

**WEEKLY PROJECT REPORT**

**Project No.624 - New River Garden Apartments**  
**WEEK ENDING: 03/03/2023**



**LANDIS**  
CONSTRUCTION

**MEETINGS & OVERSIGHT**

- 1 Internal Meeting - 2/28/23
- 2 Sub Meeting - 02/28/23
- 3 OAC Meeting - 03/01/23

**SCHEDULE MILESTONES & COMPLETION DATES**

Event	Baseline	Target	Actual
1 Owner Issues NTP	09/12/22	09/21/22	09/21/22
2 Apartments #21 - #26 turned over	02/23/23	03/10/23	03/03/23
3 Finished Prep/Paint scope (last block - 69B)	02/17/23	03/13/23	
3 Original condensing units replaced in Block 102A	01/12/23	03/17/23	
4 Prep/Paint and Window sash replacement complete (all blocks)	06/01/23	04/19/23	
5 Exterior Carpentry Repairs Complete (last building)	06/19/23	05/05/23	
6 Clean up & punch out Block 103A	01/09/23	06/21/23	
8 Project Completion	07/21/23	08/25/23	

**ACHIEVEMENTS AND WORK PERFORMED THIS WEEK**

- 1 Exterior carpentry repairs substantial complete in Block 102B, ongoing in Blocks 102A, 72A, and 70A
- 2 Exterior painting & pressure washing ongoing in Blocks 102A, 72A, and 72B
- 3 Exterior light fixture replacement in Blocks 104A, 105, 106, and 103A
- 4 Exterior condenser replacement & interior AHU cleaning in Blocks 71A
- 5 Started interior DOJ scope at occupied units of Block 104A, Buildings 46 and 59
- 6 Interior turn scope of work at vacant units; water heater, light

**WORK ACTIVITIES NEXT WEEK**

- 1 Exterior carpentry repairs will continue in 102A, 72A, and 70A
- 2 Exterior painting & pressure washing will continue in Blocks 102A, 72A, and 72B
- 3 Installing exterior lighting fixtures in Block 105, 106, and 103A
- 4 Exterior condenser replacment and interior AHU cleanming in Block 71A, 72A, 72B
- 5 Starting water heater replacement in all type A occupied units of Block 102A and 103A
- 6 DOJ scope to continue in occupied units in Blocks 104A and then 103A

**RISKS AND CHALLENGES**

- 2 When working in occupied units, LCC, with the help of HRIM, send regular notices out to inform residents 48 hours before work commences in their unit. Notices are not always guaranteed to be read by some residents.

**OUTSTANDING ITEMS & DESIGN ISSUES**





**Description**

Coating the stoops with their first protected primer coating.

**Taken Date**

03/03/2023 at 11:02 am

**Uploaded By**

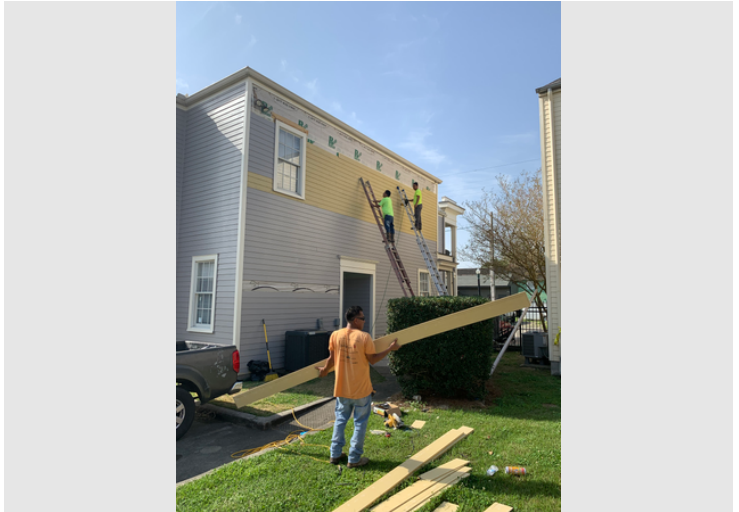
Jimmy Hockersmith

**Upload Date**

03/03/2023 at 11:43 am

**File Name**

4C711EA7-DCF5-4D5E-BB1D-27B...



**Description**

Lap siding repairs have been a main focus this week so not to interfere with the exterior painter's scope.

**Taken Date**

03/03/2023 at 09:38 am

**Uploaded By**

Jimmy Hockersmith

**Upload Date**

03/03/2023 at 11:43 am

**File Name**

E4A97C97-549A-4D43-9FBC-3E9...



**Description**

Extensive lap siding being replaced in the neighborhood.

**Taken Date**

03/03/2023 at 09:37 am

**Uploaded By**

Jimmy Hockersmith

**Upload Date**

03/03/2023 at 11:43 am

**File Name**

8EEF560A-8578-4B6B-88CC-D42...



**Description**

Began interior DOJ scope. Subcontractors preparing outside for the repairs needed.

**Taken Date**

03/03/2023 at 09:12 am

**Uploaded By**

Jimmy Hockersmith

**Upload Date**

03/03/2023 at 11:43 am

**File Name**

18DE5CAE-D5E0-46B5-822F-101...

# Interior Unit Turnover

\* updated as of 03/03

	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	3/10/23		B - waiting on specialized toilet		Priority
15	70A	102	2	1825 Chippewa	12/14/22	TBD		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		3/3/23	E
21	104A	57	2	1823 Annunciation	1/3/23		3/3/23	F
22	102A	7	3	850 St. Andrew	1/3/23		3/3/23	B
23	102A	5	2	815 Josephine	1/3/23		3/3/23	F
24	103A	41	2	830 St. Mary	1/3/23		3/3/23	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	3/10/23		B
28	109	65	2	901 Felicity	1/24/23	3/10/23		A
29	103A	42	1	826 St. Mary	2/8/23	3/10/23		C
30	102B	15	3	831 Adele	2/8/23	TBD		B
31	109	64	2	915 Felicity	3/1/23	TBD		E1
32								
33								
34								
35								
36								
37								
38								
39								
40	Turned Over Units							

Priority
Priority
Priority
DOJ
Priority
Priority