

MONTHLY PROJECT NARRATIVE
FOR
Glorieta Apartments Substantial Rehabilitation, 330 Units
Opa-Locka, Florida
June 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. Community - Completed in the week of 5/15/17 other than final cleaning
 - b. 10 unit - Drywall hanging will be completed by 6/19/17
 - i. 1st floor drywall finished and painted
 - ii. 2nd floor drywall completed by 6/19/17
- 2 BUILDING WEST 1 WORK ITEMS
 - a. All units complete and occupied
- 3 BUILDING WEST 2 WORK ITEMS
 - a. All units complete and available for occupancy

C. GENERAL NOTES

- 1 None
 - a. None

Buildings Listed In Order of Sequence Schedule

A. SITEWORK		% Completed
1	Clearing	100%
2	Earthwork	100%
3	Storm Drainage	95%
4	Sanitary	100%
5	Water	100%
6	Curbing	100%
7	Base	100%
8	Topping	100%
9	Final Grading	100%
B. AMENITIES		% Complete
1	Park	30%
2	Mail Station	100%
3	Dumpster and Trash Compactor	100%
4	Playground	30%

C. BUILDING WORK

1 BUILDING ASWAN SOUTH WORK ITEMS

	Start	Fin.	Task	% done
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	100

2 BUILDING ASWAN NORTH WORK ITEMS

	Start	Fin.	Task	% done
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

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

4 BUILDING WEST / NORTH WORK ITEMS

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

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
1	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
1			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
			FPL Transformer Placement	
2	8/3	8/27	Foundations Prep	100
3	8/8	9/2	Electrical Ground	100
4	8/8	8/27	Footer Inspection	100
5	8/8	8/22	Underground Plumbing	100
6	8/27	9/4	Pour Slabs	100
7	8/17		Block walls 1st Floor	100
8	9/28		Prep & Pour 2nd Floor	100
9			Frame and Furr 1st Floor	100
10			Block Walls 2nd Floor	100
11			Floors 3rd Floor	100
12			Frame and Furr 2nd Floor	100
13			Block Walls 3rd Floor	100
14			Roof Trusses	100
15			Frame and Furr 3rd Floor	100
16			Deck roof	100
17			Dry In	100
18			Install windows	100
19			Install Stucco	100
20			Paint Exterior	100
21			Plumbing Rough	100
22			Sprinkler Rough	100
23			HVAC Rough	100
24			Electrical rough	100
25			MEP Inspections	100
26			Framing Punch	100
27			Insulate walls	100
28			Insulation Inspection	100
29			Hang Drywall	67
30			Drywall Nailing Inspection	50
31			Tape Float and Texture	33
32			Install Trim	
33			Wall out	
34			2 Paint trim	
35			Vinyl Floors	
36			Cabinets and Tops	
38			HVAC Trim	
39			Second Trim/Hardware	
40			Plumbing Trim	
41			Sprinkler Trim	
42			Electrical Trim	
43			MEP Final Inspections	
44			Bldg. MEP Finals	
45			Meter Install	
46			Superintendent Punch	
47			Install Range and Refrigerator	
48			Carpet & Plank	
49			Final Clean	
50			Final Punch	
51			Owners walk	
52			Owners Punch	
53			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	100
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	100
23			Drywall Nailing Inspection	100
24			Tape Float and Texture	100
25			Install Trim	100
26			Wall out	100
27			2 Paint trim	100
28			Vinyl Floors	100
29			Cabinets and Tops	100
30			Deliver Dishwasher and Disposal	100
31			HVAC Trim	100
32			Second Trim/Hardware	100
33			Plumbing Trim	100
34			Electrical Trim	100
35			MEP Final Inspections	100
36			Bldg. MEP Finals	100
37			Meter Install	100
38			Superintendent Punch	100
39			Install appliances	100
40			Carpet & Plank	100
41			Final Clean	Working
42			Final Punch	
43			Owners walk	
44			Owners Punch	
45			Bldg. Turn Over	

The Gardens Apartments Substantial Rehabilitation

Note on Project Narrative

June 15, 2017

All work on the Community Building has been completed, other than final cleaning. Drywall in the 10 unit will be completed by 6/19/17, with the full first floor already having the drywall hung and painted.

The east playground and retention area has been revised and is being reviewed by civil engineer. Curbing and Topping will be completed by 6/18/17 pending on weather.

In the park the grading was finished and landscaping will be completed the week of 6/25/17.

Playground equipment has been ordered, and is scheduled for between June 26th and June 30th.

Miscellaneous items in the park will be completed by July 14, 2017. The picnic shelter will be completed between July 24th and July 28th. The game tables will be delivered the week of 6/18/17.