

PROJECT ORGANIZATION

GLORIETA APARTMENTS OPA-LOCKA, FLORIDA

Number of Rehab Units: 320 Owner's Name: Glorieta Partners, Ltd.
Number of New Units: 10 Contact Name: Kenneth Weiss
Number of Buildings: 10 Developer: Globe-op Development LLC
Square Footage: _____ Contact Name: Ashok Kumar
Average Size Units: _____ Phone No.: 561-209-7244

Architect's Name: Bob Snow Associates
Contact Name: Bob Snow
Phone No.: 561 627-7988 ext. 213

NAIMISHA PERSONNEL

President: Yash Pal Kakkar
Qualifier: Bob Snow
Project Management: Bob Snow
Project Manager: Dipak Shah
Project Administrator: TJ Nichols

MONTHLY PROJECT NARRATIVE
FOR
Glorieta Apartments Substantial Rehabilitation, 330 Units
Opa-Locka, Florida
March 15, 2017

NARRATIVE REPORT

II PROJECT UPDATE

A. SITEWORK PROGRESS

1. Allied Demolition - Waiting to complete their work
2. Drainage structures - in
3. 1st Asphalt Lift complete

B. BUILDING WORK

1. COMMUNITY AND 10 UNIT
 - a. Ext. Paint, Windows, Door, Drywall Complete
 - b. MEP Roughs approved by inspector
 - c. 10 unit roof, windows, ext. doors complete
 - d. 10 unit stucco, fire sprinklers, drywall MEP roughs started
2. BUILDING WEST 1 WORK ITEMS
 - a. 2nd and 3rd Floors complete and occupied
 - b. South half of 1st floor - occupied
 - c. Pipelining work complete
 - d. Exterior Complete
3. BUILDING WEST 2 WORK ITEMS
 - a. Building 100% vacant
 - b. Demo complete
 - c. Top floor flooring complete
 - d. Cabinets and tops complete
 - e. Roofing and windows complete
 - f. Ext. Doors Complete 3/16/17

C. GENERAL NOTES

1. None
 - a. None

Buildings Listed In Order of Sequence Schedule

A. SITEWORK		% Completed
1	Clearing	<u>100%</u>
2	Earthwork	<u>90%</u>
3	Storm Drainage	<u>90%</u>
4	Sanitary	<u>100%</u>
5	Water	<u>100%</u>
6	Curbing	<u> </u>
7	Base	<u>100%</u>
8	Topping	<u> </u>
9	Final Grading	<u>75%</u>
B. AMENITIES		% Complete
1	Park	<u> </u>
2	Mail Station	<u> </u>
3	Dumpster and Trash Compactor	<u>50%</u>
4	Playground	<u> </u>

C. BUILDING WORK

1 BUILDING ASWAN SOUTH WORK ITEMS

% done

	Start	Fin.	Task	100
1	10/5	10/30	Move Residents/Disconnect Utilities	100
2	11/5		Demo Units	100
3			Repair Deck on roof	100
4	12/10		Install New Roof	100
5	4/8		Install windows	100
6	4/7		Power wash Exterior	100
7	11/30	3/10	Patch Stucco	100
8		5/9	Paint Exterior	100
9	11/10	11/30	Plumbing Rough	100
10	11/10	11/30	HVAC Rough	100
11	11/10	12/2	Electrical rough	100
12	11/10	2/5	MEP Inspections	100
13	11/10	2/5	Patch Drywall	100
14	11/10	1/6	Install Trim / Texture Wall	100
15	12/1	12/30	Wall out	100
16	11/28	2/5	2nd Paint trim	100
17	10/30	12/28	Vinyl Floors	100
18	11/10	12/30	Cabinets and Tops	100
19	12/5	2/5	HVAC Trim	100
20	11/30	2/5	Second Trim/Hardware	100
21	11/15	2/5	Plumbing Trim	100
22	1/11	2/5	Electrical Trim	100
23	2/2		MEP Final Inspections	100
24	1/22	2/15	Install Range and Refrigerator	100
25	2/16	2/22	Final Clean	100
26			Owner Acceptance	

2 BUILDING ASWAN NORTH WORK ITEMS

% done

	Start	Fin.	Task	100
1	10/5		Move Residents/Disconnect Utilities	100
2	11/5	11/10	Demo Units	100
3	12/10		Repair Deck on roof	100
4	12/10		Install New Roof	100
5	4/7		Install windows	100
6	4/8		Power wash Exterior	100
7	11/30	3/10	Patch Stucco	100
8		5/1	Paint Exterior	100
9	11/10	11/30	Plumbing Rough	100
10	11/10	11/30	HVAC Rough	100
11	11/10	12/1	Electrical rough	100
12	11/10		MEP Inspections	100
13	11/10	11/22	Patch Drywall	100
14	11/10	12/30	Install Trim / Texture Wall	100
15	12/1	12/30	Wall out	100
16	11/28	1/30	2nd Paint trim	100
17	10/30	12/28	Vinyl Floors	100
18	11/10	12/30	Cabinets and Tops	100
19	12/5	1/30	HVAC Trim	100
20	11/30	1/12	Second Trim/Hardware	100
21	11/15	1/30	Plumbing Trim	100
22	1/11	1/30	Electrical Trim	100
23	2/2		MEP Final Inspections	100
24	1/22	2/15	Install Range and Refrigerator	100
25	2/15	3/4	Final Clean	100
26			Owner Acceptance	100

3 BUILDING WEST / SOUTH WORK ITEMS

% done

	Start	Fin.	Task	100
	8/22		Move Residents/Disconnect Utilities	100
1	8/26		Demo Units	100
2			Repair Deck on roof	100
3			Install New Roof - Mansard	100
4	8/26		Install windows	100
5			Power wash Exterior	100
6	8/22		Patch Stucco	100
7			Paint Exterior	100
8			Plumbing Rough	100
9			HVAC Rough	100
10			Electrical rough	100
11			MEP Inspections	100
12	8/26		Patch Drywall	100
13			Install Trim	100
14	8/26		Wall out	95
15			2nd Paint trim	95
16			Vinyl Floors	100
17	8/30		Cabinets and Tops	100
18			HVAC Trim	100
19			Second Trim/Hardware	90
20			Plumbing Trim	100
21			Electrical Trim	100
22			MEP Final Inspections	95
23			Install Range and Refrigerator	90
24			Final Clean	67
25			Owner Acceptance	

4 BUILDING WEST / NORTH WORK ITEMS

% done

	Start	Fin.	Task	100
			Move Residents/Disconnect Utilities	100
1			Demo Units	100
2			Repair Deck on roof	100
3			Install New Roof - Mansard	100
4			Install windows	100
5			Power wash Exterior	
6			Patch Stucco	100
7			Paint Exterior	
8			Plumbing Rough	50
9			HVAC Rough	
10			Electrical rough	100
11			MEP Inspections	
12			Patch Drywall	25
13			Install Trim	50
14			Wall out	33
15			2nd Paint trim	
16			Vinyl Floors	
17			Cabinets and Tops	75
18			HVAC Trim	
19			Second Trim/Hardware	
20			Plumbing Trim	
21			Electrical Trim	
22			MEP Final Inspections	
23			Install Range and Refrigerator	
24			Final Clean	
25			Owner Acceptance	

5 BUILDING EAST ONE / WORK ITEMS

	Start	Fin.	Task	% done
	2/4	2/15	Move Residents/Disconnect Utilities	100
	2/4	2/23	Demo Units	100
1	3/8	3/31	Repair Deck on roof	100
2	3/8	4/2	Install New Roof	100
3	2/24	3/1	Install windows	100
4	3/15	3/15	Power wash Exterior	100
5	3/4	4/2	Patch Stucco	100
6	3/20		Paint Exterior	100
7	2/19	2/25	Plumbing Rough	100
8	2/19	2/25	HVAC Rough	100
9	2/19	2/28	Electrical rough	100
10	3/4		MEP Inspections	100
11	2/26	2/28	Patch Drywall	100
12	3/2	2/28	Install Trim	100
13	2/15	2/18	Wall out	100
14	2/11	3/15	2nd Paint trim	100
15	3/4	3/8	Vinyl Floors	100
16	2/27	2/28	Cabinets and Tops	100
17	3/15	3/20	HVAC Trim	100
18	3/15	3/21	Second Trim/Hardware	100
19	3/15	4/2	Plumbing Trim	100
20	3/20	4/2	Electrical Trim	100
21	4/2		MEP Final Inspections	100
22	4/2	1/4	Install Range and Refrigerator	100
23	3/29	4/8	Final Clean	100
24			Owner Acceptance	

6 BUILDING EAST TWO / WORK ITEMS

	Start	Fin.	Task	% done
	1/31	2/15	Move Residents/Disconnect Utilities	
	2/17	2/25	Demo Units	100
1	3/8	3/28	Repair Deck on roof	100
2	3/8	3/31	Install New Roof	100
3	2/17	2/23	Install windows	100
4	3/1	3/5	Power wash Exterior	100
5	3/4	3/22	Patch Stucco	100
6	3/4		Paint Exterior	100
7	2/1	2/20	Plumbing Rough	100
8	2/1	2/28	HVAC Rough	100
9	2/1	2/28	Electrical rough	100
10	3/4	3/5	MEP Inspections	100
11	2/24	2/26	Patch Drywall	100
12	2/29	3/3	Install Trim	100
13	2/10	2/18	Wall out	100
14	2/2	2/27	2nd Paint trim	100
15	2/29	3/7	Vinyl Floors	100
16	2/10	2/28	Cabinets and Tops	100
17	3/11	3/20	HVAC Trim	100
18	3/8	3/31	Second Trim/Hardware	100
19	3/1	4/1	Plumbing Trim	100
20	3/4	4/1	Electrical Trim	100
21	4/2		MEP Final Inspections	100
22	4/2	4/2	Install Range and Refrigerator	100
23	3/20	4/5	Final Clean	100
24	4/2		Owner Acceptance	100

7 BUILDING EAST FOUR / WORK ITEMS

	Start	Fin.	Task	% done
	4/1		Move Residents/Disconnect Utilities	100
2	4/20		Demo Units	100
3	3/24		Repair Deck on roof	100
4	3/24		Install New Roof	100
5	3/27	5/10	Install windows	100
6			Power wash Exterior	100
7	4/1		Patch Stucco	100
8			Paint Exterior	100
9	4/25	5/10	Plumbing Rough	100
10	4/25	5/25	HVAC Rough	100
11	4/25	4/30	Electrical rough	100
12			MEP Inspections	100
13	5/2	5/17	Patch Drywall	100
14	5/9	6/3	Install Trim	100
15	5/9	5/27	Wall out	100
16	5/9	6/3	2nd Paint trim	100
17	5/25	6/30	Vinyl Floors	100
18	5/25	6/10	Cabinets and Tops	100
19	5/20	6/2	HVAC Trim	100
20	5/20	6/30	Second Trim/Hardware	100
21	6/3	6/17	Plumbing Trim	100
22	6/3	6/17	Electrical Trim	100
23			MEP Final Inspections	100
24	6/16	6/20	Install Range and Refrigerator	100
25	6/6	6/24	Final Clean	100
26			Owner Acceptance	100

8 BUILDING EAST FIVE / WORK ITEMS

	Start	Fin.	Task	% done
			Move Residents/Disconnect Utilities	
2	6/13		Demo Units	100
3			Repair Deck on roof	100
4	6/10		Install New Roof	100
5	6/23		Install windows	100
6			Power wash Exterior	100
7			Patch Stucco	100
8			Paint Exterior	100
9	6/30		Plumbing Rough	100
10	6/30		HVAC Rough	100
11	6/30		Electrical rough	100
12			MEP Inspections	100
13	7/7		Patch Drywall	100
14			Install Trim	100
15	7/11		Wall out	100
16	8/20		2nd Paint trim	100
17	8/21		Vinyl Floors	100
18	8/8		Cabinets and Tops	100
19	8/20		HVAC Trim	100
20	8/24		Second Trim/Hardware	100
21	8/10	8/19	Plumbing Trim	100
22	8/10	8/19	Electrical Trim	100
23	8/17		MEP Final Inspections	100
24	8/17	8/22	Install Range and Refrigerator	100
25	8/17	8/24	Final Clean	100
26			Owner Acceptance	100

9 BUILDING EAST THREE (new) WORK ITEMS

	Start	Fin.	Task	% done
1	5/13		Disconnect Utilities	100
2			FPL Transformer Placement	
3	8/3	8/27	Foundations Prep	100
4	8/8	9/2	Electrical Ground	100
5	8/8	8/27	Footer Inspection	100
6	8/8	8/22	Underground Plumbing	100
7	8/27	9/4	Pour Slabs	100
8	8/17		Block walls 1st Floor	100
9	9/28		Prep & Pour 2nd Floor	100
10			Frame and Furr 1st Floor	100
11			Block Walls 2nd Floor	100
12			Floors 3rd Floor	100
13			Frame and Furr 2nd Floor	100
14			Block Walls 3rd Floor	100
15			Roof Trusses	100
16			Frame and Furr 3rd Floor	100
17			Deck roof	100
18			Dry In	100
19			Install windows	100
20			Install Stucco	10
21			Paint Exterior	
22			Plumbing Rough	
23			Sprinkler Rough	75
24			HVAC Rough	
25			Electrical rough	50
26			MEP Inspections	
27			Framing Punch	
28			Insulate walls	
29			Insulation Inspection	
30			Hang Drywall	
31			Drywall Nailing Inspection	
32			Tape Float and Texture	
33			Install Trim	
34			Wall out	
35			2 Paint trim	
36			Vinyl Floors	
37			Cabinets and Tops	
38			Deliver Dishwasher and Disposal	
39			HVAC Trim	
40			Second Trim/Hardware	
41			Plumbing Trim	
42			Sprinkler Trim	
43			Electrical Trim	
44			MEP Final Inspections	
45			Bldg. MEP Finals	
46			Meter Install	
47			Superintendent Punch	
48			Install Range and Refrigerator	
49			Carpet & Plank	
50			Final Clean	
51			Final Punch	
52			Owners walk	
53			Owners Punch	
			Bldg. Turn Over	

10 COMMUNITY BUILDING

	Start	Fin.	Task	
	N/A		Disconnect Utilities	100
			FPL Transformer placement	
1	8/3	8/8	Foundations Prep	100
2	8/1	8/8	Electrical Ground	100
3	8/1	8/1	Footer Inspection	100
4	8/8	8/21	Underground Plumbing	100
5	8/21	8/28	Pour Slabs	100
6	8/17		Block Walls	100
7	9/28		Roof Trusses	100
8	10/3		Deck roof	100
9			Dry In	100
10			Install windows	100
11			Frame and Furr ground Floor	100
12			Install Stucco	100
13			Paint Exterior	85
14			Plumbing Rough	100
15			HVAC Rough	100
16			Electrical rough	100
17			MEP Inspections	100
18			Bldg. MEP Inspections Approved	100
19			Framing Punch	100
20			Insulate walls	100
21			Insulation Inspection	100
22			Hang Drywall	90
23			Drywall Nailing Inspection	
24			Tape Float and Texture	
25			Install Trim	
26			Wall out	
27			2 Paint trim	
28			Vinyl Floors	
29			Cabinets and Tops	
30			Deliver Dishwasher and Disposal	
31			HVAC Trim	25
32			Second Trim/Hardware	25
33			Plumbing Trim	
34			Electrical Trim	
35			MEP Final Inspections	25
36			Bldg. MEP Finals	
37			Meter Install	100
38			Superintendent Punch	
39			Install appliances	
40			Carpet & Plank	
41			Final Clean	
42			Final Punch	
43			Owners walk	
44			Owners Punch	
45			Bldg. Turn Over	