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MORAN CONSULTANTS

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Construction Progress Report

260097-01

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National Presence • Local Knowledge

DISTRIBUTION PAGE

TO:

[redacted]

Additional individuals of the engaged/co-engaged party to be included on the report distribution:
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Reliant Parties:
None.

Non-Reliant Parties:
None.

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Report Prepared By:

[redacted]

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PROJECT INFORMATION

Project Name: [redacted]
Project Address: [redacted]
Finance Type: Low Income Housing Tax Credit

Project Type:	Multi-Family	***Construction Type:***	Renovation
Number of Buildings:	21	***Number of Levels:***	2
Total Building Area (GSF):	300,153	***Total Land Area (Acres):***	21.73
Number of Units:	250	***Parking Spaces:***	601
Standard Units:	230	***Standard Spaces:***	562
Accessible Units:	13	***ADA Spaces:***	33
AV Impaired Units:	7	***Van ADA Spaces:***	6

Project Description:

This is a level one renovation of twenty apartment buildings, the clubhouse, mailroom, and extensive site work. The site work includes ADA path of travel, playground structure, detention pond and pool area.

Contract Type:	Owner Generated-	***Original Contract Sum:***	$22,202,179.36
Cost Per GSF:	$73.97	***Change Order Total:***	$0.00
Cost Per Unit:	$88,808.72	***Revised Contract Sum:***	$22,202,179.36

Liquidated Damages:

Included in the MSA. Not provided for our review.

Bond Requirements:

Included in the MSA. Not provided for our review.

Retainage Terms and Exclusions:

10% Retainage Held until final payment. Bonds and Insurance.

Payment Terms:

Included in the MSA. Not provided for our review.

PROJECT DIRECTORY

Role	Contact
Owner	[redacted]
Contractor	[redacted]
Professional of Record	[redacted]
Project Manager	[redacted]
Superintendent	[redacted]

REPORT SUMMARY

Site Inspection

QA/QC Risk: Low

Inspection Date: [redacted]

Progress This Period:

Notice to proceed was provided on [redacted] Mobilization is in progress.

Schedule

Time Risk: Low

Current Contract Completion Date: [redacted]

Currently Scheduled Completion Date:

[redacted]

MC Anticipated Substantial Completion Date:

Based on the work completed to date and the remaining scopes of work our anticipated Substantial Completion date is [redacted]

MC Anticipated Final Completion Date:

Based on the work completed to date and the remaining scopes of work our anticipated Final Completion date is [redacted]

Cost Review

Cost Risk: Low

Change Order Total Previously Approved:	$0.00
Change Order Total Approved This Period:	$0.00
Pending Change Order Total:	$0.00
Remaining Owner Hard Cost Contingency:	$2,202,179.00

Payment Request(s)

MC Approved Amount:	$0.00
Estimated Percent Complete:	0%

Risk Assessment

Cost Risk Summary:

Construction has not started. Project closed on [redacted].

Supply Chain Risk & Potential Impact of Tariffs:

Material procurement is in progress. Due to global tariffs and supply chains, we will keep our supply risk at moderate until all material is procured.

SITE INSPECTION PICTURES

Inspection Date: [redacted]
Weather Conditions: Not defined
Temperature: Not defined°

SITE OBSERVATIONS

Inspection Date: [redacted]
Weather Conditions: Not defined
Temperature: Not defined°
Estimated # Of Workers Onsite: Not defined
Manpower: Not defined

Present During Our Inspection:

Not defined

Site Conditions:

Mobilization is in progress. Unit production starts on [redacted]

Progress This Period:

Notice to proceed was provided on [redacted] Mobilization is in progress.

Site Observations:

Scope	Status	Comments
Mobilization	In Progress	This project closed on [redacted] and the Notice to proceed was provided on [redacted]. Mobilization is in progress and no active construction has started to date.
Demolition	Not Started	Unit production starts on [redacted]
Unit Interior Paint	Not Started	Unit production starts on [redacted]
Cabinets / Millwork	Not Started	Unit production starts on [redacted]
Flooring	Not Started	Unit production starts on [redacted]
Countertops	Not Started	Unit production starts on [redacted]
Plumbing Fixtures	Not Started	Unit production starts on [redacted].
Electrical Fixtures	Not Started	Unit production starts on [redacted]
Interior Doors	Not Started	Unit production starts on [redacted]
Appliances	Not Started	Unit production starts on [redacted].
Final Clean	Not Started	Unit production starts on [redacted]

STORED MATERIALS

Supply Chain Risk & Potential Impact of Tariffs:

Moderate - Material procurement is in progress. Due to global tariffs and supply chains, we will keep our supply risk at moderate until all material is procured.

Site Secure For Storage:

Construction has not started. Project closed on [redacted]

Secured Storage Onsite:

Construction has not started. Project closed on [redacted]

Material Observed Onsite:

Construction has not started. Project closed on [redacted]

Pictures

Offsite Material Inspection Required:

No

Offsite Stored Material and Deposits Log:

Stored Material Comments:

No material will be stored off-site for this project.

SCHEDULE

Notice To Proceed Provided: Yes
Notice To Proceed Start Date: [redacted]
Commencement Date: [redacted]
Updated Schedule Provided This Period: Yes
Date of Latest Schedule: [redacted]

Progress This Period:

Notice to proceed was provided on [redacted] Mobilization is in progress.

Documented Delays:

To date, there have been no documented delays.

Anticipated / Outstanding Delays:

Per our conversations with the Project Team, there are no Anticipated / Outstanding Delays.

Documented Weather Days:

Although inclement weather has been incurred, no weather delays have been requested.

Current Contract Completion Date:

[redacted]

Currently Scheduled Completion Date:

[redacted]

Schedule Risk Level: Low

MC Anticipated Completion Date:

Based on the work completed to date and the remaining scopes of work our anticipated Substantial Completion date is [redacted]

MC Anticipated Final Completion Date:

Based on the work completed to date and the remaining scopes of work our anticipated Final Completion date is [redacted]

Schedule Milestones:

Schedule Activity	Originally Scheduled Completion Date	Currently Scheduled Completion Date	MC Anticipated Completion	Schedule Activity Status	Comments
Mobilization	[redacted]			On Schedule	None
Unit Production Sequence 1				On Schedule	None
Unit Production Sequence 2				To Be Determined	None
Unit Production Sequence 3				To Be Determined	None

Schedule Activity	Originally Scheduled Completion Date	Currently Scheduled Completion Date	MC Anticipated Completion	Schedule Activity Status	Comments
Unit Production Sequence 4	[redacted]			To Be Determined	None
Dog Park				To Be Determined	None
Site Improvements				To Be Determined	None
Exteriors and Commons				To Be Determined	None
Substantial Completion				To Be Determined	None
Final Completion				To Be Determined	None

COST REVIEW

Change Orders Approved This Period:	0
Pending Change Order Log Provided:	Discussed

Change Order Total Previously Approved:	$0.00
Change Order Total Approved This Period:	$0.00
Change Order Total:	$0.00
Revised Contract Sum:	$22,202,179.36
Pending Change Order Total:	$0.00
Days Approved Previously:	0
Days Approved This Period:	0
Days Approved Total:	0
Days Pending Approval:	0

Change Order Review:

Change Order Review General Comments:

Construction has not started. Project closed on [redacted]

Owner Hard Cost Contingency (Pre-Closing):

Original Owner Hard Cost Contingency:	$2,202,179.00
Contingency Adjustments To Date:	$0.00
Remaining Owner Hard Cost Contingency:	$2,202,179.00
Potential Owner Hard Cost Contingency (Including PCOs):	$2,202,179.00

Owner Contingency Review:

Construction has not started. Project closed on 06-30-2026. Ownership will be holding 10% for contingency.

Original Contractor Contingency:	Not Applicable
Contractor Contingency Adjustments To Date:	Not Applicable
Remaining Contractor Contingency:	Not Applicable

Contractor Contingency Comments:

Construction has not started. Project closed on 06-30-2026.

Original Owner Soft Cost Contingency:	Not Applicable
Owner Soft Cost Contingency Adjustments To Date:	Not Applicable
Remaining Owner Soft Cost Contingency:	Not Applicable

Owner Soft Cost Comments:

Construction has not started. Project closed on 06-30-2026.

Original Contract Sum:	$22,202,179.36		
Change Order Total Previously Approved:	$0.00	0%	of Original Contract Sum
Change Order Total Approved This Period:	$0.00	0%	of Original Contract Sum
Change Order Total:	$0.00	0%	of Original Contract Sum
Revised Contract Sum:	$22,202,179.36		
Total Completed To Date:	$0.00	0%	of Revised Contract Sum
Total Deposits / Off Site Stored To Date:		0%	of Total Completed & Stored
Total Completed & Stored To Date:	$0.00	0%	of Revised Contract Sum
Retainage:	$0.00		of Total Completed & Stored
Total Earned Less Retainage:	$0.00		
Less Previous Certificate(s) For Payment:	$0.00		
Current Payment Due:	$0.00	0%	of Revised Contract Sum
Balance To Finish (Including Retainage):	$22,202,179.36		

Owner Hard Cost (Excluding Contingency):	Not Defined
Difference Between Remaining Balances:	Not Defined

Reason for Difference Between Remaining Balances:

Owners budget is not provided for our review.

Retainage Released (if any):

No, Retainage was not released this period.

Retainage Exclusions:

Bonds and Insurance.

Buy-Out Log Status:

Contractor is currently buying out subcontractors. We have requested the contractor buy-out log.

Remaining General Conditions:

Construction has not started. Project closed on [redacted]

Moran Consultants Approved Amount	Estimated % Complete	Cost Risk Level
$0.00	0%	Low
Construction has not started. Project closed on [redacted]		

GC Conditional Lien Waiver Amount:
GC Conditional Lien Waiver Accuracy: Not Applicable

GC Conditional Lien Waiver Comments:

Construction has not started. Project closed on 06-30-2026.

GC Unconditional Lien Waiver Amount:
GC Unconditional Lien Waiver Accuracy: Not Applicable

GC Unconditional Lien Waiver Comments:

Construction has not started. Project closed on 06-30-2026.

Subcontractor Lien Waiver Comments:

Construction has not started. Project closed on 06-30-2026.

QUALITY AND CONFORMANCE

QA/QC Risk Level: Low

QA/QC Risk Level Comments:

Construction has not started. Project closed on [redacted]

POR Engaged For Contract Administration:

Yes, the POR is providing Contract Administration.

POR Certified Payment Application(s):

There has been no payment application submitted.

OAC Meeting Minutes:

Construction has not started. Project closed on [redacted]

Testing Reports Provided For Review:

Construction has not started. Project closed on [redacted]

Visual Deficiencies During Site Inspection:

Construction has not started. Project closed on [redacted]

Outstanding Issues With Work In Place:

Construction has not started. Project closed on [redacted]

Violations This Period:

Construction has not started. Project closed on [redacted]

Stop Work Order:

Construction has not started. Project closed on [redacted]

Permit Posted On-site: Yes

Permits:

Type	Issue Date	Expiration Date	Permit Comments
Building Permit	[redacted]	Not defined.	Permit # [redacted]

CLOSEOUT DOCUMENTATION

Punchlist Provided: No

Punchlist Status:

Construction has not started. Project closed on 06-30-2026.

Closeout Documentation:

Closeout Documents	Provided	Comments
Certificate of Substantial Completion		
Temporary Certificate(s) of Occupancy		
Certificate(s) of Occupancy		
Final Bills Paid Affidavit		
Slab Survey(s)		

Closeout Documentation Comments:

Construction has not started. Project closed on [redacted]

ATTACHMENT