Project Status Report

Reporting Period   **Start:** Sunday, June 1, 2025   **End:**   Thursday, August 7, 2025
Date of Visit   Thursday, August 7, 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 two cottages now occupied. Cottages 7-15 are nearing completion, largely with cabinets installed, and the LVT flooring. Waiting on carpeting and final cleaning and trim work. It is the intention that these are ready for owner punchlist by 8/13. Duplexes 1, 2, and 3 were owner-punch list walked today, and are substantially complete. TH3 is also nearing completion, but was 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 have drywall hung and finished, and are prime-painted. Road construction is first-coat asphalt completed past DU7, with curbs installed. Concrete walks and drives along that stretch is scheduled for the next week
Work Completed During Reporting Period:
- Site   - Road – curbs and first course of asphalt - installed from Cottage 6 to past DU 7   - 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   - Nearing final completion, DU 1, 2, and 3 being owner-punched today, with Cottages 7-15 anticipated to be ready for punch 8/13..   - Duplex 6 and 7   - Drywall hung and finished, prime painted, cabinets delivered.   - Townhome 1 and 2   - TH1 – beginning framing first floor walls   - TH2 – framed main level floor

Progress Photos

View of DU3 and TH3.

DU 6 and 7

Cottages 6-15 (R to L)

Framing on TH 1 and TH 2

Completing punchlist in DU2