



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

## Daily Observation Report

Date of Report: Apr 25, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-163

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 26*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 44*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Partly Cloudy

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding Installers	_____	
Flooring	_____	Roofers	_____	Caulking	_____	Dakota	_____	
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	7	Construction FA	
Landscapers	_____	Tile Setters	_____	Electricians	_____	1	Superintendent	
Carpenter	_____	Others:	_____			2	MCM	
<b>TOTALS:</b>							<b>3</b>	

**Observations** – E8: Units 58 front siding demo completed, unit 58 garage door received a dent when a ladder fell into it from debris removed during demo, units 55 - 58 back door moisture readings marked for Engineers' inspection, clean up continued

**TESTS/INSPECTIONS** –

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY** –



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building E8 Units 57 & 58 Front Demo Complete**



**Building E8 Cleanup Continued**



**Building E8 Unit 58 Back Door Area  
Moisture Level Above 10%**



**Building E8 Unit 57 Back Door Area  
Moisture Level Above 10%**



**Building E8 Unit 56 Back Door Area  
Moisture Level Above 10%**



**Building E8 Unit 55 Back Door Area  
Moisture Level Above 10%**



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## Daily Observation Report

Date of Report: Apr 28, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-166

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 25*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 41*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Partly Cloudy

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding Installers	_____	
Flooring	_____	Roofers	_____	Caulking	_____	Dakota	_____	
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	7	Construction FA	
Landscapers	_____	Tile Setters	_____	Electricians	_____	1	Superintendent	
Carpenter	_____	Others:	_____		_____	2	MCM	
<b>TOTALS:</b>							10	

**Observations – 1)** E8: Units 57 & 58 back tyvek, deck door and windows installed, unit 58 side sheathing exposed moisture below 10%, units 57 & 58 front sheathing exposed areas beside entry above and below moisture above 10%. Units 57 & 58 front tyvek & windows installed.. **2)** Materials returned to Big Horn property from storage

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** None



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## Daily Observation Report

Date of Report: Apr 29, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-167

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 16*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 29*	X Snow	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Snow

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Dakota	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	_____	3 Construction FA	_____
Landscapers	_____	Tile Setters	_____	Electricians	_____	1 Superintendent	_____
Carpenter	_____	Others:	_____		_____	2 MCM	_____
<b>TOTALS: 6</b>							

**Observations – 1)** E8: no work **2)** Second load of materials returned to Big Horn property from storage.  
**3)** Delivery of Building E8 siding materials.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – None**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Delivery of Materials to Site  
from Storage Yard**



**Delivery of E8 Siding Materials**





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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building E8 Unit 57 & 58 Back Tyvek, Windows & Doors Installation Began**



**Building E8 Unit 58 Side Sheathing Exposed Moisture Level Below 10%**



**Building E8 Unit 58 Front Sheathing Exposed Moisture Level Below 10%**



**Building E8 Unit 57 & 58 Front Sheathing Exposed Moisture Level Above 10%**



**Building E8 Unit 57 Front Sheathing Exposed Moisture Level Above 10%**



**Materials Returned to Site from Storage**



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## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



Materials Returned to Site from Storage



Materials Returned to Site from Storage



Materials Returned to Site from Storage



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## Daily Observation Report

Date of Report: Apr 26, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-164

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 32*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 52*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Rain
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Cloudy

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Dakota	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	7	Construction FA	
Landscapers	_____	Tile Setters	_____	Electricians	1	Superintendent	
Carpenter	_____	Others:			1	MCM	
<b>TOTALS: 9</b>							

**Observations – 1)** E8: Units 55 - 58 lower exterior areas (near foundation) were reviewed (see information below); existing weather-barrier is still in place and has not yet been removed. Structural Engineer Ed Wilson has been contacted for an onsite review scheduled for 4/27. **2)** Windows were unloaded and distributed to appropriate units for individual storage.

**TESTS/INSPECTIONS** – Moisture readings at Units 55 & 57 at existing deck locations (patio door sill plates) were > 10% and marked in the field for replacement.

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY** – None





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## Daily Observation Report

Date of Report: Apr 27, 2022  
 Prepared By: Jim Goveia

**PROJECT:** BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

**REPORT #:** P2-165

**ADDRESS:** RUNNING BEAR ROAD

### WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 27*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 53*	X Clear	<input type="checkbox"/> Clear
	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Rain
<b>CONDITIONS</b>	<input type="checkbox"/> Other	X Cloudy

### CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	_____	Siding Installers	_____
Flooring	_____	Roofers	_____	Caulking	_____	Dakota	_____
Ceiling	_____	Sheet rockers/Tapers	_____	Concrete Finishers	7	Construction FA	
Landscapers	_____	Tile Setters	_____	Electricians	1	Superintendent	
Carpenter	_____	Others:			1	MCM	
<b>TOTALS:</b>							9

**Observations – 1)** E8: Units 55 - 58 lower bedroom windows were replaced. **2)** Structural Engineer Ed Wilson visited the site and observed areas of concern as indicated by MCM. Recommendation was to allow wood members to dry and retest after 3 days. If wood is required to be replaced, Ed Wilson will provide details for a field modification.

**TESTS/INSPECTIONS –**

**UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –** None

## Daily Observation Report – cont.

### PROGRESS OF WORK (PHOTOS)



**Building E8 Unit 55 Patio Door Sill Plates**



**Building E8 Unit 57 Patio Door Sill Plates**