard installation continues.

Building E2 (Units #20-#23)

- Units #20-#23
 - Helical piers have successfully been installed.

Building E3 (Units #24-#27)

- Units #24
 - Front lap siding, board & batten siding, and wainscot have been installed;
 - Roof diverters have been installed;
 - Rear J-channel installation continues.

- Unit #25
 - Wainscot installation is complete;
 - Repair to subfloor at patio door has been completed;
 - Front and rear lap siding is complete;
 - Roof diverters have been installed;
 - Rear J-channel installation continues.



- Unit #26
 - Front and rear lap siding, board & batten siding, and wainscot have been installed;
 - Roof diverters have been installed;
 - Rear gable board & batten J-channel installed;
 - Front lap siding is nearly complete;
 - Rear lap siding has been installed;
 - Front fascia has been installed.

- Unit #27
 - Front lap siding has been installed;
 - Rear gable J-channel, board & batten, and lap siding have been installed;
 - Front fascia has been installed;
 - Repair to subfloor at patio door has been completed.

Building E4 (Units #28-#31)

- Helical piers installed.
- Unit #28
 - Base and wainscot flashing installed;
 - Blocking at deck railing has been successfully installed;
 - Front base flashing, exterior window trim, and wainscot has been installed;
 - Front and rear foamboard, window trim, and J-channel installation has continued;
 - Patio door removal, flashing installation and deck door installation has been complete;
 - Soffit installation is complete.

- Unit #29
 - Blocking at deck railing has been successfully installed;
 - Front base flashing and window trim installation has continued;
 - Rear window trim installation is complete;
 - Front sheathing repair has been completed;
 - Rear soffit installation has been completed;
 - Blocking at deck railing has been successfully installed;
 - Front & rear foamboard, window trim and J-channel installation continues;
 - Patio door removal, flashing installation and deck door installation has been complete;
 - Soffit installation is complete.



- Unit #30
 - Blocking at deck railing has been successfully installed;
 - Front base flashing and window trim installation has continued;
 - Front sheathing repair has been completed;
 - Front foamboard, window trim and J-channel installation continues;
 - Rear soffit installation continued;
 - Patio door removal, flashing installation and deck door installation has been complete.

- Unit #31
 - Base and wainscot flashing installation is in progress;
 - Front exterior window trim has been installed;
 - Exterior gable side window trim installation has been completed;
 - Front foamboard, window trim and J-channel installation continues;
 - Patio door removal, flashing installation and deck door installation has been complete;
 - Damage was found in the framing at the patio door location and has been repaired.

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

- Unit #49
 - Continued with new Tyvek installation.
- Unit #50
 - Continued with new Tyvek installation.
- Unit #51
 - Continued with new Tyvek installation.
- Unit #52
 - Continued with new Tyvek installation;
 - Continued demolition of siding was completed.

Building F1 (Units #16 and #17)

- Unit #16
 - Urethane finish final coat is completed to all lower windows only;
 - Patio area has been prepared to receive newly installed concrete patio that was successfully poured in place.



- Unit #17
 - Kitchen window type was inadvertently installed incorrectly and has been replaced with the correct window and verified installation to be complete;
 - Patio area has been prepared to receive newly installed concrete patio that was successfully poured in place.

Building F2 (Units #18 and #19)

- Unit #18
 - Deck demolition has been completed.
- Unit #19
 - Deck demolition has been completed;
 - Patio area has been prepared to receive newly installed concrete patio that was successfully poured in place.

Door & Window Completion Schedule (Thru 8/31/21)

Unit	Doors				Windows								Tripple Pane
	Front	Garage	Patio	Basement	Living Room			Bedrooms			Basement		
					Kitchen	Upper	Lower	Front Upper	Rear Upper	Rear Lower	Left	Right	
8	X				X	X	X	X	X	X			
9													
10					X			X	X	X			
11	X				X	X	X		X	X			X
16	X				X	X	X	X	X	X	X	X	
17					X	X	X	X	X	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			
49									X	X			X
50									X	X			
51													
52													

Progress Photos



Painting of Deck Beams



Bldg E4 Unit #31 Patio Door Framing Damage



Bldg E1 Units #8 & #9 Rear Board & Batten Siding



Bldg E3 Unit #24 Board and Batten Installed



Bldg E1 Unit #11 Front Lap Siding Installed



Bldg E4 Units #28 & #29 J-Channel Installation



Bldg E1 Units #10 & #11 Rear Board & Batten



Bldg E3 Unit #27 Rear Fascia Installation



Bldg E3 Units #24 & #25 Front Corrugated Siding



Bldg E7 Unit #52 Siding Demo In Progress



Bldg E4 Units #29 & #30 Front Sheathing Repair



Bldg E1 Unit #8 Board & Batten



Bldg F1 Unit #16 Concrete Patio Prep



Bldg F2 Unit #19 Concrete Patio Prep



Bldg F1 Units #16 & #17 Concrete
Patios Installed



Bldg F2 Units #18 & #19 Concrete
Patios Installed

Issues or Concerns

Window Trim

During this reporting period all Windows, Patio Doors, and Entry Doors for Buildings E1, E2, E3, E4, and F1 have been installed per manufacturer's recommendations; and has been verified by both Redleaf Engineering and MCM. The existing wood material (sill, jamb, and header) in the replaced windows was found to be different in thickness than the wood material that is used in the new installed windows. As a result, the existing trim has presented many challenges for an easy reinstallation (particularly when a reveal was present). MCM has verified that most (nearly all) locations will require new trim (with mitered cuts) at these windows.

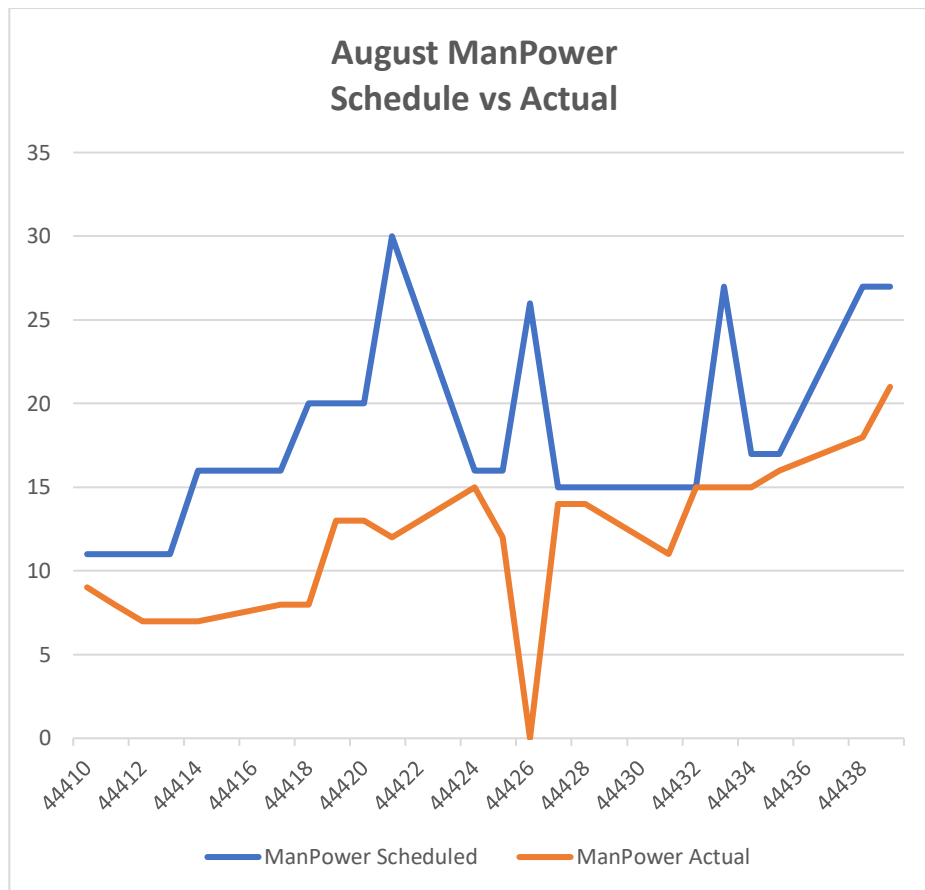
Window Finish

The contractor in the field has been directed to stop all finish work related to providing the urethane coat for the Owner selected windows and patio doors. In many instances, the oak wood with the urethane finish does not match the existing conditions. Note that all lower windows have been completed with the urethane finish (upper windows do not have urethane finish completed). Owners will need to remove urethane and provide a new finish to match Owner's requirements.



Labor Crew

Due to the delayed delivery of the siding materials, it has been a challenge to maintain sufficient labor for the project. As a result, the head-count of the field labor has been significantly less than what was planned. The contractor (KCD) has struggled to maintain sufficient man-power. At the end of this reporting period, workers have begun to arrive on site, and have nearly tripled in size (7,8 previously, to now 21-24). However, the planned activities for this year have been directly impacted. Langlas & Assoc. has notified the Board during the weekly construction meetings, that the planned scope of work for this year will not be able to be completed. Therefore, Buildings E5, E6, E8, and E9 have been removed from this year’s planned activities. These buildings will be placed on the following year (2022) activities and will be prioritized with the start of the activities for the year.



August Manpower – Scheduled vs Actual



Garage Doors

It has been verified by MCM that the manufacturer for the garage doors cannot ship until Oct 7. The garage doors are expected to arrive on or about Oct 12 at the Belgrade facility. In an effort to save time, the project has requested from the contractor that a direct-delivery to the jobsite be provided (yet to be confirmed). Considering that the weather can possibly be an impact near that time, it is anticipated that this alternate plan for delivery may save a few days. It is still expected that these doors can still be installed before the end of the contract (Nov 15, 2021).

Summary

The delivery of all the siding materials for Phase 1 had been delayed. This delay has been corrected and all material for Phase 1 has been delivered on site during this reporting period. However, this delay has directly impacted the quantity of onsite labor. While the labor has been minimal, at the end of this reporting period, it has tripled in size and a significant amount of work is now being accomplished. While we encourage efficiency, MCM does not want to rush the field activities at the expense of the quality of the product and installation. In addition, having too many workers (say 40-50) on an already congested worksite, can lead to a possible safety issue with the equipment and personnel.

Building E3 (Units #24-#27) will be the 1st building to be completed by the contractor. New scheduled buildings to be completed this year will be E1, E2, E4, E7, and F1. A scheduled punch-list to verify all conditions for the building will be completed by the contractor and verified by MCM. Coordination of this milestone will be made with Redleaf Engineering. The balance of the unfinished planned scope of work will be prioritized on next year's activities.

END OF REPORT