



TRAVAUX

PROJECT UPDATES

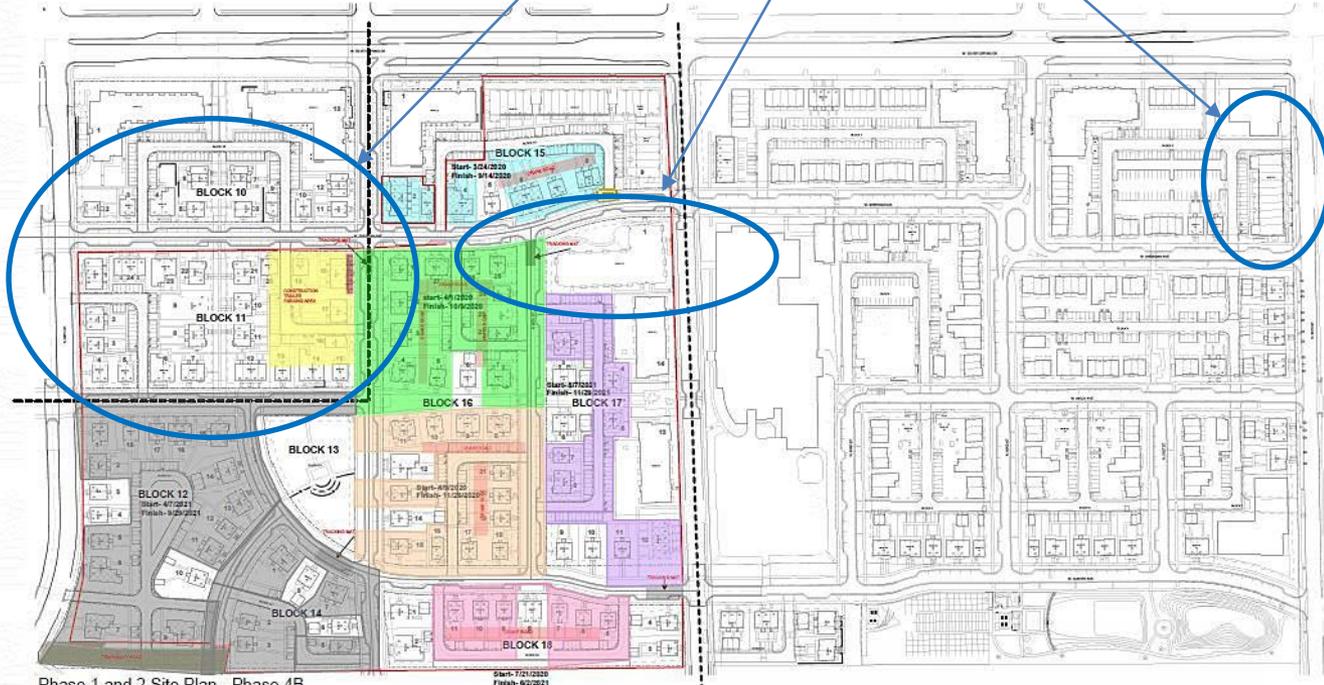
- *WESTLAWN GARDENS PHASE 2*
 - *Buildings 3-1 & 3-4*
 - *Phase 4A Townhomes*
 - *City Underground Conduit (CUC)*
 - *Horizontal Utilities*
- *CARVER PARK*

APRIL 13, 2023

WESTLAWN GARDENS 2

SCHEDULE BY AREA

BLOCKS 10 & 11
BLDGS. 3.1 & 3.4
OCCUPANCY: APPROX. AUG. 2023
TOTAL PERSONNEL ON SITE: 65+



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	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101	10-101

PHASE 4B														
Block	Building	Structure	Area	Start Date	Completion	Start	End	Priority	Notes	Building	Structure	Area	Start Date	Completion
11	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101	11-101

PHASE 4B														
Block	Building	Structure	Area	Start Date	Completion	Start	End	Priority	Notes	Building	Structure	Area	Start Date	Completion
12	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101	12-101

REVISED	DATE	BY	REASON	APPROVED	DATE	BY	REASON
1.0	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.1	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.2	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.3	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.4	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.5	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.6	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.7	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.8	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.9	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID
1.10	10/10/2019	JG	ISSUE FOR BID	JG	10/10/2019	JG	ISSUE FOR BID

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
 410.221.2025

Local Architect: Quisenberry Architects
 410.221.2025

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: 12/23/19
 Project in Charge: JG

Prepared: JG
 Approved: JG
 Date: 12/23/19
 Scale: 1/4"=1'-0"

Drawing No: G003_4B

TORTI GALLIAS AND PARTNERS, INC.

WESTLAWN GARDENS 2

BUILDING 3.1

NARRATIVE SUMMARY



- We have updated the schedule for Building 3.1 and have an estimated turnover date of August 1st, 2023.
- Cabinets and Flooring are currently in progress on the 3rd Floor. These units have drywalls, and painting is also in progress in both the units, and the hallways.
- Gypcrete is complete on the 2nd Floor and Cabinets are going to start to come over so installation can begin.
- Flooring will begin in 2-3 weeks while the first coat of painting will be complete by next week.
- Insulation is finishing up today on the first floor units with drywall set to begin next week.
- The majority of the exterior of the building is complete with the installation balconies and completion of main canopy still remaining.

WESTLAWN GARDENS 2 – BLDG 3.1

EXTERIOR



WESTLAWN GARDENS 2 – BLDG 3.1

3RD FLOOR



WESTLAWN GARDENS 2 – BLDG 3.1

2ND FLOOR



WESTLAWN GARDENS 2 – BLDG 3.1

1st FLOOR



WESTLAWN GARDENS 2

BUILDING 3.4

NARRATIVE SUMMARY



- Building 3.4 is moving along with an estimated completion date of July 1, 2023.
- The exterior façade (panels, siding, and masonry) is currently being installed and will be complete by the beginning of May.
- The 2nd and 3rd floor units are drywalled, taped, and painting operations are starting.
- Flooring and fixture installation will follow the painting activities.
- The MEP work is finishing up in the 1st floor units and the insulation is being installed.
- Drywall has started and will finish up as soon as all of the insulation is complete.

WESTLAWN GARDENS 2 – BLDG 3.4

WORK IN PROGRESS



- Siding/Panels on West Side
- Southwest Corner Building Entry



WESTLAWN GARDENS 2 – BLDG 3.4

WORK IN PROGRESS



- 2nd Floor Hallway



- 2nd Floor Unit Main Level



WESTLAWN GARDENS 2 – BLDG 3.4

WORK IN PROGRESS



- Upper Floor of 2nd Floor Units
- 1st Floor Corner Unit





WESTLAWN GARDENS 2

PHASE 4A TOWNHOMES

NARRATIVE SUMMARY

- Buildings 2/4/5 are still tracking to be turned over in April. We are currently working on finishes in these buildings.
- The remainder of Block 11 should be all framed out by the first week of April and followed up by roofing.
- Mechanical rough-ins are roughly 65% complete on Block 11.
- Slab-on grade is in progress for Block 10 with the framing beginning this week on the first home (Bldg. 2).

WESTLAWN GARDENS 2 – PHASE 4A

BUILDINGS 2/4/5



WESTLAWN GARDENS 2 – PHASE 4A

BLOCK 11 FRAMING



WESTLAWN GARDENS 2 – PHASE 4A

BLOCK 10



60th & SILVER SPRING

City Underground Conduit (CUC) Work



- The 60th & Silver Spring CUC work commenced on 3/16/23.
- The operations started to the east of Building 3.4 and are working north to the Silver Spring intersection in efforts to complete the work servicing Building 3.4 first.
- They will then work their way south to Custer continuing to excavate, install the conduit, encase the conduit in concrete and backfill.
- The final activities will be to pour a new concrete sidewalk and repair any damaged landscaping.

60th & SILVER SPRING

City Underground Conduit (CUC) Work



- Excavation Operations



- Completed Pipe Installation



60th & SILVER SPRING

City Underground Conduit (CUC) Work



- Excavation Waiting for Conduit Installation



WESTLAWN GARDENS 2

HORIZONTAL UTILITIES

NARRATIVE SUMMARY



- The Horizontal Utilities at Westlawn are ongoing.
- There is work on 68th & Silver Spring, 65th & Silver Spring, 64th & Silver Spring, as well as multiple locations on the east side of Westlawn.
- This work will resume as soon as the weather breaks and allows us to get going again.
- There is also the street lighting on 64th street that is approaching completion.

CARVER PARK

NARRATIVE SUMMARY



- Onsite work started August 16, 2022 following relocation of the first resident.
- To date, 68 units have been completed. 11 units are in some stage of demo/construction.
- Spring/Summer work includes roof maintenance, sidewalk repairs, landscaping repairs, site signage, and ADA parking area painting and signage.

CARVER PARK WORK IN PROGRESS



CARVER PARK WORK IN PROGRESS



CARVER PARK

WORK IN PROGRESS



