



Project Status Report

Reporting Period **Start:** Sunday, June 1, 2025 **End:** Monday, June 30, 2025
Date of Visit Thursday, July 17, 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:

Cottages 1-6 are substantially complete and have received certificates of occupancy, with Cottage 3 occupied by the first homeowner.
Cottages 7-15 as well as Duplexes 1, 2, and 3 are two weeks from substantial completion, awaiting flooring, final plumbing fixturing, and final paint.
TH3 is also nearing completion, but is awaiting final road installation before sidewalks and then porches can be installed.
TH 1 and TH 2 have footings and foundations installed, as well as radon systems, rigid insulation and vapor barrier.
DU 6 and 7 are insulated and awaiting inspection prior to beginning to hang drywall
Road construction is currently scheduled for the end of next week, depending on weather.

Work Completed During Reporting Period:

- Site
 - Continued dewatering and clean up, awaiting pond liner installation, depending on weather and contractor availability.
- Buildings
 - Cottages 1 - 6
 - Final finishes completed, full C of O received, minor punch and landscaping items remain
 - Cottage 7-15, Duplex 1, 2 and 3
 - Finish carpentry completed, finish HVAC and Electrical completed, waiting on finish flooring, final paint and final plumbing fixtures before final punch list and inspection for C of O, anticipated early August.
 - Duplex 6 and 7
 - Rough in MEP trades completed, insulation completed, awaiting inspection prior to hanging drywall.
 - Townhome 1 and 2
 - Crawl space walls poured, radon system installed, insulation and vapor barrier installed.
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Progress Photos



View of DU1, DU2, DU3 and TH3.



DU 6 and 7



Cottages 6-15



Foundations and Walls for
TH 1 and TH 2



Rear of Cottages 1-15