

A real estate company with a social mission.



A	WESTLAWN GARDENS PHASE 2 - Horizontal Utilities (Phase 4·1) - Phase 4B Townhomes (Parts 1 & 2) - Buildings 3·2 & 3·3
	HOLTON TERRACE
	MERRILL PARK
	BECHER COURT
	HACM - VARIOUS SITES

April 15, 2021

WESTLAWN GARDENS 2 SCHEDULE BY AREA



GARDENS

WESTLAWN



BLOCK 16 NORTH AND BLOCK 15

OCCUPANCY: FEBRUARY 2021

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Approved

Jan No. 15371.02 4B,

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WESTLAWN GARDENS 2 HORIZONTAL UTILITIES (PHASE 4.1) NARRATIVE SUMMARY



Phase 4.1 Horizontal Utilities consists of the installation of storm, water and sewer mains and the lateral for blocks 12 and 14. Blocks 12 and 14 are located in the NW quadrant of the development and boarders 66th Street, Birch and 68th Street. This work is approximately 90% complete with the road system. This area will receive approximately 27 townhomes starting in March of 2021.

WESTLAWN GARDENS 2 PHASE 4B TOWNHOMES PART 1 SUMMARY



We broke ground on this project in early July 2020 and started setting the first building (Block 16 North/Bldg. 27) on July 28th, 2020 and we set 31 townhomes by October 30, 2020.

Townhomes located on Block 16 North has been turned over to HACM on March 1, 2021. There are 11 townhomes and 27 apartments now being leased.

Townhomes located on Block 15 will be turned over on April 30, 2021. This will consist of 6 townhomes and another 17 apartments. These apartments all now have occupancy.

Townhomes located on Block 16 South will be turned over May 1, 2021. This will consist of 10 townhomes and another 21 apartments.

WESTLAWN GARDENS 2 PHASE 4B TOWNHOMES OVERALL SITE ADDRESSING PLAN









Site Overview





Finished Homes





Interior Cabinets







Block 16 N Occupied Buildings





Block 12 sewer & water to homes



Block 14 sewer & water



WESTLAWN GARDENS 2 PHASE 4B TOWNHOMES PART 2 SUMMARY



Townhomes in Block 14 and 12 have started with excavation of footings. This includes 6 townhomes and 11 apartments in Block 14. Also included are 12 townhomes and 29 apartments in Block 12.

This work is scheduled to be complete by the end of 2021. Homes in Block 17 and 18 will be constructed in the same period. This includes 6 townhomes in block 18 and 4 townhomes in block 17.





Excavation and Footing installation of Part 2 Westlawn 4B Townhomes



WESTLAWN GARDENS 2 BLDGS. 3.2 AND 3.3 NARRATIVE SUMMARY



Contractor has broken ground on two (2) 30,000 SF buildings.

Work being performed is underground utilities, concrete, excavation, an plumbing rough in.

Contractor remains on schedule

WESTLAWN GARDENS 2 – 3.2 & 3.3 PHOTOS OF EXISTING AREA





HOLTON TERRACE 2825 N HOLTON ST NARRATIVE SUMMARY



The elevator modernization work began at the beginning of the year and we are almost ready to turn over the freight elevator for use. The elevator team will then move over to start the modernization of the second elevator. This work is scheduled to finish up in July.

The landscaping work has been awarded and will begin the end of this month.

We have added scope to the project and are installing additional improvements in the following locations: SET Ministries, Community Room, First Floor Flooring, and Office. This work will begin at the end of the month and finish by July.

HOLTON TERRACE PHOTOS OF EXISTING AREA



Monument Sign







Completed Standard









Completed Standard









Completed ADA









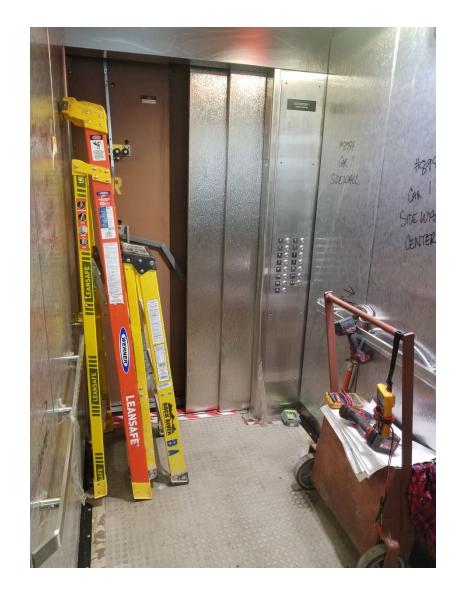
Completed ADA





Holton Elevator Cab





Holton Elevator Equipment





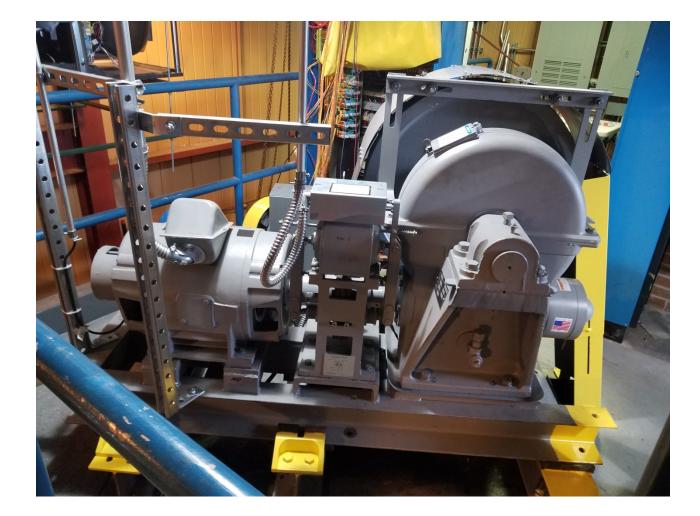
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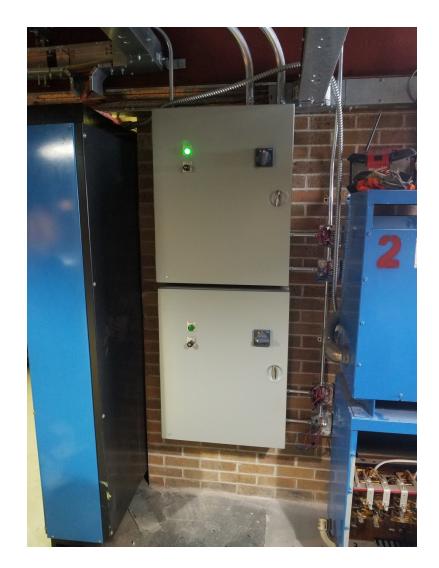
Holton Elevator Equipment





Holton Elevator Panels





MERRILL PARK 222 N 33RD ST NARRATIVE SUMMARY



We are currently finishing up the standard units on the 7th floor this week. The residents will be moving into them next week. After the moves the construction team will get started on renovations on the 6th floor. The ADA units are ongoing.

We have punched the 9th floor units and are just waiting for the range hoods and closet shelving (delayed delivery) to be able to turn them over for occupancy.

The work on the first floor has started. We are almost complete with the installation of the storefront and the security installation has begun. We are also abated on the first phase of the first floor renovation work and the air handler work is going to start next week.

We still have two items to bid out on the project which are the landscaping and the exterior façade work that will be bid as soon as we have a scope of work.

Merrill ADA Bathroom





Merrill ADA Kitchen





Merrill ADA Bedroom Closet





Merrill Standard Kitchen





Merrill Standard Living Room





Merrill Standard Bedroom





Merrill Hallway





Merrill Storefront





BECHER COURT 1802 W BECHER ST NARRATIVE SUMMARY



Becher Court construction began September 8th, 2020 and we are scheduled to be completed in December 2021.

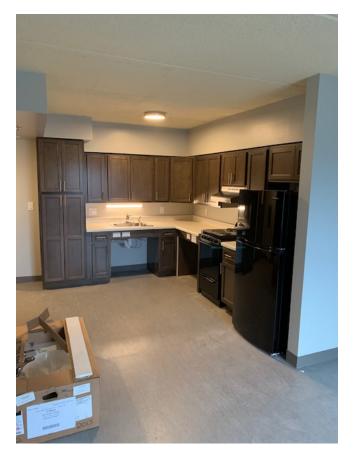
We finished the renovations in the 6th floor standard units in January and we are nearing completion of the 5th floor standard units. We will then proceed to the 4th floor standard units. The 6th and 5th floor ADA units are nearing completion and are scheduled for occupancy the week of April 19th. The remaining ADA units on the 4th, 3rd, 2nd and 1st floors are at various stages of construction and are scheduled to be completed by the end of May.

Both of the elevator cars are rebuilt and we are in the process of installing the new electrical components to service these new elevators. This work is scheduled to be completed within the next 30 days.

We came in slightly under budget during the buyout of this project, but we still need to bid out the exterior facade work, which we hope to be able to solicit bids within the next 30 days.

BECHER COURT PHOTOS OF 5TH & 6TH FLOOR ADA UNITS







BECHER COURT PHOTOS 5TH FLOOR STANDARD UNITS









BECHER COURT PHOTOS - MISCELLANEOUS





2nd (drywall), 3rd (painted - waiting for cabinets), and 4th (cabinets installed waiting for flooring and countertops) ADA units.





BECHER COURT PHOTOS OF EXISTING AREA



Roof



BECHER COURT PHOTOS OF EXISTING AREA



Water Heaters



Standard Bathroom





