

■ TDHCA notes regarding alterations found in black text  
Pages without alterations have been omitted

# Legacy Riverside Senior Living Community

## TDHCA # 20613

### CONSTRUCTION STATUS REPORT

### **Q2 2024**

Submitted 07/10/24

72% Complete as of 6/25/24

Deleted from original: "mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases."  
Inserted: "positive results regarding timeliness of completion."

- HVAC refrigerant lines were complete at Buildings 1 and 7
- Levels 1-3 wall framing and roof decking was complete at Building 4
- Roofing was in progress at Building 4
- Level 1-3 framing was complete and roof trusses in progress at Building 6
- Plumbing rough in was in progress at Building 6
- Metal fencing was observed complete at the north perimeter of the site

#### 4.2 Construction Issues

- **Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction pace has now picked back up during the period from August 30, 2023 to April 11, 2024.**
- There were approximately 20 laborers observed on-site at the time of our site visit.
- CA Partners has had previous and current projects with Rise Residential, and we have had generally positive results regarding timeliness of completion.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (\*) on the previous G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed by the Owner/Builder that the Schedule of Values need to be reevaluated due to recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log.
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work was observed in progress on March 5, 2024.

Originally ended with "was not met." Inserted "due to the impact of the pandemic and supply chain related delays. Manpower shortages are affecting all jobs in DFW."

#### 4.3 Construction Schedule

<b>Contractual Completion date:</b>	March 21, 2023
<b>Contractor's estimated Substantial Completion date:</b>	Updated Schedule Requested
<b>CA Partners estimated Substantial Completion date:</b>	March 1, 2025
<b>Has occupancy started:</b>	No

- Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met due to the impact of the pandemic and supply chain related delays. Manpower shortages are affecting all jobs in DFW.
- **Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on March 1, 2025.**
- Please be aware that the Contractor's progress to date has been equal with industry standards in DFW. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further.
- Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date.

Deleted from original: "much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified."  
Inserted: "equal with industry standards in DFW"

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## 5. CONSTRUCTION MATERIAL TESTING

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### 5.1 Test Results Received Since our Prior Report:

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Testing was initially being performed by Intertek PSI for this project. We have not been provided with any additional copies of testing since the previous period, and we will continue to request that we be added to the direct testing distribution list.

Please be aware that it no longer appears that testing is being done for the project based on our observations onsite. Reinforcing steel is being placed over cracked soil which does not appear to have been recently compacted or tested. We recommend that testing begin immediately to ensure the project is built per plans and specifications

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## 6. CONSTRUCTION DOCUMENTATION

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- The following documents have been received with the draw submission for this report:
  - Contractor Application and Certificate for Payment No. 36
- We will continue to comment on documents as they are received

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## 7. CONCLUSIONS

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### 7.1 Job Progress

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- Job progress since the previous period has been at a good pace
- Based on our observations and interactions with this project to date, we would consider the project to be at high risk of schedule delays and cost increases. Please see comments in Section 1.

### 7.2 Estimated Completion Percentage

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- Based on our field observations and work in place, we consider this project to be approximately 73% complete.

Deleted 53%. Inserted 73%

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## DISCLAIMER/RELIANCE

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Information contained in this report was obtained through observations made at the time of our site visit(s), communication with on and off-site construction personnel, communication with Borrower/Owners, draw documentation provided with applicable backup, meeting minutes, third party reports (testing, etc.), and documentation items (change orders, construction schedules, Certificates of Occupancy, etc.) provided by the Borrower and/or Contractor. Where necessary, information was also obtained by verbal communication, meetings, access to online portals, and/or email correspondence on specific issues requiring clarification in order for us to fulfill our report scope obligation. CA Partners, Inc. (CAP) will have no obligation or authority to direct any other party (Borrower, Architect, Engineer, Contractor, etc.) involved in the project. CAP will have no liability regarding acts or omissions of these parties, their employees, or agents. CAP will not provide construction management or supervision for this project and do not have authority to reject work. CAP services will not include any testing related to soil conditions, environmental issues, structural issues or mechanical /electrical systems, or construction materials. No destructive testing of building components will be performed. All reports issued by CAP reflect our judgement and opinion based on construction elements visible at the time of our monthly site observations.