



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

Date of Report: Aug 15, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-239

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 89*	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	3	Garage Door Installer	
Ceiling	_____	Sheet rockers/Tapers	0	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 side foam board insulation, soffit & fascia installed. **2)** C3: Unit 32 & 33 front corrugated siding installed. Unit 32 deck door removed, flashing installed & deck door replaced. **3)** C9: Unit 67 & 68 foam board insulation, soffit & fascia installed. Front & side snap batten siding installed. Unit 68 deck door installed. **4)** E2, E3& E4: Electrical panels prepared for painting.

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 A Unit 1 Side Soffit, Fascia and Insulation Installed



Building A Units 1 & 2 Back Soffit and Fascia Installed



Building C3 Units 32 & 33 Front Lap & Corrugated Siding Installed



Building C3 Unit 32 Deck Door Remove, Flashed and Replaced



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Daily Observation Report

Date of Report: Aug 16, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-240

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 50*	<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	4	Painters
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Satellite Dish Installer
Ceiling	_____	Sheet rockers/Tapers	0	Phase 2 punch list crew	15	Construction FA
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
TOTALS: 23						

Observations – 1) A: Units 1 & 2 Front rafter repair completed. Side lap siding installed. **2)** C2: Unit 15 front door painted. **3)** C3: Unit 32 & 33 back lap siding installation continued. **4)** C6: Units 53 & 54 window & door installation began. **5)** C9: Unit 67 & 68 foam board insulation, soffit & fascia installed. **6)** E2, E3 & E4: Electrical panels painted. **7)** E2: Unit 20 front door painted. **8)** E3: Units 25 & 26 front doors painted. **9)** E5: Units 41 - 44 satellite dishes 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 Front Rafter Repair
Fascia Installed**



Building A Unit 2 Side Lap Siding Installed



Building C2 Unit 15 Front Door Painted



**Building C3 Unit 32 Back Lap Siding
Installation Continued**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E2 Unit 23 Side
Electrical Box Painted**



Building E2 Unit 20 Front Door Painted



Building E3 Unit 26 Front Door Painted



Building E5 Unit 44 Satellite Dish Installed



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

REPORT #: P2-241

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	4	Painters	
Flooring	_____	Roofers	0	Concrete Coating Installer	6	Radon System Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 2 punch list crew	15	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 27							

Observations – 1) A: Units 1 & 2 Front belly band installed, lap siding installed. Unit 1 Garage door painted. **2)** C2: Units 14 & 15 stoops refinished. **3)** C3: Unit 32 & 33 back lap siding installation continued. **4)** C7: Units 59 & 60 base & wainscot flashing & insulation board installed. **5)** C9: Unit 67 & 68 front and side lap siding installed. **6)** E1: Units 9 & 10 front doors painted. **7)** E7: Units 49 - 52 Radon reduction systems installed. **8)** F1: Units 16 & 17 stoops refinished. **9)** C1, C2, E1, F1 & F2 Electrical panels 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 A Unit 1 Front Lap Siding Installed



Building A Unit 1 Belly Band Installed & Garage Door Painted



Building C2 Unit 15 Stoop Refinishing



Building C3 Unit 32 Back Lap Siding Installed



Building C7 Unit 59 Back & Side Base & Wainscot Flashing Installed



Building C9 Units 67 & 68 Front Lap Siding Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E1 Unit 9 Front Door Painted



Building F1 Unit 17 Stoop Refinishing



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Date of Report: Aug 18, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-242

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 52*	<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	4	Painters	
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Satellite Dish Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 2 punch list crew	15	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				23			

Observations – 1) A: Units 1 & 2 Front belly band flashing installed & Unit 2 Garage door painted. **2) B:** Units 3 - 7 stoops refinishing began. **3) C3:** Units 32 & 33 satellite dish masts installed. **4) C5:** Units 39 & 40 satellite dish installed. **5) C7:** Units 59 & 60 deck ledger, flashing & insulation board installed.

6) C9: Unit 68 window and door installation observations:

- Deck door exterior flashing is missing tape
- Front Door hardware not complete.
- Silicone on exterior of back lower window.
- Kitchen shim not on corner lower left and right side lower
- Living room lower left operable silicone on jamb
- Deck door not plumb or level, large gap at threshold.
- Back upper window missing shim on bottom mullion, missing shims on left side
- Front upper operable window sticks & tight while opening
- Unit 67 deck door removed flashing installed and door reinstalled.

7) C10: Units 69 & 70 windows installation began. **8) C4, C5 & E5** Electrical panels 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 A Unit 1 & 2 Garage Doors Painted and Belly Band Flashing Installed



Building A Unit 1 Front Fascia & Soffit Installed



Building B Unit 4 Stoop Refinishing



Building C5 Units 39 & 40 Satellite Dish Installed



Building C7 Unit 59 Deck Ledger Installed



Building C9 Unit 67 Deck Door Reinstalled



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C10 Unit 70 Side Windows Installed



Building C4 Electric Panel Painted



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

REPORT #: P2-243

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	4	Painters
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System Installers
Ceiling	_____	Sheet rockers/Tapers	2	Phase 1 punch list crew	15	Construction FA
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
TOTALS: 23						

Observations – 1) A: Units 1 & 2 Front fascia, soffit & snap batten siding installed. Observed two piece soffit used instead of one piece as planned. Electrical panel painted. **2)** B: Units 3 - 7 stoops refinished, rafter repair cross ties & soffit installed. **3)** C3: Units 32 & 33 garage doors & electrical panel painted. **4)** C7: Units 59 & 60 soffit installed. **5)** C9: Units 67 & 68 front & side corrugated siding installed. Deck ledger, flashing and insulation board installed. **6)** D: Electrical panels 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 A Unit 1 Fascia & Soffit Installed



Building A Units 1 & 2 Front Snap Batten Siding Installed



Building B Unit 4 Stoop Refinished



Building B Unit 5 Rafter Repair Soffit Cross Ties Installed



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C3 Units 32 & 33 Garage Doors Painted



Building C3 Electric Panel Painted



Building C7 Unit 60 Front & Side Soffit Installed



Building C9 Unit 68 Side Lap Siding Installed



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E9 Units 67 & 68 Soffit Installed



Building E9 Units 67 & 68 Front Foam Board Insulation and Snap Batten Siding Installed



Building E9 Units 67 Side Foam Board Insulation and Snap Batten Siding Installed



Building E9 Unit 68 Deck Door Installed