

WEEKLY PROJECT REPORT

Project No.624 - New River Garden Apartments
WEEK ENDING: 04/14/2023



MEETINGS & OVERSIGHT

- 1 Internal Meeting - 04/03/23
- 2 Sub Meeting - 04/04/23

SCHEDULE MILESTONES & COMPLETION DATES

| Event | Baseline | Target | Actual | Notes |
|---|----------|----------|----------|---|
| 1 Owner Issues NTP | 09/12/22 | 09/21/22 | 09/21/22 | |
| 2 Remove existing roofing system and replace. (last block- 69B) | 03/22/23 | 01/24/23 | 01/24/23 | |
| 3 Exterior repairs, including window sills and jamb treatments | 04/27/23 | 04/10/14 | 04/10/23 | |
| 4 Interior Turns/Apartments #26 - 30 (last block- 69B) | 03/31/23 | 04/14/23 | | 29 Units turned over to date. |
| 5 Original condensing units and window sash replacement (last block- 69B) | 06/01/23 | 04/28/23 | | |
| 6 Prep/Paint and Window sash replacement complete (all blocks) | 06/01/23 | 04/19/23 | | |
| 7 Finished Exterior repair scope (last block - 69B) | 06/19/23 | 05/05/23 | | |
| 8 Interior DOJ scope at occupied units | | 05/15/23 | | |
| 9 Finished Prep/Paint scope (last block - 69B) | 07/18/23 | 05/29/23 | | |
| 10 Site work - concrete and site repairs (last block - 69B) | 04/12/23 | 08/25/23 | | Received revised civil drawings on 03/13/23. LCC working on expediting the concrete scope |
| 11 Project Completion | 07/21/23 | 08/25/23 | | |

ACHIEVEMENTS AND WORK PERFORMED THIS WEEK

- 1 Exterior carpentry has finished throughout River Garden Complex
- 2 Exterior painting & pressure washing ongoing in Block 70A
- 3 Window Sash Replacement finished throughout site, with the exclusion of 11 unavailable units to be revisited
- 4 DOJ exterior civil scope ongoing this week in Block 104A
- 5 DOJ interior scope ongoing in occupied units. 5 units done this week.
- 6 Interior turn scope of work at vacant units; water heater, light fixtures, flooring, appliances, finish carpentry & painting on going in vacant units

WORK ACTIVITIES NEXT WEEK

- 1 Interior/exterior electrical appliances to be installed throughout site.
- 2 Exterior painting & pressure washing will finish in Block 70A and begin in 69B
- 3 Unavailable units for window sashes to be revisited and repaired for scope completion
- 4 QC repairs ongoing in block 103A, 102B, and 102A
- 5 DOJ exterior civil scope will continue in Block 104A
- 6 DOJ scope will be finished in last unit, minus toilet repositioning scope, which is to be rescheduled for the following week.
- 7 Interior turn scope of work at vacant units; water heater, light fixtures, flooring, appliances, finish carpentry & painting on going in vacant units

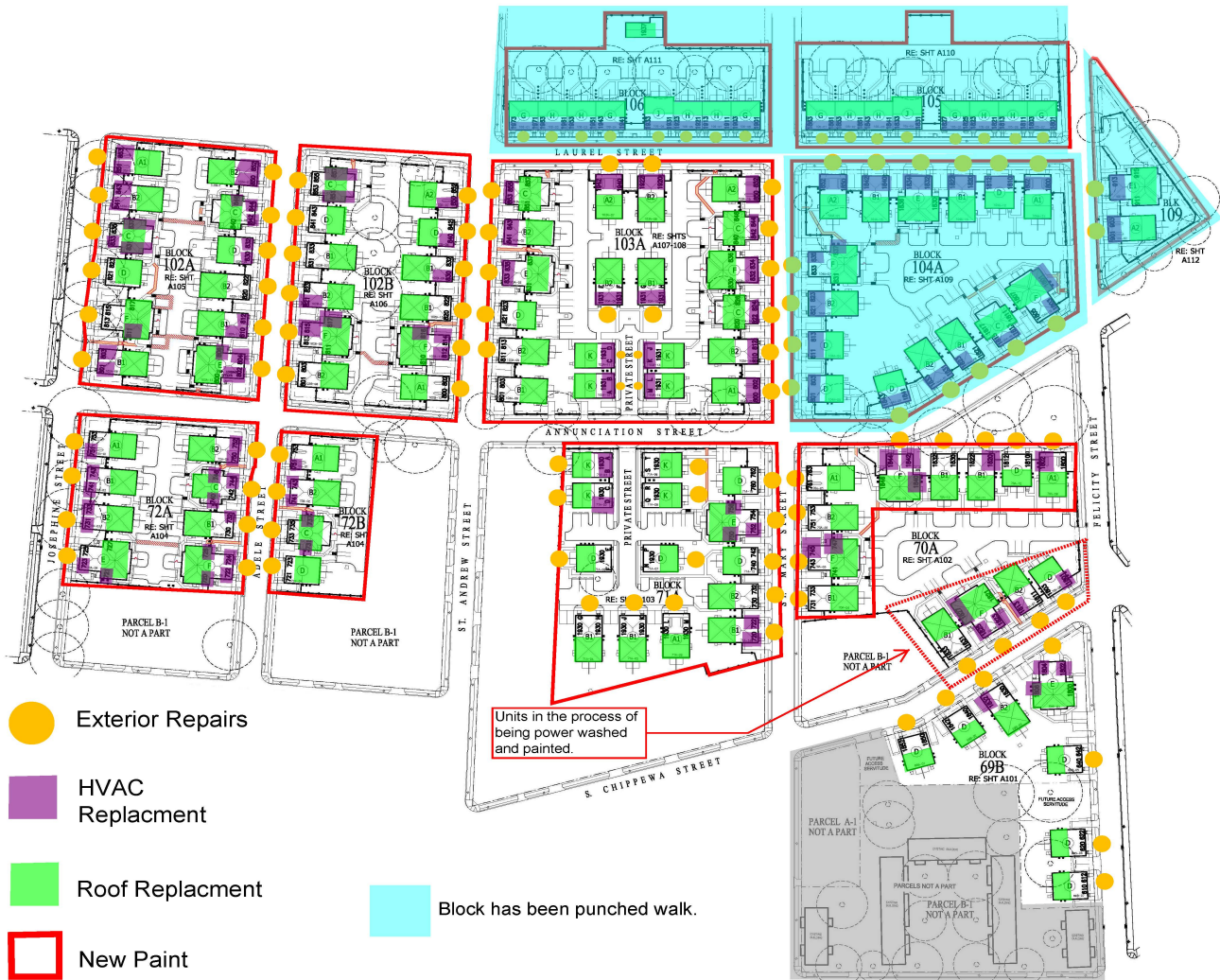
RISKS AND CHALLENGES

- 1 When working in occupied units, LCC, with the help of HRIM, sends 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

- 1

PROGRESS PHOTOS





Description

Exterior painting in progress in Block 70A

Taken Date

04/14/2023 at 10:57 am

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

21BD3906-F1B2-490E-8182-A8F...



Description

Taken Date

04/11/2023 at 09:45 am

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

C293D9B9-8692-4AED-8E23-0AB...



Description

DOJ Exterior Civil scope ongoing

Taken Date

04/11/2023 at 09:45 am

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

88FD34B5-5953-46A3-973F-D87...



Description

Exterior paint ongoing to in Block 70A

Taken Date

04/11/2023 at 09:27 am

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

39CC09F3-05EB-40B0-8181-97F6...



Description

DOJ Exterior Civil scope ongoing

Taken Date

04/10/2023 at 03:13 pm

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

5DBB33DB-09DD-4019-A063-6ED...



Description

DOJ Exterior Civil scope ongoing

Taken Date

04/10/2023 at 03:13 pm

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

184DC520-1645-4375-84BA-0B5...



Description

DOJ Exterior Civil scope ongoing

Taken Date

04/10/2023 at 03:12 pm

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

D552D358-4C56-45D3-8421-ADE...



Description

Flooring Repair ongoing in vacant units

Taken Date

04/10/2023 at 03:09 pm

Uploaded By

Jimmy Hockersmith

Upload Date

04/14/2023 at 11:08 am

File Name

C395E68A-314E-4EDF-99F1-723C...

