LEVELOG · CONSTRUCTION PROGRESS REPORT

# Harbor Row Tower

Harbor Row, Brooklyn, NY (demo job) · Demo General Contractor

**Oct 1–31, 2026**

Monthly · prepared Nov 1, 2026

High risk

| 21 / 21 | 32.1 | 34 | 6 |
|---|---|---|---|
| Working days with site activity | Average workers on site per day | Peak workforce · Oct 1 | Subcontractors on site |
| | ▼ 0.4 vs previous (32.5) | | |

## Overview

6 subcontractors worked on site on 21 of 21 working days, averaging 32.1 workers a day with a peak of 34 on Thu Oct 1. That is in line with the previous period (32.5 a day).

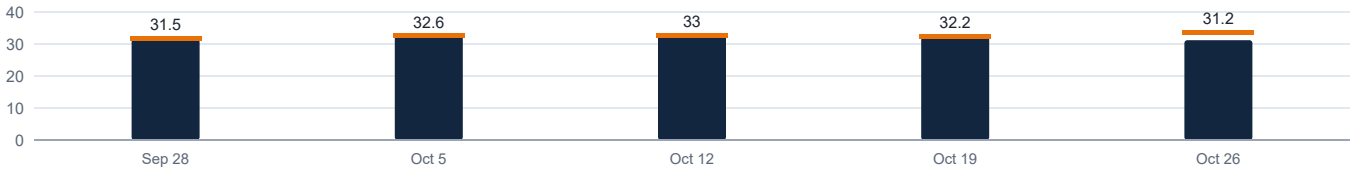
**Reported work** — Kestrel Concrete: formwork on Top deck; Brightway Electric: conduit on floors 8–12; Northline Mechanical: return ductwork on floors 9–13; Tidewater Fire Protection: branch lines on floors 8–12.

**Regulatory** — 2 DOB/DOT violations or complaints open and 1 record issued in the period.

**Schedule** — per the project schedule dated Oct 30, 2026: 19 of 40 scheduled activities complete and forecast finish Sep 13, 2027 against an original Sep 6, 2027.

**Progress** — concrete in progress; electrical rough-in appears complete on floors 1–7 and 9–11, in progress on floor 12; HVAC / ductwork rough-in appears complete on floors 1–12, in progress on floor 13; sprinklers rough-in appears complete on floors 1–12 (and 1 more kind of work on the progress page), as read from the daily logs.

### WORKERS ON SITE




### CHANGES SINCE THE PREVIOUS PERIOD

- 1 new DOB/DOT record issued: DOB violation DEMO-ECB-0398. [R1]

### RISKS AND WATCH ITEMS

- **HIGH** 2 DOB/DOT violations or complaints open: DOB violation DEMO-ECB-0398 and DOB violation DEMO-ECB-0355. [R1,R2]
- **HIGH** 4 daily inspection items recorded as failed in the daily logs: Fall protection (Oct 22), Fall protection (Oct 6), Perimeter fence (Oct 30) and 1 more. [L]
- **WATCH** Permit expiring within 30 days: DOB permit B00DEMO05-S1 (Nov 24, 2026). [R3]

## COMING UP (NEXT 30 DAYS)

- **Tue Nov 24** — DOB permit B00DEMO05-S1 expires [R]

### PROGRESS (ESTIMATED) [L]

Electrical rough-in — **about 50%**



HVAC / ductwork rough-in — **about 55%**



Sprinklers rough-in — **about 55%**



Windows — **about 35%**



Estimated from the filed daily logs; see the progress page.

### SCHEDULE [S]

**19 of 40** activities complete (count, not a percent)

Finish Sep 13, 2027 vs original Sep 6, 2027 (+7 days)

Per schedule data date Oct 30, 2026

## Progress by trade and floor (estimated)

How far each kind of work has got on each floor, read from the filed daily logs up to Oct 31, 2026. Week by week: the estimate at the end of each of the last 12 weeks, read from the logs filed up to that day.

- Concrete (Kestrel Concrete): in progress at Top deck.
- Electrical rough-in (Brightway Electric): appears complete on floors 1–7 and 9–11; in progress on floor 12; started earlier on floor 8; not yet reported on floors 13–22. 10 of 22 floors appear complete, 2 under way.
- HVAC / ductwork rough-in (Northline Mechanical): appears complete on floors 1–12; in progress on floor 13; not yet reported on floors 14–22. 12 of 22 floors appear complete, 1 under way.
- Sprinklers rough-in (Tidewater Fire Protection): appears complete on floors 1–12; not yet reported on floors 13–22. 12 of 22 floors appear complete.
- Windows (Clearspan Glazing): appears complete on floors 1–6 and 8; in progress on floor 9; started earlier on floor 7; not yet reported on floors 10–22. 7 of 22 floors appear complete, 2 under way.

| KIND OF WORK | ESTIMATE | WEEK BY WEEK | NOT TIED TO A FLOOR |
|---|---|---|---|
| Concrete<br>Kestrel Concrete | not tied to a floor | | In progress at Top deck |
| Electrical rough-in<br>Brightway Electric | about 50% | | — |
| HVAC / ductwork rough-in<br>Northline Mechanical | about 55% | | — |
| Sprinklers rough-in<br>Tidewater Fire Protection | about 55% | | — |
| Windows<br>Clearspan Glazing | about 35% | | — |

### FLOORS 1–22

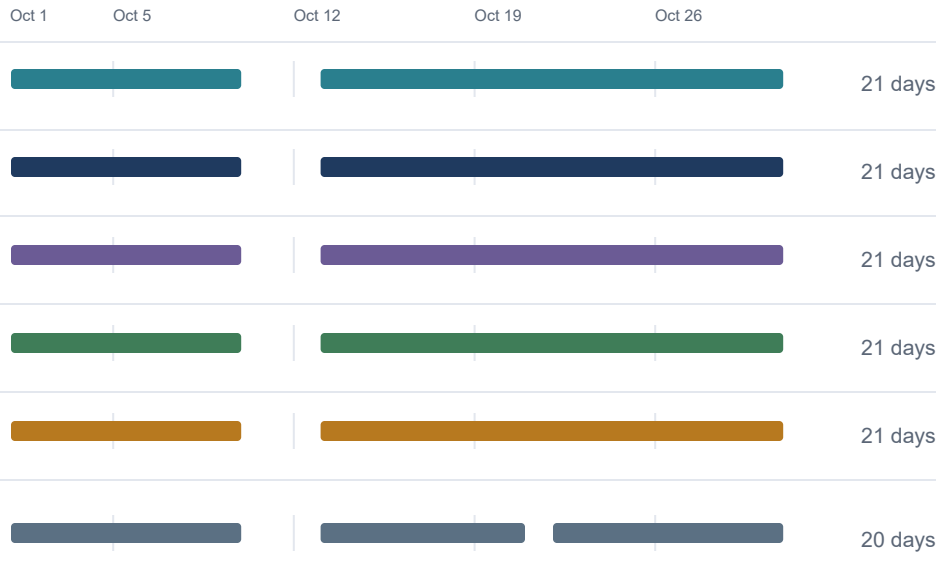
| FLOOR | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Electrical rough-in | D | D | D | D | D | D | D | S | D | D | D | A | · | · | · | · | · | · | · | · | · | · |
| HVAC / ductwork rough-in | D | D | D | D | D | D | D | D | D | D | D | D | A | · | · | · | · | · | · | · | · | · |
| Sprinklers rough-in | D | D | D | D | D | D | D | D | D | D | D | D | · | · | · | · | · | · | · | · | · | · |
| Windows | D | D | D | D | D | D | S | D | A | · | · | · | · | · | · | · | · | · | · | · | · | · |

D Done — appears complete  A Active — worked in the last 7 days  S Started — worked earlier  · Not reported on that floor

**How the estimate is made.** Estimated from the filed daily logs: on each floor, work the log reports as complete, or that the next trade in sequence has followed (and the crew has not returned to in a week), counts as complete; work reported on that floor counts as half done; a floor that no log line names for that work counts as not started. Not measured on site and not taken from a schedule. Counted over 22 floors: the 13 a filed daily log has named and 9 more that the confirmed schedule file names (floors 14–22).

## Crews on site, day by day G L

Who worked when, and what they reported, from site check-ins and filed daily logs. A bar is days on site, not measured completion.




A coloured bar: days on site, in the subcontractor's colour. A weekend between two worked days does not break the bar; a working day with nobody there does.

## Schedule and completion S

Per Harbor Row Tower Master Schedule.xlsx, data date Oct 30, 2026, confirmed by Project manager (demo). Completion figures are those the schedule itself reports; Levelog does not estimate completion.

### Schedule changes shown in the file

| ACTIVITY | ORIGINAL | CURRENT | SHIFT |
|---|---|---|---|
| Permanent power | Nov 6 | Dec 4 | +28 d |
| Hoist removal | Mar 10 | Mar 17 | +7 d |
| Substantial completion | Sep 6 | Sep 13 | +7 d |
| Topping out | Dec 10 | Dec 17 | +7 d |

Finish or start dates 7 days or more later than the original; smaller shifts are in the milestone table and the schedule file. Dates as they appear in the schedule file; no cause is inferred.

### Scheduled for this period vs. reported

**SCHEDULED IN THE SCHEDULE**

- Ductwork floors 1-8 (Aug 10–Oct 5)
- Sprinkler floors 1-8 (Aug 17–Oct 13)
- Electrical rough-in floors 1-8 (Aug 24–Oct 20)
- Curtain wall floors 1-8 (Sep 15–Nov 10)
- and 8 more scheduled in this period

**REPORTED IN DAILY LOGS**

- Kestrel Concrete: Formwork
- Brightway Electric: Conduit
- Northline Mechanical: Return ductwork
- Tidewater Fire Protection: Branch lines
- Summit Hoist: Hoist operation
- Clearspan Glazing: Curtain wall panels

Shown side by side for comparison; the report draws no conclusion from differences in wording.

### By floor (activities named for a floor)

| FLOOR | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Complete | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 | 2 of 2 | 1 of 1 | 1 of 1 | 1 of 1 | 1 of 1 |

| FLOOR | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
|---|---|---|---|---|---|---|---|---|
| Complete | 1 of 1 | 0 of 1 | 0 of 1 | 0 of 1 | 0 of 1 | 0 of 2 | 0 of 1 | 0 of 1 |

## Workforce and site activity G

Workers counted once per day from site check-ins; working days are weekdays, excluding U.S. federal holidays, from the first recorded activity.

| SUBCONTRACTOR | TRADE | FLOORS REPORTED | DAYS ON SITE | PREVIOUS | AVG WORKERS | PREVIOUS AVG | PEAK |
|---|---|---|---|---|---|---|---|
| Kestrel Concrete | Concrete | — | 21 | 22 | 13.1 | 13.4 | 14 |
| Brightway Electric | Electrical | floors 8–12 | 21 | 22 | 4.8 | 4.8 | 5 |
| Northline Mechanical | HVAC | floors 9–13 | 21 | 22 | 4.8 | 4.8 | 5 |
| Tidewater Fire Protection | Sprinkler | floors 8–12 | 21 | 22 | 3.8 | 3.8 | 4 |
| Summit Hoist | Hoist and safety | — | 21 | 22 | 2 | 2 | 2 |
| Clearspan Glazing | Windows | floors 5–9 | 20 | 21 | 3.8 | 3.8 | 4 |

## Regulatory and material risks R

DOB/DOT feed checked Nov 1, 2026.

| RECORD | NUMBER | ISSUED | STATUS AT PERIOD END | |
|---|---|---|---|---|
| DOB violation | DEMO-ECB-0398 | Oct 20, 2026 | OPEN | R1 |
| DOB violation | DEMO-ECB-0355 | Sep 2, 2026 | OPEN | R2 |
| DOB permit | B00DEMO05-S1 | Nov 24, 2025 | ISSUED — expires Nov 24, 2026 | R3 |

Listed: records open at the end of the period, records issued or changed during it, and permits that expire within 60 days of its end. A permit in force that expires later is not listed.

### Daily site inspections L

100 inspection items were walked on 20 days; 96 passed, 4 failed. Failed: Perimeter fence (Oct 30), Fall protection (Oct 22), Perimeter fence (Oct 6), Fall protection (Oct 6).

# Basis, data notes and evidence

**How to read the progress in this report. Documented** — work the subs reported in daily logs. **Estimated** — the stages and percentages on the progress page, read from those logs by the fixed rules printed there. **Measurable** — counts or a percent exactly as a confirmed schedule file states them. **Verified physical progress** — not claimed: nothing here is independently verified on site, and no figure is calculated from headcount.

### WHAT THIS REPORT DOES NOT CONTAIN

- Progress stages and estimates are read from the filed daily logs by the fixed rules on the progress page. They are not measured or independently verified on site, and no figure is derived from headcount.
- Photographs are supplied in the filed daily logs; their location and date are as filed and are not independently verified.
- Internal GC coordination (messages, reminders, punch-list assignments, free-text site observations) and individual worker information are not included in this report.

### DATA NOTES

- Daily logs were filed for 20 of the 21 days with site activity (no filed log on Oct 7).
- Working days exclude Columbus Day (Oct 12).

## Evidence index

| ID | SOURCE | DETAIL |
|---|---|---|
| **G** | Site check-ins | 675 check-in records, Oct 1–31 (NFC / QR gate; one worker counts once a day) |
| **L** | Filed daily logs | 20 daily jobsite logs filed in the period<br>Oct 1 (ba8380), Oct 2 (296bdd), Oct 5 (a91f32), Oct 6 (624cbd), Oct 8 (4834bb), Oct 9 (4ba380), Oct 13 (74123b), Oct 14 (58eba1), Oct 15 (660cf6), Oct 16 (74b3b1), Oct 19 (357dab), Oct 20 (29e3e0), Oct 21 (66237b), Oct 22 (e88ef3), Oct 23 (2df581), Oct 26 (05d9da), Oct 27 (1931fe), Oct 28 (c7eb14), Oct 29 (0bc046), Oct 30 (ff0a29) |
| **R1** | DOB violation DEMO-ECB-0398 | DOB record; status ACTIVE a810-bisweb.nyc.gov |
| **R2** | DOB violation DEMO-ECB-0355 | DOB record; status ACTIVE a810-bisweb.nyc.gov |
| **R3** | DOB permit B00DEMO05-S1 | DOB record; status ISSUED a810-bisweb.nyc.gov |
| **S** | Project schedule | Harbor Row Tower Master Schedule.xlsx, data date Oct 30, 2026, confirmed by Project manager (demo) |

**G** site check-ins · **L** filed daily logs · **R** DOB/DOT record · **S** project schedule

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