



Project Status Report

Reporting Period **Start:** Thursday, May 1, 2025 **End:** Saturday, May 31, 2025
Date of Visit Tuesday, June 3, 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:

This week, site crews completed the installation of phase two electrical and gas utilities and poured site concrete for the first set of Cottages and DU buildings. Within the buildings, finish carpentry was completed in Cottages 1 and 2, and Cottages 3–5 were finish-punched and received TCO, with punch list items scheduled to wrap within two weeks. Finish carpentry is ongoing in Cottages 6–12, while Cottages 13–15 are fully built and will be punched once meters are installed. DU1 is currently in the finishing stage, and DU2 and DU3 are complete up to flooring, pending utility installation. Framing began on DU6 and DU7, and asphalt shingles are being installed. Townhome 1 and 2 foundations were poured, and finish carpentry was completed in Townhome 3.

Current site efforts include dewatering around DU4, DU5, and TH1/TH2 to prepare for foundation pours, along with grading around the ponds in preparation for liner installation. Inside the buildings, flooring installation has begun in Cottages 1–2 and 6–12, and cleaning and punch processes are underway in Cottages 13–15. DU1–DU3 continue through interior finishes up to finish paint, with flooring to follow utility connections. DU6 and DU7 remain in framing, with weatherproofing advancing through asphalt shingles and window and door installs. Townhome 3 is in its final finish stage, awaiting flooring install once utility connections are complete.

Work Completed During Reporting Period:

- Site
 - Installed phase two electrical and gas utilities.
 - Site concrete for first set of Cottages and DU buildings.
- Buildings
 - Cottage 1-2
 - Finish carpentry in units 1-2 complete
 - Cottages 3-5
 - Finish Punched the Units for turn-over. Will complete all punch items within 2-weeks.
 - Received TCO.
 - Cottages 6-12
 - Finish carpentry on-going
 - 13-15
 - Units are finished. Will punch units once meters 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
 - Framing on-going
 - Start asphalt shingle install
- Townhome 1 & 2
 - Foundations poured.
- Townhome 3
 - Finish carpentry complete

Work in Progress:

- Site
 - Dewater at DU4 & DU5 site to allow for foundation pour.
 - Dewater at TH1 & TH2.
 - Grading about ponds to prepare for liner install.
- Buildings
 - Cottage 1-2 6-12
 - Started flooring install
 - Cottages 13-15
 - Clean units and begin punch process.
 - Cottage 6-12
 - Finish carpentry on-going
 - DU1-DU3
 - Continue with finishes up to finish paint. Will install flooring once Phase 2 utilities are installed.
 - DU4-DU5
 -
 - DU6-DU7
 - Framing is on-going
 - Weather-in units with asphalt shingle and window/door install.
 - Townhome 3
 - Final finish stage, will install flooring once utilities are connected.

Progress Photos



Cottages with driveways with reach porch under construction.



Phase 2 – Utilities install



Townhome 1 & 2
Foundations



DU Units 1-3