

Daily report No.: 001

Page 1/3

Site visit from 17.08.2011 09:30-12:30 o'clock

Weather: sunny, Temperature: 26-29 (80-85 Fahrenheit)°C, Humidity: Low% at 12:30 o'clock

Attendees:	SHUHAB (Owner)	Barbara Malpica and Chul Gugich
	Dellwood Construction (General Contractor)	Vernon
	644 Riverside Drive Tenant Association (Site Management)	Bill Lee Landis and Ms. Mohammed

Employees at the site: 3 Persons	General Contractor Surveying Units	3		
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Performance level: (see photos) Wednesday, August 17th was my first site visit and thus my initial focus was on the overall process and scope of the participants in the redevelopment of 644 Riverside Drive. Based on my initial visit please find below my findings:

Apartment Surveys: A standard form should be generated and compiled appropriately, per site survey, for each unit. These forms should be distributed to the tenant association and filed in a log. Upon construction of each unit the tenant association and consultant can verify work based upon the form that was compiled per the initial site survey.

Recommendation: Please see sample form attached

Project Management: It has come to my attention that the lender and the City of New York Department of Housing Preservation (HPD) are concerned about the timeliness of the projects progression. It has also come to my attention that construction oversight by the current owner (SHUHAB) is sporadic. Sporadic oversight by the owner leads to slow and subpar work from the general contractor. In addition the contractor must rely upon answers to their questions coming from the owner in a slothful manner or they must rely upon the residents. This also may lead to a lower quality of work.

Recommendation: The owner must have someone at the site at least three days a week during construction.

Construction Materials Staging: Construction materials are stored in the basement of the building. Upon my visit the room was easily accessible to anyone in the building and those who were to gain access to the building from the front entrance. The current state of the room's accessibility allows for the theft of building materials. While we were in the room a tenant came in and took a radiator cover. He explained to Ms. Mohammed that the superintendent directed him to the room and the cover was for his apartment. A significant amount of copper piping for plumbing exists in the room, and this piping currently has a high value for recycling. Theft on construction projects leads to cost over runs both directly and indirectly.

Recommendation: The door should be secure at all times and monitored by the contractor and superintendent.

General Contractor Suggestions: While surveying the units the contractor made a few suggestions regarding the functionality of space. Specifically, the contractor felt that he could possibly change the bath tub and sink to allow for a more efficient use by the tenant. However his idea seemed to be disallowed by the owner.

Recommendation: I believe, based upon the contractor's explanation his idea should be explored further by myself. If the re-assembling of fixtures is cost efficient and permissible under the department of building for the current filing then it should be installed.

Daily report No.: 001

Page 2/3

Site visit from 17.08.2011 09:30-12:30 o'clock

**Inadequacies
(general):**

I have reviewed the report submitted by the owner (SHUHAB). Unfortunately I do not see an item we discussed and were present in each apartment unit.

In the room, which originally was constructed as a maid's quarter, a water closet exists. This water closet has piping for domestic water in a "chaise" between the hallway closet and the room's water closet. In every room we surveyed the wall where the piping exists had been breached and it was conspicuous by the discolored patching. I believe it would be prudent for later access to the pipes for an access panel to be installed so that the wall will not have to be demolished and re-constructed.

Daily report No.: 001

Page 3/3

Site visit from 17.08.2011 09:30-12:30 o'clock



Photo 1 of 4 performance level
003.jpg
Date: 17.08.2011
12th Floor F - Liv Rm Floor

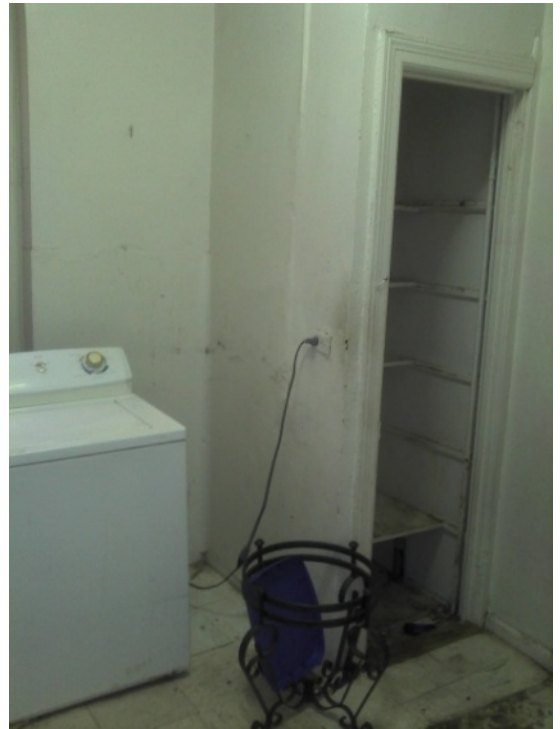


Photo 2 of 4 performance level
001.jpg
Date: 17.08.2011
5th Floor F - Kitchen



Photo 3 of 4 performance level
002.jpg
Date: 17.08.2011
5th Floor F - Kitchen



Photo 4 of 4 performance level
004.jpg
Date: 17.08.2011
Entrance - Common Area 1st floor