



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

Daily Observation Report

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

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

REPORT #: P2-258

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 45*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 81*	X Partly Cloudy	<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	Screen Door Installer	
Flooring	_____	Roofers	0	Concrete Coating Installer	1	Concrete Coatings Installer	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				15			

Observations – 1) B: Units 3 - 7 kitchen windows installed. Observed unit 6 installed an awning temporarily instead of casement which was not delivered on site and has been ordered. Units 3, 4 & 5 rafter repairs completed. **2) C2:** Unit 15 decking & fascia installed. Observed no expansion joint between decking and back of fascia. Fascia screws not aligned nor set with fascia drill bit as required. Fascia was applied prior to GLULAM ends were painted. **3) E5:** Units 41 - 44 Stoops coatings continued. **4) E6:** Units 45 - 48 Stoops coatings continued. Deck framing began. **5) E8:** Units 55 - 58 Deck framing completed. Observed Tyvek below deck ledger board.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



MONTANA CONSTRUCTION MANAGEMENT
"Getting it right the first time"

Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Unit 3 Kitchen Window Installed & Rafter Repair Completed



Building B Unit 3 Side Window Installed



Building B Unit 7 Side Windows Installed



Building C2 Unit 15 Decking Installed



Building E6 Unit 45 Deck Framed



Building E6 Units 46 - 48 Deck Framing



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E8 Unit 55 Deck Framing



Building E8 Units 56 & 57 Deck Framing



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Daily Observation Report

Date of Report: Sept 13, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-259

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 47*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 73*	X Mostly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Mostly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Screen Door Installer	
Flooring	_____	Roofers		Concrete Coating Installer	1	Concrete Coatings Installer	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				15			

Observations – 1) B: Units 3 - 7 soffit, fascia, base & wainscot flashing installation began. **2)** C10 Units 69 & 70 corrugated and lap siding installation continued. **3)** E6: Units 45 - 48 Stoops coatings continued. **4)** E7: Units 49 - 58 Stoops coatings began.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Unit 3 Soffit & Fascia Installed



Building B Unit 4 Soffit & Fascia Installed



Building B Units 3 - 7 Back Base & Wainscot Flashing Installed



Building C10 Unit 69 Front & Side Corrugated Siding Installed



Building C10 Unit 70 Side Corrugated & Lap Siding Installed



Building E6 Unit 45 Stoop Refinishing Continued



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E6 Unit 46 Stoop Refinishing Continued



Building E7 Unit 50 Stoop Refinishing Began



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Daily Observation Report

Date of Report: Sept 14, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-260

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 50*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 70*	<input checked="" type="checkbox"/> Mostly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Mostly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	4	Radon System Installers
Flooring	_____	Roofers	0	Concrete Coating Installer	1	Concrete Coatings Installer
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	10	Construction FA
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
TOTALS: 15						

Observations – 1) B: Units 3 - 7 soffit, fascia, base & wainscot flashing installation continued. **2)** C8: Units 65 & 66 Crawl Space Radon System installed. **3)** C10 Units 69 & 70 corrugated and lap siding installation continued. Unit 70 deck door removed. Observed mold at threshold and remediation. **4)** E6: Units 45 & 48 radon system exhausts installed. **5)** E7: units 51 & 52 stoop refinishing continued.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 5 Front Soffit Installed



Building B Units 6 & 7 Front Soffit Installed



**Building C10 Units 69 Side & Front
Lap Siding Installed**



**Building C10 Units 70 Side Lap Siding
Installed**



**Building C10 Units 70 Deck Door
Removed Mold on Threshold**



**Building E7 Unit 51 Stoop Concrete
Coating Applied**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 58 Stoop Concrete
Coating Applied**



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Daily Observation Report

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

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

REPORT #: P2-261

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 43*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 69*	X Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Satellite Dish Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	10	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				14			

Observations – 1) B: Units 3 - 7 soffit, fascia, base & wainscot flashing installation continued. **2)** C10 Units 69 & 70 back & front lap siding installation continued. Unit 70 deck door reinstalled.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 6 & 7 Front Louvers Cut In



Building B Unit 5 Front Base Flashing Installed



Building B Units 4 & 5 Front Base & Wainscot Flashing Installed



Building C10 Units 69 & 70 Front Lap Siding Installed



Building C10 Units 69 & 70 Back Lap Siding Installed



Building C7 Units 59 & 60 Satellite Dishes Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C9 Units 67 & 68 Satellite
Dishes Installed**



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Daily Observation Report

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

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

REPORT #: P2-262

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 58*	X Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Satellite Dish Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	6	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	0	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				7			

Observations – 1) A, B, C1, C2, C9 & C10: Window hardware and screens installed. **2)** C10 Units 69 & 70 front corrugated siding installation continued.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – Observed during survey of windows and doors installed, several were installed with types that were not ordered. This will represent a delay in order to remove and replace those windows and doors.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C10 Units 69 & 70 Front
Corrugated Siding Installed**



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Daily Observation Report

Date of Report: Sept 14, 2022
 Prepared By: Jim Goveia

Project: Big Horn Condo Siding Replacement & Exterior Upgrades Phase 2

Report #: P2-260
 Revised

Address: Running Bear Road

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 50*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 70*	<input checked="" type="checkbox"/> Mostly Cloudy	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Mostly Cloudy

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	4	Radon System Installers
Flooring	_____	Roofers	0	Concrete Coating Installer	1	Concrete Coatings Installer
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	10	Construction FA
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
TOTALS: 15						

Observations – 1) B: Units 3 - 7 soffit, fascia, base & wainscot flashing installation continued. **2)** C8: Units 65 & 66 Crawl Space Radon System installed. **3)** C10 Units 69 & 70 corrugated and lap siding installation continued. Unit 70 deck door removed. Observed mold at threshold and remediation. **4)** E6: Units 45 & 48 radon system exhausts installed. **5)** E7: units 51 & 52 stoop refinishing continued. **6)** E5: Units 41, 42 and 44 radon system vents installed. E9: Units 61 - 64 radon system vents installed.

TESTS/INSPECTIONS –

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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Units 5 Front Soffit Installed



Building B Units 6 & 7 Front Soffit Installed



**Building C10 Units 69 Side & Front
Lap Siding Installed**



**Building C10 Units 70 Side Lap Siding
Installed**



**Building C10 Units 70 Deck Door
Removed Mold on Threshold**



**Building E7 Unit 51 Stoop Concrete
Coating Applied**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E7 Unit 58 Stoop Concrete
Coating Applied**