



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

Daily Observation Report

Date of Report: Sept 6, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-254

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 46*	<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	Screen Door Installer	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System 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: 12							

Observations – 1) A: Units 1 & 2 removed & installed correct type of windows. **2) B:** Units 3 - 7 front door installation began. **3) C6:** Units 53 & 54 Back & sides snap batten & lap siding installation continued. Front diverters installed with too obtuse angle. Observed large quantities of touch up paint on belly band and soffit. **4) D:** Unit 38 adjusted side lower window to properly align with upper window.

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 A Unit 2 Side Windows
Trim Reinstalled**



**Building A Unit 1 Kitchen & Side Windows
Reinstalled**



**Building C6 Unit 54 Diverter Installed
Appears Too Obtuse an Angle**



**Building C6 Units 53 & 54 Back Snap
Batten & Lap Siding Installed**



**Building C6 Unit 53 Front Belly Band
Touch Up Paint**



**Building C6 Unit 53 Front Soffit Touch Up
Paint**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building D Unit 38 Side Lower Window Adjusted



Building B Unit 3 Front Door Removed



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Daily Observation Report

Date of Report: Sept 7, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-255

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 55*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 93*	<input checked="" type="checkbox"/> Sunny	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Partly 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	13	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
				TOTALS:	16		

Daily Observation Report – cont

Observations – 1) A: Units 1 & 2 front corrugated siding installation continued. Observed unit 1: Chipped tile at slider and missing plugs. Unit 2: Front door hardware not plumb, missing lower jamb tabs, strike plate missing, touch up paint. Kitchen bottom shims not at corners. Slider missing plugs. **2) B:** Units 3 - 7 front door installation completed. Observed Unit 3: Front door missing lower jamb tabs, keypad not set, strike plate missing touch up paint. Slider missing plugs. Unit 4: Front door hardware not plumb, missing lower jamb tabs & strike plate. Slider missing plugs. Unit 5: Front door hardware not plumb, missing lower jamb tabs & strike plate, keypad not set. Slider latch sticks, hardware needs adjustment, plugs missing. Unit 6: Front door hardware not complete, missing lower jamb tabs & strike plate. Slider plugs missing. Unit 7: Front door hardware not plumb, missing lower jamb tabs & strike plate. Slider missing plugs. **3) C3:** Unit 33 bathrooms exhaust vents blockout installed. Units 33 & 32 stoops coatings began and crawl space radon systems installed. **4) C4:** Units 34 & 35 stoops coatings began. **5) C5:** Units 39 & 40 crawl space radon systems installed. **6) D:** Unit 36 - 38 Stoops coatings began. **7) E5:** Units 41 & 42 deck framing began. Observed unit 41 - 43 deck ledger boards had cracks longer than 3" that needed replacement. Unit 42 & 43 deck ledger boards were replaced. **8) E8:** Units 55 - 58 radon system exhaust downspouts installed.

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.

PROGRESS OF WORK (PHOTOS)



Building A Units 1 & 2 Front Corrugated Siding Installed



Building B Unit 3 Front Door Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C3 Unit 33 Back Bathroom
Vents Blockout Installed**



Building C3 Unit 33 Stoop Coating Began



Building C4 Unit 35 Stoop Coating Began



Building C4 Unit 37 Stoop Coating Began



Building E5 Unit 41 Deck Framing Began



**Building E8 Units 56 & 57 Back Radon
System Vents**



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Daily Observation Report

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

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

REPORT #: P2-256

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 63*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 75*	<input checked="" type="checkbox"/> Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> 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	13	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 16							

Observations – 1) A: Units 1 & 2 front corrugated siding installation continued.**2)** C2: Units 14 & 15 deck framing began. **3)** C4: Units 34 & 35 stoops coatings continued. **4)** C6: Units 53 & 54 back corrugated siding installed. Unit 53 side snap batten siding installed. **5)** D: Unit 36 - 38 Stoops coatings 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 A Unit 1 Front Corrugated Siding Installed



Building C2 Unit 15 Deck Framing



Building C2 Unit 14 Deck Framing



Building C6 Units 53 & 54 Back Corrugated Siding Installed



Building C6 Unit 53 Side Snap Batten Siding Installed



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Daily Observation Report

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

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

REPORT #: P2-257

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 63*	<input type="checkbox"/> Sunny	<input type="checkbox"/> Windy
High Temperature: 75*	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	14	Construction FA	
Landscapers	_____	Tile Setters	0	Laborer	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 17							

Observations – 1) A: Units 1 & 2 back corrugated siding installed. **2)** C1: Units 12 & 13 Deck framing. **3)** C10: Unit 69 Deck framing began. **4)** E5: Units 41 - 44 Stoops coatings began. Unit 38 deck framing. **5)** E6: Units 45 & 46 Stoops coatings began.

TESTS/INSPECTIONS –

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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building A Units 1 & 2 Back Corrugated Siding Installed



Building C1 Units 12 & 13 Deck Framing



Building C10 Unit 69 Deck Framing



Building E5 Unit 42 Stoop Coating Began



Building E5 Unit 43 Deck Framing



Building E6 Unit 45 Stoop Coating Began