

Daily report No.: 001

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

Weather: sunny, Temperature: 26-29 (80-85 Fahrenheit)^oC, 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: General Contractor Surveying Units | 3 | | |

3 Persons

Performance level: 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:
(see photos)

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.

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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.

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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

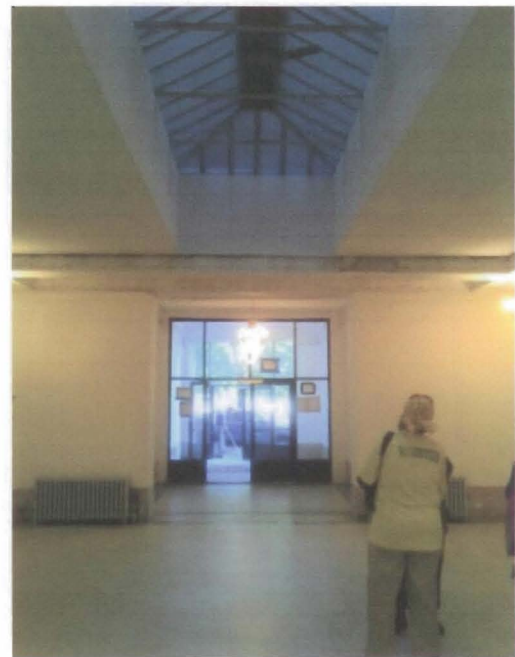


Photo 4 of 4 performance level
004.jpg
Date: 17.08.2011
Entrance - Common Area 1st floor

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Site visit from 05.10.2011 01:00-02:45 o'clock

Weather: Sunny and Windy, Temperature: 20-24 (74-79 Fahrenheit)°C, Humidity: Low% at 03:13 o'clock

Attendees:	SHUHAB (Owner)	No representative from SHUHAB
	Dellwood Construction (General Contractor)	Plumbers and laborers
	644 Riverside Drive Tenant Association (Site Management)	Bill Lee Landis

Employees at the site: General Contractor | 8 Laborers | 3 Plumbers | 0
 11 Persons

Performance level: Wednesday, October 5th
 (see photos)
 Survey Areas: Units 12F, 11F, 10F, 1F, the basement, front entrance and building exterior.

Upon my visit work was being conducted in units 12F, 11F, 10F and the basement. Unit 1F was being used for staging debris and storing framing and new galvanized pipe, that was delivered earlier in the day.

Most of the activity was devoted toward the installation of new galvanized pipe. It appears that the vast majority of piping will be replaced. Pipe was installed in unit 12F and the plumbers were in the process of installing pipe in units 11F and 10F. Unit 10F was undergoing demolition of the flooring, which was earmarked in Mr. Gugich's walk-through notes for total replacement throughout the unit. In addition the ceilings in 10F had previously been framed, dry wall installed and finished. The applicable measure should be taken not to damage the existing finished ceiling.

A portion of the basement floor has been trenched for installation of a drain line. A cinder block wall enclosure is also being installed and is approximately 80% complete. It appears the area will encompass utility meters. Considering the floor has been trenched the appropriate safety measures should be taken to cordon off this area so as to not incur an accident.

Progress from my last visit has slowed to some extent.

Inadequacies (general): Water Damage:
 (see photos) There is a significant amount of water damage that is conspicuous on the 12th floor ceilings and in the hallway around windows. Per my inspection I found the following:

Roof damage – Several areas on the roof illustrated severe breaches in the roofs top membrane. These breaches, in my opinion, were not from customary ware but purposeful or accidental tears. In considering the later there are two possible scenarios that may have led to this damage. One, a rigger hoist has been placed on the roof. If the hoist is not properly moved or is placed on the roof without proper protection is will damage the top membrane of the roof. Secondly, based on the graffiti seen on parapet walls the roof is inadequately secured. This could result in someone making cuts in the top membrane. Both are plausible scenarios pertaining to the roof damage.

Windows (water damage) – I noticed that tuck pointing and lintel repair around the windows had not taken place in the court yard area. I believe the water that has appeared in the hallway is from breaches in the brick façade.

Mail Box Room:
 The framed out area above the recently installed mail boxes appears to not have been completed. The corner bead has yet to be finished along with an additional coating of paint.

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Site visit from 05.10.2011 01:00-02:45 o'clock

There is a storage room that is currently being secured by a chain and padlock. Proper storage and aesthetics should include the applicable hardware and lock.

Staging Debris:

In consideration of debris being moved from the upper units to the first floor, the general contractor is frequenting the elevator. Unfortunately they are not using one designated elevator but both during the day deterring residents from gaining access to their apartments. In addition the type of debris being removed needs to be contained, however remnants of dust are being thrust into the air and it is imperative that the elevator is thoroughly cleaned. The contractor should only use one elevator in deference to the residents. In addition I would recommend that the general contractor employ a debris chute, which must be approved by DOB, to expedite debris removal.

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Site visit from 05.10.2011 01:00-02:45 o'clock



Photo 1 of 12 performance level
 004.jpg
 Date: 05.10.2011
 12F - Living Rm. electrical wiring



Photo 2 of 12 performance level
 005.jpg
 Date: 05.10.2011
 12F - Living Rm. wall wiring



Photo 3 of 12 performance level
 007.jpg
 Date: 05.10.2011
 12F Hallway wiring ceiling



Photo 4 of 12 performance level
 010.jpg
 Date: 05.10.2011
 12F Bathroom new galvanized pipes

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Site visit from 05.10.2011 01:00-02:45 o'clock

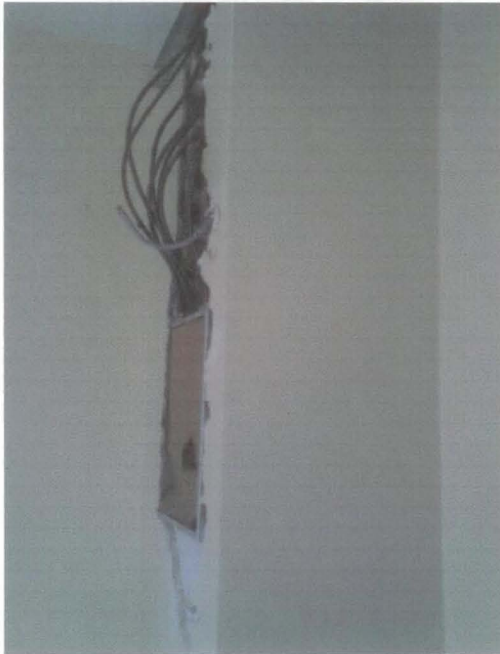


Photo 5 of 12 performance level
013.jpg
Date: 05.10.2011
12F Kitchen electric box



Photo 6 of 12 performance level
036.jpg
Date: 05.10.2011
11F Bathroom installation of new pipes



Photo 7 of 12 performance level
037.jpg
Date: 05.10.2011
10F Living Rm. demolition of floor



Photo 8 of 12 performance level
043.jpg
Date: 05.10.2011
1F Living Rm. debris staging area

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Site visit from 05.10.2011 01:00-02:45 o'clock

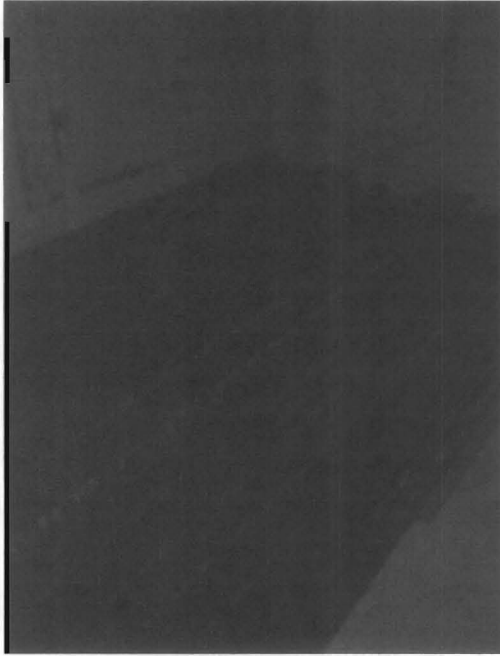


Photo 9 of 12 performance level
047.jpg
Date: 05.10.2011
1F Bedroom - new pipe staging area



Photo 10 of 12 performance level
050.jpg
Date: 05.10.2011
Basement - trenching for new pipes



Photo 11 of 12 performance level
053.jpg
Date: 05.10.2011
Basement - erecting new cinder block wall

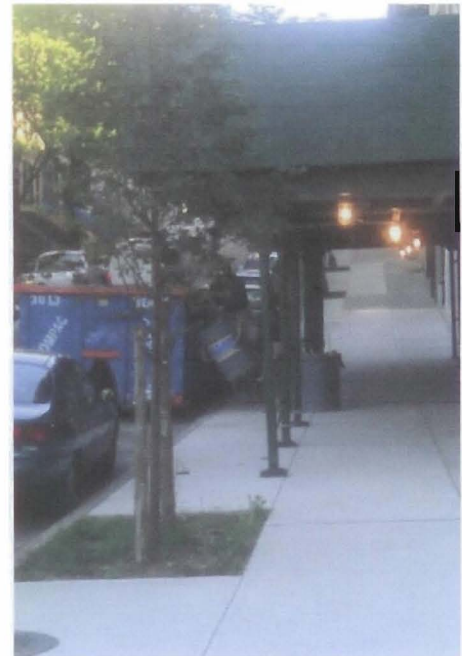


Photo 12 of 12 performance level
054.jpg
Date: 05.10.2011
Hauling debris from 1F to container

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Site visit from 05.10.2011 01:00-02:45 o'clock



Photo 1 of 13 inadequacies
008.jpg
Date: 05.10.2011
12F ceiling water damage liv. Rm.



Photo 2 of 13 inadequacies
011.jpg
Date: 05.10.2011
12F ceiling water damage liv. Rm.



Photo 3 of 13 inadequacies
014.jpg
Date: 05.10.2011
12th floor hallway water damage



Photo 4 of 13 inadequacies
022.jpg
Date: 05.10.2011
Roof - damage to external membrane

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Site visit from 05.10.2011 01:00-02:45 o'clock



Photo 5 of 13 inadequacies
 021.jpg
 Date: 05.10.2011
 Roof - damage to external membrane



Photo 6 of 13 inadequacies
 024.jpg
 Date: 05.10.2011
 Roof - damage to external membrane



Photo 7 of 13 inadequacies
 025.jpg
 Date: 05.10.2011
 Roof

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Site visit from 05.10.2011 01:00-02:45 o'clock



Photo 8 of 13 inadequacies
029.jpg
Date: 05.10.2011
Roof - damage to external membrane near parapet wall



Photo 9 of 13 inadequacies
032.jpg
Date: 05.10.2011
Roof - rigger hoist near parapet wall



Photo 10 of 13 inadequacies
033.jpg
Date: 05.10.2011
Roof - rigger hoist near parapet wall

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Site visit from 05.10.2011 01:00-02:45 o'clock



Photo 11 of 13 inadequacies
041.jpg
Date: 05.10.2011
Mail room - finish

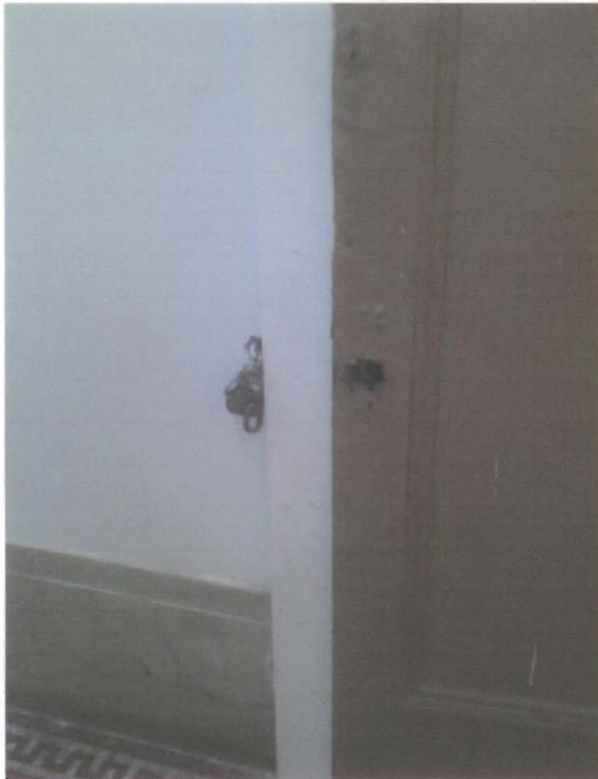


Photo 12 of 13 inadequacies
042.jpg
Date: 05.10.2011
Mail room - storage room door hardware missing



Photo 13 of 13 inadequacies
019.jpg
Date: 05.10.2011
12th floor hallway - poorly finished wall "prep" and paint

DAILY REPORT NO: 008

Site Visit: December 23, 2011 (8:30am to 10:35am)

Weather: Partly cloudy to sunny, Temperature: (50-55 Fahrenheit) °C, Humidity: Low% at 10:35 o'clock

Attendees:

SHUHAB (Owner)	Barbara Malpica
Dellwood Construction (General Contractor)	Laborers
644 Riverside Drive Tenant Association	Bill Landis

Employees at the site:

2 Persons 2 Laborers

Performance level:

(See photos)

Survey Areas: Units 1F the basement, front entrance, building exterior. I was unable to gain access to the following areas: 12F, 11F, 10F, 9F, 8F, 7F, 6F, 5F, 4F, 3F and 2F.

The contractor continues to work from the top unit to the bottom. However on this day the contractor was not working on any units within the building. Two (2) laborers were in unit 1F, however they were not conducting any work. Unfortunately, it appears that work has slowed significantly thereby extending my projected completion date.

Unit 1F: Electrical, framing, plumbing, wood flooring have all been installed. In addition the tub has been set and green board installed in the bathroom. The kitchen remains bare, without cabinets and flooring installed.

Area - Boiler Room (basement): It appears that the plumber has commenced work to rectify the severe lack of drainage in this area. Unlike other visits water was not pooling around the drain, however the drain pipe was full and the concrete and grate around the drain pipe had been removed. This indicates work to remedy the problem.

Fire escape debris: Previously viewed debris on fire escapes has been removed.

In consideration of the progression of work slowing, it is my estimate that the F line units should be available for punch list review by early to mid-February 2012. Thus the F-line units should be completed by late February 2012.

Inadequacies (general):

(See photos)

Contractor not conducting work: The day of my visit no one from Dellwood (General Contractor) was working in the building. This seemed to be somewhat of a surprise considering they had not notified Barbara Malpica (SHUHAB) that work would not be conducted that day. Both Barbara and Bill Landis called Vernon (Dellwood – site superintendent) unfortunately he did not answer his phone.

DAILY REPORT NO: 008

Site Visit: December 23, 2011 (8:30am to 10:35am)

Unit 1F Staging Area: This unit has been a staging area for debris and supplies for the current F line job. Upon survey this day windows and sheet rock were present in the unit. In addition two (2) laborers were moving items in the unit. During a second visit to the unit during the same day we found laborers taking drywall stored in the unit and placing them in a fan and taking the supplies off site. This is extremely concerning. Generally building supplies that are stored on the property have been paid for by that property's construction budget and by all means should not be used at other sites. This breaches the construction contract and is ethically egregious. If the contractor is storing items at the site for their other jobs SHUHAB needs to be informed at once. I illustrated this issue to Barbara Malpica and she informed me that she would question Dellwood concerning this issue immediately.

DAILY REPORT NO: 008

Site Visit: December 23, 2011 (8:30am to 10:35am)



Photo 1 of 4 – Performance Level – 1F living rm.



Photo 2 of 4 - Performance level – 1F bathroom



Photo 3 of 4 – Performance Level – 1F bedroom



Photo 4 of 4 – Performance Level – basement drain

DAILY REPORT NO: 008

Site Visit: December 23, 2011 (8:30am to 10:35am)



Photo 1 of 1 Inadequacies – dry wall being taken from building

DAILY REPORT NO: 009

Site Visit: January 6, 2012 (9:30am to 1:30pm)

Weather: Sunny, Temperature: (45-50 Fahrenheit) °C, Humidity: Low% at 1:15pm o'clock

Attendees:

SHUHAB (Owner)	Barbara Malpica
Dellwood Construction (General Contractor)	Laborers
644 Riverside Drive Tenant Association	Bill Landis

Employees at the site:

5 Persons 3 carpenters/2 laborers

Performance level:

(See photos)

Survey Areas: Units 5F, 4F, 9E, 6G, the basement, front entrance, building exterior. I was unable to gain access to the following areas: 12F, 11F, 10F, 9F, 8F, 7F, 6F, 3F, 2F and 1F.

A very limited amount of staff were present at the building. Three (3) carpenters were working in Unit 5F sanding the walls and another two were moving materials in the basement. The work continues to progress at a slower pace than work in November 2011. However gas lines had been installed adjacent to the trash chute and tile, sub floor, and tubs had been set in the unit I surveyed. The majority of my time was spent reviewing design documents and a walk thru of units 9E and the upcoming "G line" unit 6G.

Unit 5F: Electrical, framing, plumbing, wood flooring have all been installed. In the full bathroom the tub has been set and the tile installed. The tile has yet to be grouted and ceramic tile has yet to be applied to the floor. The kitchen remains bare, without cabinets and the flooring has yet to be installed.

Unit 4F: This unit is in the same state as unit 5F.

The major activity remaining for all units is the installation of the kitchen cabinets and plumbing finish. In addition painting, molding and floor finish needs completion.

Design Documents: In consideration with the design documents I reviewed the G line units were approved without a second means of egress. However the architectural drawings did not have the City examiners stamp, bar code or perforation. Although those items existed on the plumbing drawings I did not see them on the architectural drawings.

G line unit 6G: Bill Landis was able to garner access to this unit for us to survey. Several years ago there was a fire in this apartment and subsequently a significant amount of rehabilitation work was conducted. Therefore the ceiling, walls, electrical work, and wall moldings are far superior to the other units I've surveyed. In consideration of this more recent work a savings maybe gained should SHUHAB deem the aforementioned upgrades suitable.

It is my estimate that the F line units should be available for punch list review by early to mid-February 2012. Thus the F-line units should be completed by late February 2012.

DAILY REPORT NO: 009

Site Visit: January 6, 2012 (9:30am to 1:30pm)

Inadequacies (general):

(See photos)

Design Documents: The design of some of the G line units do not correctly reflect the current lay-out of the units. Barbara Malpica (SHUHAB) acknowledged this discrepancy. Unfortunately those units were modified without approval from the City of New York's building department.

According to the design documents the front entrance doors were to encompass decorative metal grates to mimic the original doors. This application has yet to be installed or was eliminated during value engineering.

New Window Installation: The contractor needs to insure that new windows are not being installed on old wood framing that has been compromised by water which has led to decay.

**** Apartment Use: Please note this building is for residential use. Any business use types contradictory to zoning and the certificate of occupancy's use are not permitted. This is not the developer's issue. If there are contradictory uses the property manager should be notified.**

**** Storage of Materials: Please note within report #8 I illustrated drywall being taken from the building to another site. SHUHAB is aware of this issue and notified the contractor. The contractor who is performing work on a UHAB project in close proximity stores a minimal amount of supplies at 640 Riverside. SHUHAB and the contractor have assured me that none of the materials for the other project were paid for by the subject project.**

DAILY REPORT NO: 009

Site Visit: January 6, 2012 (9:30am to 1:30pm)



Photo 1 of 3 – Performance Level – 5F bathroom



Photo 2 of 3 - Performance level – 4F bathroom

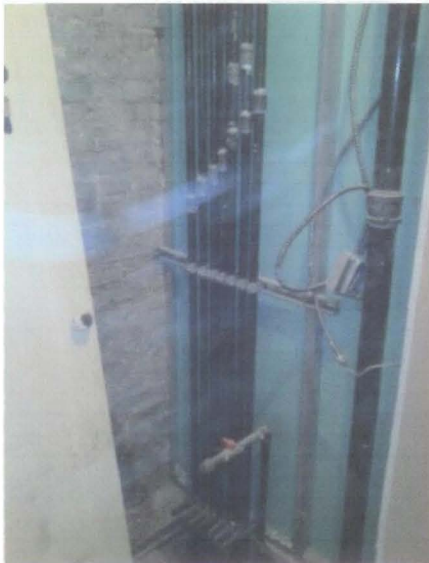


Photo 3 of 3 – Performance Level – 5F new gas lines

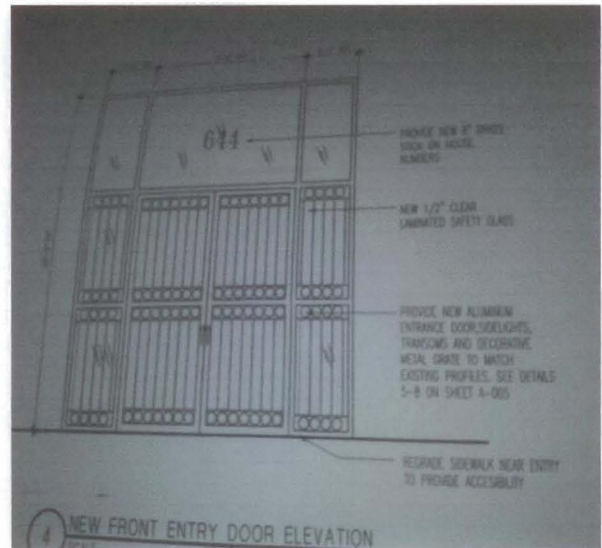


Photo 1 of 2 – Inadequacies – Plans Front Entrance

DAILY REPORT NO: 009

Site Visit: January 6, 2012 (9:30am to 1:30pm)



Photo 2 of 2 Inadequacies – dry wall being taken from building