



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

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

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

REPORT #: P2-268

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 40*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 75*	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	Railing Installers	0
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Radon System Installers	0
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	0
Landscapers	_____	Tile Setters	2	Laborers	1	Superintendent	0
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	0
TOTALS: 16							

Observations – 1) B: Units 3 - 7 lap siding installation continued. Deck joists installation began. **2) C2:** Unit 14 decking & fascia installed. Observed wrong fasteners used on deck ledger. **3) C4:** Unit 34 & 35 head flashing, insulation board, window & door trim, j channel installed. **4) C6:** Unit 54 Decking & fascia installed. Observed wrong ledger fasteners used. **5) C9:** Unit 68 Deck & fascia installed Observed missing ledger fasteners. **6) E5:** Unit 44 Deck framing began.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – 4 windows and 2 deck doors not delivered in either the phase1 or phase 2 orders, have been order. ETA of these windows and doors has not been provided. This will delay these windows and doors installation.



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Unit 4 Front Lap Siding Installed



Building B Units 3 - 7 Deck Joists Install Continued



Building C2 Unit 14 Decking & Fascia Installed



Building C4 Units 34 & 35 Back Head Flashing, Insulation Board, Window Trim & J Channel Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C6 Unit 53 Deck Ledger
Wrong Fastener**



**Building C6 Unit 53 Decking & Fascia
Installed**



**Building C9 Unit 68 Decking &
Fascia Installed**



**Building C9 Unit 68 Deck Ledger Missing
Fasteners**





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Daily Observation Report

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

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

REPORT #: P2-269

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 42*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 81*	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	Railing Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Concrete Coating Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA	
Landscapers	_____	Tile Setters	1	Laborers	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 17							

Observations – 1) B: Units 3 - 7 corrugated siding began. Deck framing installation continued. Observed joist to beam bolt length too short needs scoring or replacement. **2)** C4: Unit 34 & 35 insulation board, window & door trim, j channel installation continued. **3)** C9: Units 67 & 68 stoop refinishing continued. **4)** C10: Units 69 & 70 stoop refinishing continued. Unit 70 deck framing began. **5)** E5: Unit 41 Deck railing installed. Observed missing railing mounting brackets and missing ledger joist hanger and lag bolts. Unit 44 deck framing continued.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – 4 windows and 2 deck doors not delivered in either the phase1 or phase 2 orders, have been order. ETA of these windows and doors has not been provided. This will delay these windows and doors installation.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Unit 7 Deck Framing



Building B Unit 6 Deck Framing



Building B Unit 7 Front Corrugated Siding Installed



Building B Unit 6 Front Corrugated Siding Installed



MONTANA CONSTRUCTION MANAGEMENT
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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building C4 Units 34 & 35 Front Belly Band & Snap Batten Flashing Installed



Building C4 Unit 35 Side Foam Insulation, Window Trim Installed



Building C10 Unit 70 Deck Framing Installed



Building E5 Unit 41 Deck Railing Installed



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Daily Observation Report

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

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

REPORT #: P2-270

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 44*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 86*	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	5	Radon System Installers
Flooring	_____	Roofers	0	Concrete Coating Installer	2	Concrete Coating Installers
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	12	Construction FA
Landscapers	_____	Tile Setters	2	Laborers	1	Superintendent
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM
TOTALS: 23						

Observations – 1) B: Units 3 - 7 front and deck fascia installation began. Observed the fascia on repaired rafter locations and wider fascia locations is two piece fascia instead of the requested one piece. **2) C1:** Unit 12 side observed water meter was mounted to siding instead of blocking. **3) C3:** Unit 32 deck rail installed. Observed missing Simpson brackets and decking inconsistent cuts. **4) C4:** Unit 34 & 35 front snap batten siding installed. **5) C9:** Units 67 & 68 stoop refinishing completed. Crawl space radon reduction system installed. **6) C10:** Units 69 & 70 stoop refinishing completed. Crawl space radon reduction system installed. **7) E5:** Unit 44 deck framing continued and side windows installed.

TESTS/INSPECTIONS –

UNRESOLVED ISSUES/FACTORS CONTRIBUTING TO DELAY – 4 windows and 2 deck doors not delivered in either the phase1 or phase 2 orders, have been order. ETA of these windows and doors has not been provided. This will delay these windows and doors installation.



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building B Unit 3 Front Fascia Installed



Building B Unit 3 Deck Fascia Installed



**Building C1 Unit 12 Side Water Meter
Attached to Siding**



Building C3 Unit 32 Deck Railing Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building C3 Unit 32 Decking
Inconsistent Cuts**



**Building C4 Units 34 & 35 Front Snap
Batten Siding Installed**



**Building C9 Unit 68 Crawl Space Radon
Existing Vapor Barrier Accepted**



**Building C10 Units 70 Stoop Refinishing
Completed**



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building E5 Unit 44 Deck Framing
Continued**



**Building E5 Unit 44 Side Windows
Installed**



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Daily Observation Report

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

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

REPORT #: P2-271

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 50*	<input type="checkbox"/> Rain	<input type="checkbox"/> Windy
High Temperature: 78*	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	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	1	Concrete Coating Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	10	Construction FA	
Landscapers	_____	Tile Setters	1	Laborers	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS:				14			

Observations – 1) A: Units 1 & 2 Stoops refinished. **2) B:** Units 3 - 7 front and deck fascia installation continued. Unit 7 side lap siding installation began. **3) C1:** Unit 12 Deck railing installed. Observed Simpson brackets not installed. **4) C4:** Unit 34 & 35 front lap siding installed. **5) E5:** Unit 43 Deck railing installed. Observed Simpson brackets not installed. Unit 44 deck framing continued and window installation completed.

TESTS/INSPECTIONS –

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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building A Unit 1 Stoop Refinished



Building B Unit 7 Side Lap Siding Installed



Building B Unit 7 Deck Fascia Installed



Building C1 Unit 12 Deck Railing Installed



Building C4 Units 34 & 35 Front Lap Siding Installed



Building E5 Unit 43 Deck Railing Installed



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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



Building E5 Unit 44 Deck Joists Installed



Building E5 Unit 44 Back Windows Installed



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Daily Observation Report

Date of Report: Sept 30, 2022
 Prepared By: Jim Goveia

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

REPORT #: P2-272

ADDRESS: RUNNING BEAR ROAD

WEATHER

TEMPERATURE	A.M	P.M
Low Temperature: 47*	<input type="checkbox"/> Snow	<input type="checkbox"/> Windy
High Temperature: 58*	X Cloudy/Rain	<input type="checkbox"/> Clear
	<input type="checkbox"/> Clear	<input type="checkbox"/> Snow
CONDITIONS	<input type="checkbox"/> Other	X Cloudy/Rain

CREW ON SITE

Plasterers	_____	Finish Carpenters	_____	Plumbers	0	Radon System Installers	
Flooring	_____	Roofers	0	Concrete Coating Installer	0	Concrete Coating Installers	
Ceiling	_____	Sheet rockers/Tapers	0	Phase 1 punch list crew	8	Construction FA	
Landscapers	_____	Tile Setters	0	Laborers	1	Superintendent	
Carpenter	_____	Others:	0	Helical Pier Installers	1	MCM	
TOTALS: 10							

Observations – 1) B: Units 3 - 7 front belly band flashing installed. **2) C4:** Unit 34 & 35 snap batten & lap siding installation continued. **3) C5:** Unit 40 Deck framing completed. **4) C10:** Unit 70 Deck fascia installed.

TESTS/INSPECTIONS –

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Daily Observation Report – cont.

PROGRESS OF WORK (PHOTOS)



**Building B Units 6 Front Belly Band
Flashing Installed**



**Building C4 Unit 35 Side Snap Batten
Siding Installed**



**Building C4 Units 34 & 35 Back Lap
Siding Installed**



**Building C4 Unit 34 Side Lap Siding
Installed**



**Building C5 Unit 40 Deck Framing
Completed**



**Building C10 Unit 70 Deck Fascia
Installed**