



Project Status Report

Reporting Period **Start:** Saturday, February 1, 2025 **End:** Friday, February 28, 2025
Date of Visit Thursday, March 6, 2025

Project Name Dorsey Estates
Project Location 220 N Park St, Ypsilanti, MI 48198
Project Description 46 Unit mixed-residential site condominium.
Contractor West Construction Services

Progress Summary:

During the reporting period, cottage 1 is awaiting insulation inspection, Cottage 2 has drywall hung and is awaiting finishes. Cottages 3, 4, 5, 13, 14, and 15 are waiting for final power to be installed. Cottages 6, 7, 8, 10, 11 and 12 have drywall hung, and Cottage 9 is awaiting insulation inspection. Cottages 16, 17 and 18 will be started once frost laws come off, likely early April. Duplex 1 is roughed-in with MEP trades and will have insulation installed early next week, Duplex 2 and 3 are waiting on permanent power. Townhome 3 is framed and rough-in MEP will start shortly. Duplex 4 and 5 will start footings and walls middle of next week, Duplex 6 and 7 will begin once frost laws come off, likely early April.

Progress across all buildings is contingent on inspections, utility installations, and weather conditions

Sitework is largely waiting for lifting of frost laws. The DTE contractor has begun installation and likely has about 1.5 weeks to go before they are complete. It is unknown when DTE will install meters or energize the site, but we are working to determine that schedule as best we can.

Work Completed During Reporting Period:

- Site
 - DU4-7 site still preped for footings and foundations.
- Buildings
 - Cottage 1
 - Insulation complete awaiting inspection
 - Cottage 2
 - Drywall hung, Drywall finish will begin once utilities are installed.
 - Cottages 6-12
 - Drywall hung in units. Drywall finish will begin once utilities are installed.
 - Cottages 3-5 & 13-15
 - Units are finished. Will punch units once utilities are installed.
 - DU1
 - MEP rough in's waiting on inspection, scheduled 3/7
 - DU2 DU3
 - Units are finished. Will punch units once utilities are installed.
 - Townhome 3
 - Roof installed, rough-in MEP's underway



Work in Progress:

- Site
 - Backfill and grading around DU4-DU7 once foundations are poured. DU4 and 5 anticipated mid next week, DU 6 & 7 waiting for lifting of frost laws
- Buildings
 - Cottages 1-2
 - Drywall hang. (Finish dependent on weather and utility install)
 - Will complete siding install
 - Cottages 6-12
 - Drywall finish dependent on weather and utility install
 - Will complete siding install
 - DU1
 - Insulate and drywall units. (Finish dependent on weather and utility install)
 - DU3
 - Drywall finishing
 - DU4-7
 - Pour foundations.
 - Townhome 3
 - MEP rough install beginning shortly.

Progress Photos



View of DU 3 and TH3.



Site prepared for foundation pour.



DTE install underway behind Cottages 1-13.



View of Duplex 2 & 3 and TH
3



Siding install on Cottage 9.