



Project Status Report

Reporting Period **Start:** Tuesday, April 1, 2025 **End:** Wednesday, April 30, 2025
Date of Visit Thursday, May 1, 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, notable progress was made across several buildings. Finish carpentry began in Cottages 1 and 2, while Cottages 3–5 and 13–15 have reached completion and are pending utility installation before punch work begins. DU1 advanced to the finish stage, and DU2 and DU3 are complete up to flooring, awaiting utilities before final work and punch list can proceed. Framing began on DU6 and DU7, and Townhome 3 is currently in the MEP rough-in stage. There was no site work reported as completed during this period.

Current site activities include dewatering at the DU4 and DU5 location to prepare for foundation pours, and driveway preparation for several Cottage units. On the buildings side, Cottages 1–2 and 6–12 are moving toward the punch stage for owner review. Units in Cottages 3–5 and 13–15 are undergoing cleaning and A/C installation as part of the punch process. Finishing work continues in DU1 through DU3, including up to finish paint, with flooring to follow upon Phase 2 utility installation. Foundations have been poured and backfilled for DU4 and DU5. DU6 and DU7 are in the framing phase, with upcoming tasks including shingle roofing and window installation. For Townhome 3, drywall installation is underway.

Work Completed During Reporting Period:

- Site – N/A
- Buildings
 - Cottage 1-2 6-12
 - Started finish carpentry in Cottages 1 & 2.
 - Cottages 3-5 & 13-15
 - Units are finished. Will punch units once utilities are installed.
 - DU1
 - Currently in the finish stage.
 - DU2 & DU3
 - Complete up to flooring. Will install flooring and punch units once utilities are installed.
 - DU6-DU7
 - Started framing.
 - Townhome 3
 - Currently in MEP rough stage.

Work in Progress:



- Site
 - Dewater at DU4 & DU5 site to allow for foundation pour.
 - Prep driveways for several Cottage units
- Buildings
 - Cottage 1-2 6-12
 - Units to be at punch stage for owner.
 - Cottages 3-5 & 13-15
 - Clean units and begin punch process.
 - Install A/C
 - DU1-DU3
 - Continue with finishes up to finish paint. Will install flooring once Phase 2 utilities are installed.
 - DU4-DU5
 - Foundations poured and backfilled.
 - DU6-DU7
 - Complete framing, shingle roofing and install windows.
 - Townhome 3
 - Install drywall.

Progress Photos



TH3 building is siding install is complete.



DU 6-7 Framing



Framing material for DU6-
DU7.



Phase 1 gas has been installed.