



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

Daily Observation Report

Date of Report: Aug 8, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-234

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<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 Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Deck Railing Installers	
Flooring	_____	Roofers		Concrete Coating Installer	1	Painter	
Ceiling	_____	Sheet rockers/Tapers	2	Phase 1 punch list crew	14	Construction FA	
Landscapers	_____	Tile Setters	1	Laborer		Superintendent	1
Carpenter	_____	Others:	3	Equipment Operators	1	MCM	
TOTALS: 23							

Observations – 1) B: Units 3 - 7 deck footings removed. Observed 3 trees remove to obtain equipment access. **2)** C1: Units 12 & 13 front & side corrugated siding installed. **3)** C2: Units 14 & 15 front & side corrugated siding installed. Unit 15 deck footing removal and infilled. **4)** C3: Unit 33 back & side door & window trim, j channel & lap siding installation began. **5)** C4: Units 34 & 35 siding demolition completed. **6)** C6: Units 53 & 54 deck footing removal & siding demolition completed. **7)** C10: Units 69 & 70 siding demolition completed. **8)** E1: Units 10 & 11 back lap siding repair began. **9)** E3: Unit 26 garage door painted.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 6 & 7 Deck Footing & Tree Removed



Building C1 Units 12 & 13 Front Corrugated Siding Installed



Building C2 Unit 15 Side Corrugated Siding Installed



Back Window & Door Trim, Snap Batten Flashing, J Channel and Foam Board Installed



Building C4 Units 34 & 35 Front Siding Demolition Completed



Building C6 Units 53 & 54 Front Siding Demolition Completed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C10 Units 69 & 70 Front Siding Demolition Completed



Building E1 Units 10 & 11 Back Lap Siding Repair



Building E3 Unit 26 Garage Door Painted



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Daily Observation Report

Date of Report: Aug 9, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-235

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 48*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 93*	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		Concrete Coating Installer	1	Garage Door Installer	
Ceiling	_____	Sheet rockers/Tapers	2	Phase 1 punch list crew	14	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	3	Equipment Operators	1	MCM	
TOTALS: 22							

Observations –1) C1: Units 12 & 13 front & side corrugated siding installation continued. 2) C2: Units 14 & 15 front corrugated siding installation continued. 3) C3: Unit 32 & 33 back & side foam insulation, snap batten flashing, j channel & lap siding installation continued. 4) C4: Units 34 & 35 deck ledger blocking & sheathing installed. 5) C7: Unit 60 Windows & doors installation began. Observed deck door subfloor damage to be replaced. 6) C10: Units 69 & 70 deck ledger blocking & sheathing installed. 7) E1: Unit 8 Garage Door Window Sash Replacement.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –

Daily Observation Report – cont.



**Building C1 Units 12 & 13 Front
Corrugated Siding Installed**



**Building C2 Units 14 & 15 Front
Corrugated Siding Installed**



**Building C3 Unit 33 Back Lap Siding
Installed**



**Building C4 Unit 34 Deck Ledger Blocking
Installed**



Building C7 Unit 60 Side Windows Installed



**Building C10 Unit 69 Deck Ledger
Sheathing Installed**

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E1 Unit 8 Garage Door Window
Sash Replacement**



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

REPORT #: P2-235

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 61*	<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 Sunny

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Deck Railing Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	6	Radon Installation Crew	
Ceiling	_____	Sheet rockers/Tapers	2	Phase 2 punch list crew	15	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	4	Helical Pier Installers	1	MCM	
TOTALS: 22							

Observations –1) A: Units 1 & 2 deck helical piers installed. Base & wainscot flashing installed. 2) B: Units 3 - 7 deck helical piers installed. 3) C1: Units 12 & 13 back corrugated siding installed. 4) C2: Units 14 & 15 front corrugated siding installed. 5) C3: Unit 32 & 33 front foam insulation, snap batten flashing, j channel installed. Unit 32 side snap batten siding installed. Unit 33 side lap siding installed. 6) C4: Units 34 & 35 sheathing exposed & Tyvek installed. 7) C7: Unit 60 Windows & doors installation continued. 8) C10: Units 69 & 70 sheathing exposed & Tyvek installed. 9) E4: Units 28 - 31 radon reduction systems installed.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building A Unit 1 Deck Helical Piers Installed



Building B Unit 7 Deck Helical Piers Installed



Building C1 Units 12 & 13 Back Corrugated Siding Installed



Building C2 Units 14 & 15 Front Corrugated Siding Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C3 Unit 33 Side Lap Siding Installed



Building C4 Units 34 & 35 Front & Side Tyvek Installed



Building C10 Units 69 & 70 Front & Side Tyvek Installed



Building E4 Unit 30 Radon System Installed



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Daily Observation Report

Date of Report: Aug 11, 2022
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PROJECT: BIG HORN CONDO SIDING REPLACEMENT & EXTERIOR UPGRADES PHASE 2

REPORT #: P2-237

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 63*	<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	0	Deck Railing Installers	
Flooring	_____	Roofers	1	Concrete Coating Installer	0	Garage Door Installer	
Ceiling	_____	Sheet rockers/Tapers	2	Phase 2 punch list crew	14	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	4	Helical Pier Installers	1	MCM	
TOTALS: 23							

Observations – 1) All helical piers cut to length, GLULAM saddles & steel beam mounts installed. **2) A:** Units 1 & 2 wainscot siding installed. **3) C1:** Units 12 & 13 back corrugated siding installed. **4) C2:** Units 14 & 15 front corrugated siding installed. **5) C3:** Unit 32 & 33 front window trim & j channel installed. Unit 32 side lap siding installed. Unit 33 side lap siding installed. **6) C6:** Units 53 & 54 deck ledger sheathing removed and replaced after deck blocking installation. Sheathing exposed and Tyvek installed. **7) E2:** Units 20 - 23 stoop refinishing began.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building A Units 1 & 2 Deck Pier Beam
Mounts Installed**



**Building A Unit 1 Front & Side Corrugated
Siding Installed**



**Building C2 Units 14 & 15 Front
Corrugated Siding Installed**



**Building C3 Units 32 Side Lap Siding
Installed**



**Building C6 Unit 53 Deck Ledger
Sheathing Removed & Blocking Installed**



**Building C6 Units 53 & 54 Front Tyvek
Installed**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E2 Unit 23 Stoop Patched



Building E2 Unit 20 Stoop Color Coat



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Daily Observation Report

Date of Report: Aug 12, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-238

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 63*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 93*	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	Deck Railing Installers	
Flooring	_____	Roofers	1	Concrete Coating Installer	0	Garage Door Installer	
Ceiling	_____	Sheet rockers/Tapers	2	Phase 2 punch list crew	14	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 19							

Observations – 1) A: Units 1 & 2 soffit, fascia & front foam board insulation installed. **2)** C1: Units 12 & 13 front corners installed. **3)** C3: Unit 32 & 33 front snap batten siding installed. Unit 32 side corrugated siding installed. **4)** C7: Unit 60 Front door installation began. **5)** C9: Unit 68 window & door installation began. **6)** E2: Units 20 - 23 stoop refinishing continued. Units 21 & 22 Back lap siding repair. **7)** F2: Units 18 & 19 stoop refinishing began.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY –



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building A Unit 2 Side Soffit & Fascia Installed



Building C1 Units 12 & 13 Front Corners Installed



Building C3 Units 32 & 33 Front Snap Batten Siding Installed



Building C3 Unit 32 Side Corrugated Siding Installed



Building C9 Unit 68 Side & Kitchen Windows Installed



Building C9 Unit 68 Front Upper & Kitchen Windows Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E2 Units 21 & 23 Back Lap
Siding Repair**



**Building F2 Unit 19 Stoop Refinishing
Began**