



Montana Construction Management
 PO Box 1508, Great Falls, MT 59401
 (406) 799-9434
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Daily Observation Report

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

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

REPORT #: P2-225

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 84*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	0	Laborer
Ceiling	_____	Sheet rockers/Tapers	0	Framers	14	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 16						

Observations – 1) C1: Units 12 & 13 soffit and fascia installation began. Base, wainscot & head flashing installation began. **2)** C2: Units 14 & 15 deck door installed. Doors need final adjustment and spray foam installed. **3)** C3: Unit 33 deck ledger blocking installed. **4)** D: Units 36 - 38 back lap siding installation completed. **5)** E7: Unit 52 deck ledger flashing installed. Added flashing tape not specified installed on metal ledger flashing. Unit 49 front door paint is peeling. **6)** E8: Unit 58 side upper window relocated to correct location in rough opening to align with lower window. Unit 56 back lower window hinge broken.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C1 Unit 12 Front Soffit & Fascia Installed



Building C1 Unit 12 Front & Side Base, Wainscot & Head Flashing Installed



Building C1 Unit 12 Front & Side Base, Wainscot & Head Flashing Installed



Building C2 Unit 15 Deck Door Installed



Building C3 Unit 33 Deck Ledger Blocking Installed



Building D Units 36 & 37 Lap Siding Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 52 Deck Ledger
Flashing & Additional Flashing Tape Installed**



**Building E7 Unit 49 Front Door Paint
Peeling Moment**



**Building E8 Unit 58 Side Window Moved to
Correct Location in Rough Opening**



**Building E8 Unit 58 Side Window Moved to
Correct Location in Rough Opening**



**Building E8 Unit 56 Back Lower
Window Rivet Broken**



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Daily Observation Report

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

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

REPORT #: P2-226

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 57*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 88*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Partly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Phase 1 punch list crew
Flooring	_____	Roofers	0	Plumber	0	Laborer
Ceiling	_____	Sheet rockers/Tapers	0	Framers	18	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	1	Superintendent
Carpenter	_____	Others:	0	Project Manager	1	MCM
TOTALS: 20						

Observations – 1) C1: Units 12 & 13 front & back fascia, soffit, snap batten flashing and insulation installation continued. Unit 13 side snap batten flashing & insulation installation continued. **2)** C5: Units 39 & 40 front corrugated siding installation continued. **3)** E3: Units 24 - 27 stoop refinishing began.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C1 Units 12 & 13 Front Snap Batten & Head Flashing and Insulation Installed



Building C1 Unit 12 Front & Side Insulation Installed



Building C1 Units 12 & 13 Back Soffit, Fascia and Insulation Installed



Building C1 Unit 13 Side Snap Batten Flashing and Insulation Installed



Building C5 Units 39 & 40 Front Corrugated Siding Installation Continued



Building E3 Unit 27 Stoop Refinishing Began See Lower Left Sept Side for Color



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Daily Observation Report

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

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

REPORT #: P2-227

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 55*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 91*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Partly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	2	Deck Railing Installers
Flooring	_____	Roofers	0	Plumber	6	Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	0	Framers	16	Construction FA
Landscapers	_____	Tile Setters	0	Helical Pier Installers	2	Superintendent
Carpenter	_____	Others:	2	Equipment Operators	1	MCM
TOTALS: 29						

Observations – 1) C1: Units 12 & 13 front & back window trim & j channel installed. Unit 13 side snap batten siding installed. **2)** C5: Units 39 & 40 front corrugated siding & corners installed. Deck footings infilled. Unit 39 side lap siding installed. **3)** C7: Units 59 & 60 deck footing demolished. **4)** C9: Units 67 & 68 siding demolished, deck ledger sheathing removed and blocking installed. **5)** E2: Unit 23 Deck railing installed. **6)** E4: Unit 28 Deck railing installed. **7)** E6: Units 45 - 48 deck footings infilled. **8)** E8: Units 55 - 58 deck footings infilled. **9)** E9: Units 61 - 64 deck footings infilled. **10)** F1: Units 16 & 17 radon systems and exhaust penetrations installed. **11)** F2: Units 18 & 19 radon systems installed.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C5 Units 39 & 40 Front Corrugated Siding & Corners Installed



Building C5 Unit 39 Side Lap Siding Installed



Building C7 Units 59 & 60 Deck Footing Demolition



Building C9 Units 67 & 68 Front Siding Demolition



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C9 Unit 68 Deck Ledger
Sheathing Removed & Blocking Installed**



Building E2 Unit 23 Deck Railing Installed



**Building F2 Unit 16 Side
Radon System Exhaust**



**Building F2 Unit 16 Radon System
Installed**



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Daily Observation Report

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

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

REPORT #: P2-228

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 59*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 90*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Deck Railing Installers	
Flooring	_____	Roofers	1	Concrete Coating Installer	0	Radon System Installers	
Ceiling	_____	Sheet rockers/Tapers	6	Phase 1 punch list crew	16	Construction FA	
Landscapers	_____	Tile Setters	1	Laborer	1	Superintendent	
Carpenter	_____	Others:	2	Equipment Operators	1	MCM	
TOTALS: 28							

Observations – 1) B: Units 3 -7 deck demolition completed. **2)** C1: Units 12 & 13 front belly band & garage door flashing installed. Back door trim & j channel installed. Unit 13 side lap siding installed. **3)** C5: Units 40 side lap siding installed. **4)** C7: Units 59 & 60 window installation began. **5)** C9: Units 67 & 68 sheathing exposed, deck ledger blocking & Tyvek installed. **6)** D: Units 36 - 38 deck footings infilled. **7)** E2: Units 21 & 22 back fireplace vent located & replaced lap siding. **8)** E3: Units 24 - 27 stoops refinishing began. **9)** E4: Unit 29 Deck railing installed. **10)** E5: Units 41 - 43 deck footings infilled. **11)** E7: Unit 52 deck demolition completed. **12)** C10: Unit 69 Deck Demolition Complete.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 3 - 7 Deck Demolition



Building C1 Unit 13 Side Lap Siding Installed



Building C5 Unit 40 Side Lap Siding Installed



Building C7 Unit 59 Back Upper Window Removed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C9 Units 67 & 68 Back
Sheathing Exposed**



Building E4 Units 29 Deck Railing Installed



Building C10 Unit 69 Deck Demolition



**Building E2 Units 21 & 22 Back Fireplace
Vent Located and Lap Siding Replaced**



Building E3 Unit 27 Stoop Refinished



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Daily Observation Report

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

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

REPORT #: P2-229

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 57*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 97*	X Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Deck Railing Installers	
Flooring	_____	Roofers	1	Concrete Coating Installer	0	Radon System Installers	
Ceiling	_____	Sheet rockers/Tapers	6	Phase 1 punch list crew	16	Construction FA	
Landscapers	_____	Tile Setters	1	Laborer	1	Superintendent	
Carpenter	_____	Others:	2	Equipment Operators	1	MCM	
TOTALS: 28							

Observations – 1) B: Units 3 - 7 siding demolition began. **2)** C1: Units 12 & 13 front snap batten siding installed. Deck footing demolition and infilled. Back lap siding installed. Unit 12 front lap siding installed. **3)** C2: Unit 14 deck footing demolition and infilled. **4)** C8: Units 65 & 66 side & back lap siding installed. **5)** C7: Units 59 & 60 window installation continued. Unit 59 deck door installation began. **6)** C9: Units 67 & 68 Tyvek installation continued. **7)** E2: Units 23 Decking reinstalled. **8)** E4: Units 28 - 31 stoops refinishing began. Units 28 & 29 Decking reinstalled. **9)** E7: Unit 52 Deck post knife plates installed. **10)** E8: Unit 56 Front storm door installed.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 3-7 Back Siding Demolition



Building C1 Units 12 & 13 Deck Footing Demolition



Building C1 Units 12 & 13 Deck Footings Infilled



Building C1 Units 12 & 13 Front Snap Batten Siding Installed



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C7 Unit 59 Kitchen & Side Windows Installed



Building E4 Unit 29 Decking Reinstalled



Building E4 Units 31 & 32 Stoop Refinishing



Building E7 Unit 52 Deck Post Knife Plates Installed