

WEEKLY PROJECT REPORT

Project No.624 - New River Garden Apartments
WEEK ENDING: 02/17/2023



MEETINGS & OVERSIGHT

- 1 Internal Meeting - 02/13/23
- 2 Sub Meeting - 02/14/23
- 3 OAC Meeting - 02/15/23
- 4 DOJ Meeting - 02/16/23

SCHEDULE MILESTONES & COMPLETION DATES

Event	Baseline	Target	Actual
1 Owner Issues NTP	09/12/22	09/21/22	09/21/22
2 Block 102B - prep and paint exterior of building	02/22/23	02/27/23	02/03/23
3 Interior Turnover - 1930 Q	02/03/23	02/13/23	02/13/23
4 Interior Turnover - 821 Adele	01/30/23	02/13/23	02/13/23
5 Interior Turnover - 740 Adele	03/01/23	02/13/23	02/13/23
6 Interior Turnover - 1941 Laurel	01/30/23	02/13/23	02/13/23
7 Block 102A - exterior building repairs	02/17/23	02/22/23	
8 Block 103A - replace original condensing unit	01/10/23	02/24/23	
9 Block 104A - clean up & punch out	02/17/23	02/23/23	
10 Block 109 - Site Work	02/17/23	03/13/23	
11 Project Completion	07/21/23	08/25/23	

ACHIEVEMENTS AND WORK PERFORMED THIS WEEK

- 1 HVAC/AHU scope continuing throughout; installed mainly 1.5 ton units this week due to procurement
- 2 Painting newly installed siding in Block 102A/B, Preping 72A, Punch walk 104A and 109
- 3 Exterior repair scope finishing in Block 72A; Window sash scope finished in available units in Block 104A.
- 4 Plumbers installing kitchen appliances and working on water heaters in available units.
- 5 Electricians working on exterior lighting scope in Block 104A and interior lighting in vacant units.
- 6 Turned over four more vacant units back to River Garden staff
- 7 DOJ Meeting with River Garden Mgmt was held to review scope of work and resident relations planning
- 8 Interior Repair Scope taking place throughout the site in multiple units: floor r/r, interior paint, shoe mold r/r, casework, appliance shakeout, and installing plumbing and lighting fixtures.

WORK ACTIVITIES NEXT WEEK

- 1 Exterior Prep/Paint scope to begin in Block 72A; Continue Punch Walk in Blocks 104A and 109
- 2 Window Sash replacement to start in Block 103A
- 3 Electricians to continue exterior lighting work in Block 104A
- 4 Exterior repairs to be finished in 72A and begin in 72B; siding repairs continue throughout
- 5 C&D continuing to install interior plumbing fixtures in vacant units

RISKS AND CHALLENGES

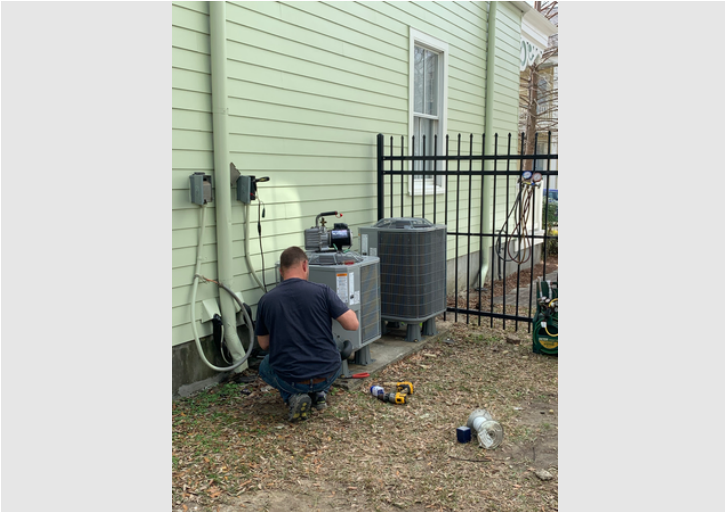
- 1 Material procurement continues to be a challenge. Raw materials and freight are unpredictable across trades. Landis is working to release material as early as possible ensure sustained activity.
- 2 HVAC//Window Sash repairs in occupied units are presenting scheduling setbacks. Immediate access to units can be delayed by Residents: denying access, requesting to reschedule, uncaged animals, changing locks w/o providing keys to Mgmt, and personal belongings obstructing access to AHUs/Windows.

OUTSTANDING ITEMS & DESIGN ISSUES

- 1 Exterior DOJ / Civil Drawings

PROGRESS PHOTOS





Description

New condensers being installed and serviced.

Taken Date

02/15/2023 at 11:27 am

Uploaded By

Jimmy Hockersmith

Upload Date

02/17/2023 at 05:46 pm

File Name

[7BBD4ED6-C39F-45FF-BFB2-73D...](#)



Description

New exterior lighting being installed in Block 104A

Taken Date

02/15/2023 at 11:27 am

Uploaded By

Jimmy Hockersmith

Upload Date

02/17/2023 at 05:46 pm

File Name

[17E3C03B-9225-4149-B81F-B282...](#)



Description

Building with newly installed siding before receiving new coat of paint

Taken Date

02/15/2023 at 11:22 am

Uploaded By

Jimmy Hockersmith

Upload Date

02/17/2023 at 05:46 pm

File Name

[21F25159-8427-433A-AF3C-77D4...](#)



Description

Siding repairs happening throughout jobsite

Taken Date

02/15/2023 at 11:21 am

Uploaded By

Jimmy Hockersmith

Upload Date

02/17/2023 at 05:46 pm

File Name

[A181A286-97B8-433E-96F0-AA47...](#)

Interior Unit Turnover

* updated as of 02/14

	Block	Bldg	Rooms	Unit	Received	<i>Tentative</i>	Returned	Notes		
1	72A	71	2	746 Adele	9/27/22		12/15/22	C		
2	103A	34	1	1931 A Annunciation	9/27/22		12/15/22	K		
3	103A	33	1	1931 C Annunciation	9/27/22		12/15/22	K		
4	103A	37	1	1931 K Annunciation	9/27/22		12/15/22	K		
5	69B	108	2	1804 Chippewa	9/27/22		12/15/22	E	DOJ	
6	103A	36	2	1931 G Annunciation	9/27/22		12/22/22	B		
7	71A	83	1	1930 Q Annunciation	9/27/22		2/13/23	K - countertops		Priority
8	70A	96	2	1842 Annunciation	11/10/22		1/23/23	F	DOJ	Priority
9	103A	42	1	822 St. Mary	11/10/22		1/6/23	C – toilet reposition	DOJ	
10	103A	31	2	1940 Laurel	11/10/22		1/23/23	A		Priority
11	103A	31	2	1942 Laurel	11/10/22		1/23/23	A		
12	104A	45	2	1850 Laurel	11/10/22		2/3/23	A - new cabs/counter		
13	102B	17	2	811 Adele	11/10/22		2/3/23	F - water damage ext		Priority
14	69B	107	3	1832 Chippewa	12/14/22	<i>TBD</i>		B - waiting on specialized toilet		Priority
15	70A	102	2	1825 Chippewa	12/14/22	<i>TBD</i>		F - water leak/no floor/smell	DOJ	
16	106	61	2	1933 Laurel	12/14/22		2/3/23	J		
17	72A	69	2	721 Josephine	12/14/22		1/23/23	E		
18	102B	22	3	821 Adele	12/14/22		2/13/23	B		
19	72B	76	1	731 Adele	12/14/22		2/3/23	C - water damage	DOJ	Priority

20	102A	12	2	806 Adele	12/21/22	2/24/23		E
21	104A	57	2	1823 Annunciation	1/3/23	2/24/23		F
22	102A	7	3	850 St. Andrew	1/3/23	2/24/23		B
23	102A	5	2	815 Josephine	1/3/23	2/24/23		F
24	103A	41	2	830 St. Mary	1/3/23	2/24/23		F
25	106	60	2	1941 Laurel	1/3/23		2/13/23	G
26	72A	71	1	740 Adele	1/3/23		2/13/23	C
27	70A	95	3	731 St. Mary	1/24/23	TBD		B
28	109	65	2	901 Felicity	1/24/23	TBD		A
29	103A	42	1	826 St. Mary	2/8/23	TBD		C
30	102B	15	3	831 Adele	2/8/23	TBD		B
31								
32								
33								
34								
35								
36								
37								
38								
39								
40	Turned Over Units							

Priority
Priority
Priority
DOJ
Priority
Priority