



TRAVAUX

PROJECT UPDATES

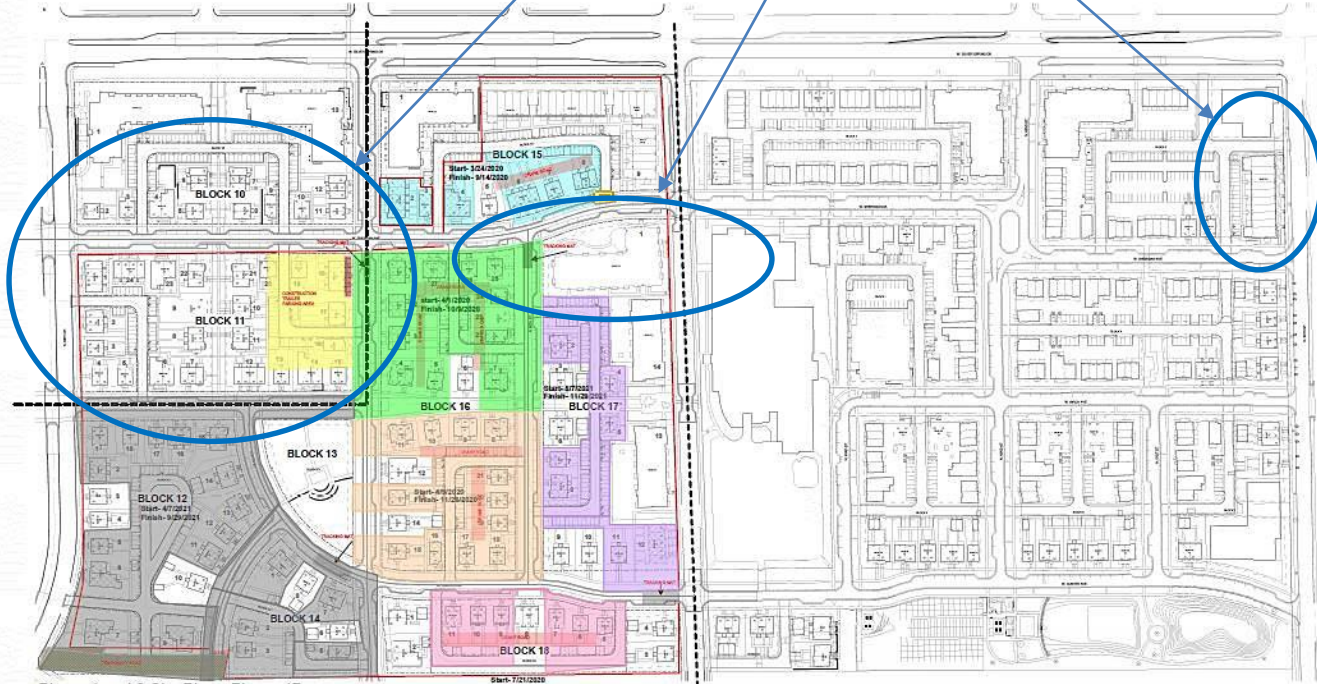
- *WESTLAWN GARDENS PHASE 2*
 - *Bldgs. 3-1 (Maple) & 3-4 (Hickory)*
 - *Phase 4A Townhomes*
 - *Horizontal Utilities*
- *CARVER PARK*
- *VARIOUS HACM FACILITIES*
- *FUTURE DEVELOPMENT (2024)*

DECEMBER 14, 2023

WESTLAWN GARDENS 2

SCHEDULE BY AREA

BLOCKS 10 & 11
BLDGS. 3.1 & 3.4
OCCUPANCY: APPROX. FEB. 2024
TOTAL PERSONNEL ON SITE: 20



Phase 1 and 2 Site Plan - Phase 4B

| PHASE 4B | | | | | | | | | | | | | | |
|----------|----------|-----------|-------|------------|------------|----------|----------|----------|-------|----------|-----------|----------|------------|------------|
| Block | Building | Structure | Area | Start Date | Completion | Start | End | Priority | Notes | Building | Structure | Area | Start Date | Completion |
| 10 | 10-1 | 10-1 | 10-1 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-1 | 10-1 | 10-1 | 12/15/23 | 01/15/24 | |
| | 10-2 | 10-2 | 10-2 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-2 | 10-2 | 10-2 | 12/15/23 | 01/15/24 | |
| | 10-3 | 10-3 | 10-3 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-3 | 10-3 | 10-3 | 12/15/23 | 01/15/24 | |
| | 10-4 | 10-4 | 10-4 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-4 | 10-4 | 10-4 | 12/15/23 | 01/15/24 | |
| | 10-5 | 10-5 | 10-5 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-5 | 10-5 | 10-5 | 12/15/23 | 01/15/24 | |
| | 10-6 | 10-6 | 10-6 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-6 | 10-6 | 10-6 | 12/15/23 | 01/15/24 | |
| | 10-7 | 10-7 | 10-7 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-7 | 10-7 | 10-7 | 12/15/23 | 01/15/24 | |
| | 10-8 | 10-8 | 10-8 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-8 | 10-8 | 10-8 | 12/15/23 | 01/15/24 | |
| | 10-9 | 10-9 | 10-9 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-9 | 10-9 | 10-9 | 12/15/23 | 01/15/24 | |
| | 10-10 | 10-10 | 10-10 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 10-10 | 10-10 | 10-10 | 12/15/23 | 01/15/24 | |
| 11 | 11-1 | 11-1 | 11-1 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-1 | 11-1 | 11-1 | 12/15/23 | 01/15/24 | |
| | 11-2 | 11-2 | 11-2 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-2 | 11-2 | 11-2 | 12/15/23 | 01/15/24 | |
| | 11-3 | 11-3 | 11-3 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-3 | 11-3 | 11-3 | 12/15/23 | 01/15/24 | |
| | 11-4 | 11-4 | 11-4 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-4 | 11-4 | 11-4 | 12/15/23 | 01/15/24 | |
| | 11-5 | 11-5 | 11-5 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-5 | 11-5 | 11-5 | 12/15/23 | 01/15/24 | |
| | 11-6 | 11-6 | 11-6 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-6 | 11-6 | 11-6 | 12/15/23 | 01/15/24 | |
| | 11-7 | 11-7 | 11-7 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-7 | 11-7 | 11-7 | 12/15/23 | 01/15/24 | |
| | 11-8 | 11-8 | 11-8 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-8 | 11-8 | 11-8 | 12/15/23 | 01/15/24 | |
| | 11-9 | 11-9 | 11-9 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-9 | 11-9 | 11-9 | 12/15/23 | 01/15/24 | |
| | 11-10 | 11-10 | 11-10 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 11-10 | 11-10 | 11-10 | 12/15/23 | 01/15/24 | |

| PHASE 4B | | | | | | | | | | | | | | |
|----------|----------|-----------|-------|------------|------------|----------|----------|----------|-------|----------|-----------|----------|------------|------------|
| Block | Building | Structure | Area | Start Date | Completion | Start | End | Priority | Notes | Building | Structure | Area | Start Date | Completion |
| 12 | 12-1 | 12-1 | 12-1 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-1 | 12-1 | 12-1 | 12/15/23 | 01/15/24 | |
| | 12-2 | 12-2 | 12-2 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-2 | 12-2 | 12-2 | 12/15/23 | 01/15/24 | |
| | 12-3 | 12-3 | 12-3 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-3 | 12-3 | 12-3 | 12/15/23 | 01/15/24 | |
| | 12-4 | 12-4 | 12-4 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-4 | 12-4 | 12-4 | 12/15/23 | 01/15/24 | |
| | 12-5 | 12-5 | 12-5 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-5 | 12-5 | 12-5 | 12/15/23 | 01/15/24 | |
| | 12-6 | 12-6 | 12-6 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-6 | 12-6 | 12-6 | 12/15/23 | 01/15/24 | |
| | 12-7 | 12-7 | 12-7 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-7 | 12-7 | 12-7 | 12/15/23 | 01/15/24 | |
| | 12-8 | 12-8 | 12-8 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-8 | 12-8 | 12-8 | 12/15/23 | 01/15/24 | |
| | 12-9 | 12-9 | 12-9 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-9 | 12-9 | 12-9 | 12/15/23 | 01/15/24 | |
| | 12-10 | 12-10 | 12-10 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 12-10 | 12-10 | 12-10 | 12/15/23 | 01/15/24 | |

| PHASE 4B | | | | | | | | | | | | | | |
|----------|----------|-----------|-------|------------|------------|----------|----------|----------|-------|----------|-----------|----------|------------|------------|
| Block | Building | Structure | Area | Start Date | Completion | Start | End | Priority | Notes | Building | Structure | Area | Start Date | Completion |
| 13 | 13-1 | 13-1 | 13-1 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-1 | 13-1 | 13-1 | 12/15/23 | 01/15/24 | |
| | 13-2 | 13-2 | 13-2 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-2 | 13-2 | 13-2 | 12/15/23 | 01/15/24 | |
| | 13-3 | 13-3 | 13-3 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-3 | 13-3 | 13-3 | 12/15/23 | 01/15/24 | |
| | 13-4 | 13-4 | 13-4 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-4 | 13-4 | 13-4 | 12/15/23 | 01/15/24 | |
| | 13-5 | 13-5 | 13-5 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-5 | 13-5 | 13-5 | 12/15/23 | 01/15/24 | |
| | 13-6 | 13-6 | 13-6 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-6 | 13-6 | 13-6 | 12/15/23 | 01/15/24 | |
| | 13-7 | 13-7 | 13-7 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-7 | 13-7 | 13-7 | 12/15/23 | 01/15/24 | |
| | 13-8 | 13-8 | 13-8 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-8 | 13-8 | 13-8 | 12/15/23 | 01/15/24 | |
| | 13-9 | 13-9 | 13-9 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-9 | 13-9 | 13-9 | 12/15/23 | 01/15/24 | |
| | 13-10 | 13-10 | 13-10 | 12/15/23 | 01/15/24 | 01/15/24 | 01/15/24 | 1 | 13-10 | 13-10 | 13-10 | 12/15/23 | 01/15/24 | |

| REVISED | DATE | BY | REASON | APPROVED | DATE |
|---------|----------|----|---------------|----------|----------|
| 1.0 | 12/15/23 | JG | ISSUE FOR BID | JG | 12/15/23 |
| 1.1 | 01/15/24 | JG | REVISED | JG | 01/15/24 |
| 1.2 | 01/15/24 | JG | REVISED | JG | 01/15/24 |
| 1.3 | 01/15/24 | JG | REVISED | JG | 01/15/24 |
| 1.4 | 01/15/24 | JG | REVISED | JG | 01/15/24 |
| 1.5 | 01/15/24 | JG | REVISED | JG | 01/15/24 |

Westlawn Gardens

1106 W. Cedar Ave.
 Westlawn, MD 20783

Client: Housing Authority of the City of Westlawn
 410.221.2025

Architect: Torti Gallias and Partners, Inc.
 300 Spring Street
 Clear Spring, MD 20611
 410.221.4100
 www.tortigallias.com

Local Architect: Quisenberry Architects
 410.221.2000

Local Architect: Quisenberry Architects
 410.221.2000

Structural Engineer: R.A. Smith
 203.917.3279

Mechanical Engineer: R.A. Smith
 203.917.3279

MEP Engineer: R.A. Smith
 203.917.3279

Civil Engineer: R.A. Smith
 203.917.3279

Landscape Architect: R.A. Smith
 203.917.3279

Issue: _____ Date: _____

Revisions: _____

PHASE 4B, ISSUED FOR BID - 12/23/2019

Phase 4B, Building Location Plan

Date: 12/15/23

Prepared in Charge: JG

Project Architect: JG

Approved: JG

Client: MR, SC, AC, AE

Scale: 1/4"=1'-0"

Drawing No: G003_4B

TORTI GALLIAS AND PARTNERS, INC.

WESTLAWN GARDENS 2

BUILDING 3.1 (MAPLE)

NARRATIVE SUMMARY



- We have occupied Buildings 3.1 and 3.4, with a turnover date of September 15, 2023.
- Both buildings are now occupied with residents.

WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE)

EXTERIOR - ENTRANCE

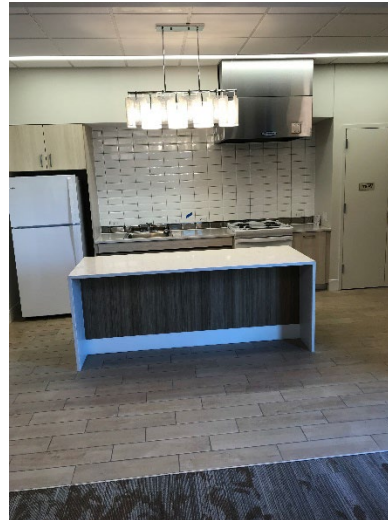


WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE)

EXTERIOR - SOUTHSIDE



WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE) CLUB ROOM & SERVERY





WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE) FINISHED SPACES



Common Hallway
w/ Art

Elevators



Fitness Room

Lounge



WESTLAWN GARDENS 2 – BLDG 3.1 (MAPLE)

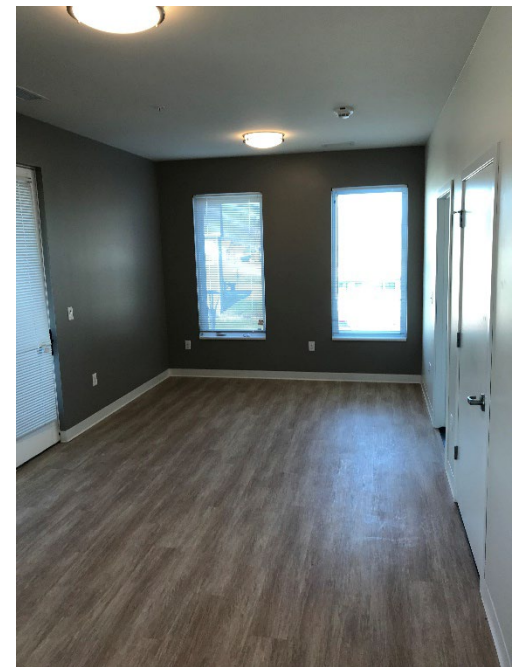
SECOND FLOOR FINISHED SPACES



Common Hallway



Unit Kitchen



Finished Unit

WESTLAWN GARDENS BUILDING 3.4 (HICKORY)



South Entry



East Side Exterior



WESTLAWN GARDENS

BUILDING 3.4 (HICKORY)



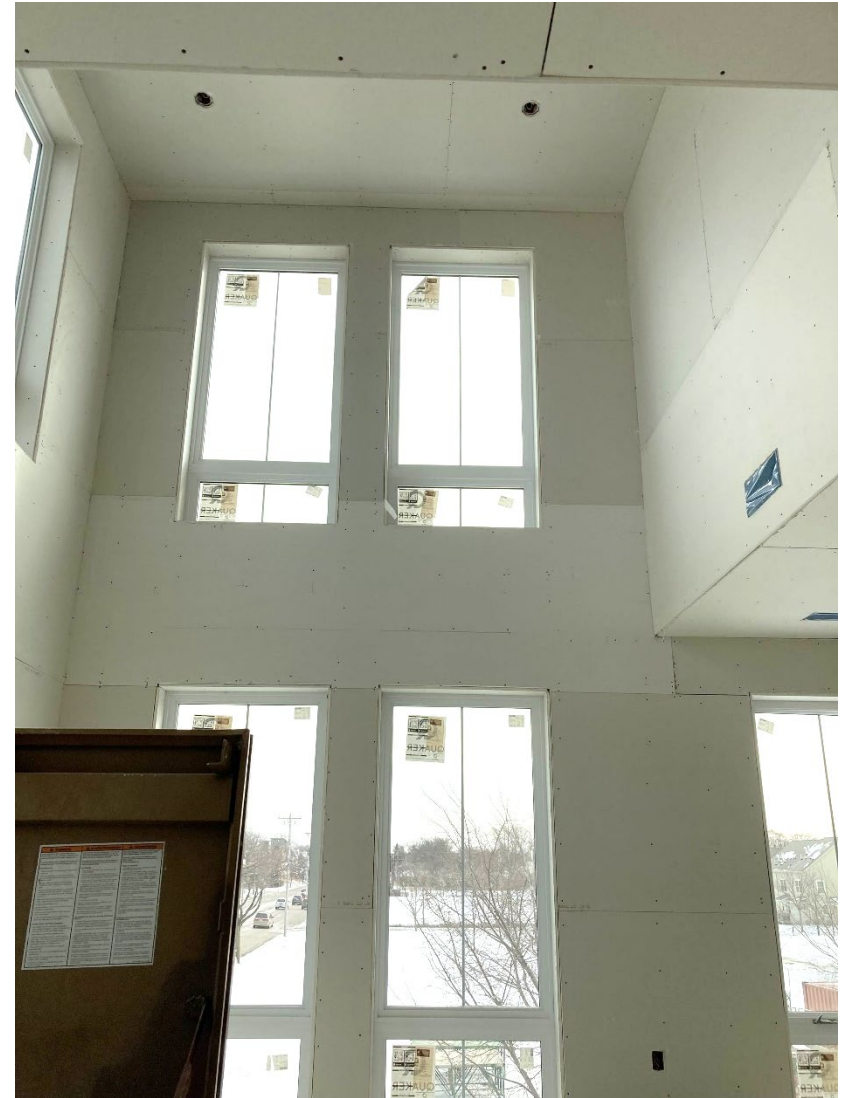
Unit Kitchen



2nd Floor Hallway



WESTLAWN GARDENS BUILDING 3.4 (HICKORY) UNIT IN PROGRESS





WESTLAWN GARDENS 2

PHASE 4A TOWNHOMES

NARRATIVE SUMMARY

- Townhomes are being turned over in groups. We are currently working on finishes in buildings in Block 11; 41 of 57 units have been turned over in Block 11.
- The completion of Block 11 is scheduled for December 28, 2023.
- Block 10 units are work-in-progress with finish carpentry and will be 100% complete in mid February.

WESTLAWN GARDENS 2 – PHASE 4A

EXTERIOR OF TOWNHOMES



Trees of 65th Street (upper left)

Trees of Sheridan Avenue (lower left)

Sidewalk of 64th Street (upper right)

WESTLAWN GARDENS 2 – PHASE 4A

EXTERIOR OF TOWNHOMES



Sidewalk on Frontage Road
(upper left)



Sidewalk on 64th Street
(right)

WESTLAWN GARDENS 2 – PHASE 4A

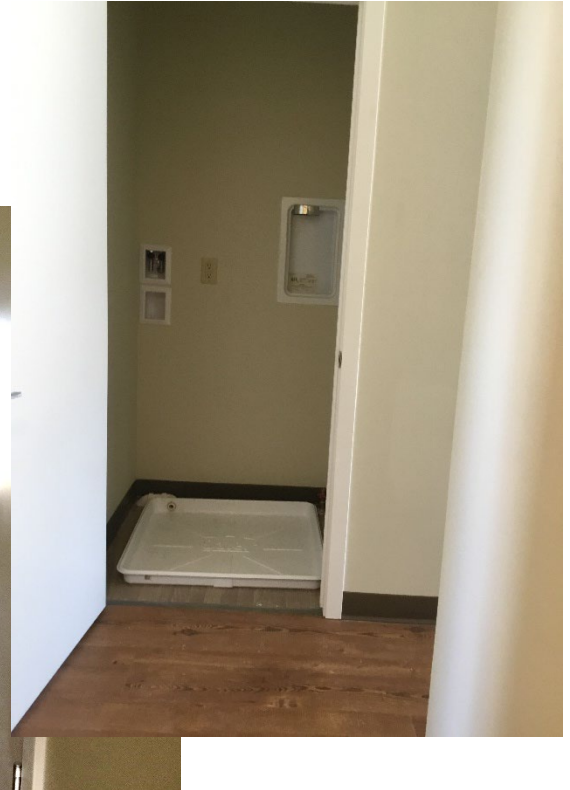
INTERIOR OF TOWNHOMES



2ND FLOOR BATHROOM



BEDROOM

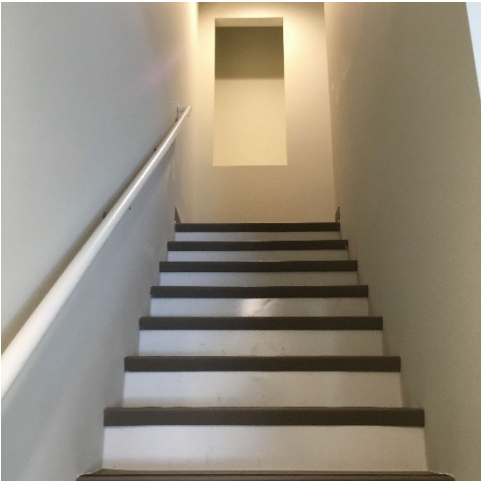


LAUNDRY



WESTLAWN GARDENS 2 – PHASE 4A

INTERIOR OF TOWNHOMES



Mechanical Room (1st Floor)
(upper left)

Bedroom (lower left)

Common Stairs (upper right)

HORIZONTAL UTILITES

NARRATIVE



- The Horizontal Utilities at Westlawn are 100% complete.
- 500 trees were planted this fall around the west side of Westlawn Gardens.
- All street lighting is 100% complete on both east and west sides of Westlawn.

MISCELLANEOUS COMPLETED PROJECTS



- Locust Court Storefront and Roofing Replacement
- Locust Court Site Lighting Replacement
- Highland Gardens ADA Door Operators and Entry Door Replacement
- Becher Court Bi-Directional Amplifier System Installation
- Underground Conduit at 60th & Silver Spring

CARVER PARK

WORK IN PROGRESS



CARVER PARK WORK IN PROGRESS



CARVER PARK WORK IN PROGRESS



VARIOUS HACM FACILITIES

CELLULAR UPGRADES AND MAINTENANCE



BECHER COURT & HOLTON TERRACE

NEW CELL SITES



COMMUNITY SERVICES BUILDING GREEN ROOF & IRRIGATION MAINTENANCE



VARIOUS SITES



A: Manage Marking Private Utilities & Repairs

B: New 1st Floor Roof at Riverview



GENERAL SERVICES PROVIDED TO HACM PREPARE PLANS FOR SITE REPAIRS AND UPGRADES



SCATTERED SITES

FOUNDATION REPAIRS



SCATTERED SITES

REPAIRS NEEDED: FAILED BACKYARD WALKWAY
AND REPAIRS COMPLETED



BEFORE

AFTER



SITE SUPPORT DAMAGE REPAIRS



FUTURE DEVELOPMENT (2024)

HIGHLAND GARDENS

RENOVATION & ELEVATOR ADDITION



FUTURE DEVELOPMENT (2024)

HIGHLAND GARDENS

SCOPE OF WORK



- **Elevator Addition on Each Tower**
- **Units**
 - Flooring
 - Paint
 - Window replacement
 - Bathroom fan replacement
 - T-stat replacement
 - Lighting replacement
- **Common Areas**
 - Flooring
 - Paint
 - Lighting
- **Mechanical Upgrades**
- **Roofing**
- **Front Entry Paver Rework**

Thank You!

