LEVELOG · CONSTRUCTION PROGRESS REPORT

Harbor Row Tower

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

Nov 5–18, 2026

Custom period · prepared Nov 18, 2026

High risk

9 / 9	31	34	6
Working days with site activity	Average workers on site per day	Peak workforce · Nov 13	Subcontractors on site
	▼ 1.1 vs previous (32.1)		

Overview

6 subcontractors worked on site on 9 of 9 working days, averaging 31 workers a day with a peak of 34 on Fri Nov 13. That is in line with the previous period (32.1 a day).

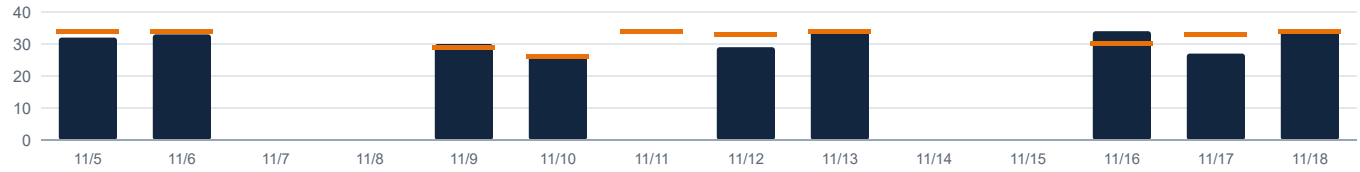
Reported work — Kestrel Concrete: formwork on Top deck; Brightway Electric: conduit on floors 12–14; Northline Mechanical: return ductwork on floors 14–16; Clearspan Glazing: curtain wall panels on floors 10–11.

Regulatory — 3 DOB/DOT violations or complaints open and 2 records issued in the period.

Schedule — per the project schedule dated Nov 17, 2026: 22 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 9–12, in progress on floors 13–14; HVAC / ductwork rough-in appears complete on floors 1–15, in progress on floor 16; windows appears complete on floors 1–6 and 8–10, in progress on floor 11 (and 1 more kind of work on the progress page), as read from the daily logs.

WORKERS ON SITE



Workers on site, per working day — Same position in the previous period

CHANGES SINCE THE PREVIOUS PERIOD

- 2 new DOB/DOT records issued: DOB violation DEMO-ECB-0412 and DOB complaint DEMO-C-4471. [R1,R2]
- 1 violation resolved: DOB violation DEMO-ECB-0355. [R4]

RISKS AND WATCH ITEMS

- **HIGH** 3 DOB/DOT violations or complaints open: DOB violation DEMO-ECB-0412, DOB complaint DEMO-C-4471 and DOB violation DEMO-ECB-0398. [R1,R2,R3]
- **HIGH** 1 daily inspection item recorded as failed in the daily logs: Fall protection (Nov 6). [L]
- **WATCH** Permit expiring within 30 days: DOB permit B00DEMO05-S1 (Nov 24, 2026). [R5]

COMING UP (NEXT 30 DAYS)

- **Tue Nov 24** — DOB permit B00DEMO05-S1 expires [R]
- **Thu Dec 3** — Milestone: Superstructure to floor 20 [S]
- **Fri Dec 4** — Milestone: Permanent power [S]
- **Tue Dec 8** — OATH hearing, violation DEMO-ECB-0412 [R]
- **Thu Dec 17** — Milestone: Topping out [S]

PROGRESS (ESTIMATED) [L]

Electrical rough-in — **about 55%**

HVAC / ductwork rough-in — **about 70%**

Windows — **about 45%**

Sprinklers rough-in — **about 65%**

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

SCHEDULE [S]

22 of 40 activities complete (count, not a percent)

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

Per schedule data date Nov 17, 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 Nov 18, 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 9–12; in progress on floors 13–14; started earlier on floor 8; not yet reported on floors 15–22. 11 of 22 floors appear complete, 3 under way.
- HVAC / ductwork rough-in (Northline Mechanical): appears complete on floors 1–15; in progress on floor 16; not yet reported on floors 17–22. 15 of 22 floors appear complete, 1 under way.
- Windows (Clearspan Glazing): appears complete on floors 1–6 and 8–10; in progress on floor 11; started earlier on floor 7; not yet reported on floors 12–22. 9 of 22 floors appear complete, 2 under way.
- Sprinklers rough-in (Tidewater Fire Protection): appears complete on floors 1–14; in progress on floor 15; not yet reported on floors 16–22. 14 of 22 floors appear complete, 1 under way.

KIND OF WORK	ESTIMATE	WEEK BY WEEK	NOT TIED TO A FLOOR
Concrete Kestrel Concrete	not tied to a floor		In progress at Top deck
Electrical rough-in Brightway Electric	about 55%		—
HVAC / ductwork rough-in Northline Mechanical	about 70%		—
Windows Clearspan Glazing	about 45%		—
Sprinklers rough-in Tidewater Fire Protection	about 65%		—

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	D	A	A	·	·	·	·	·	·	·	·
HVAC / ductwork rough-in	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	A	·	·	·	·	·	·
Windows	D	D	D	D	D	D	S	D	D	D	A	·	·	·	·	·	·	·	·	·	·	·
Sprinklers rough-in	D	D	D	D	D	D	D	D	D	D	D	D	D	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 16 a filed daily log has named and 6 more that the confirmed schedule file names (floors 17–22).

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 Nov 17, 2026, confirmed by Project manager (demo). Completion figures are those the schedule itself reports; Levelog does not estimate completion.

Milestones

MILESTONE	ORIGINAL	CURRENT, OR ACTUAL IF COMPLETE	STATUS
Superstructure to floor 20	Dec 1, 2026	Dec 3, 2026	UPCOMING
Permanent power	Nov 6, 2026	Dec 4, 2026	UPCOMING
Topping out	Dec 10, 2026	Dec 17, 2026	UPCOMING

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

- Curtain wall floors 1-8 (Sep 15–Nov 10)
- Ductwork floors 9-16 (Oct 6–Dec 3)
- Sprinkler floors 9-16 (Oct 14–Dec 10)
- Electrical rough-in floors 9-16 (Oct 21–Dec 17)

REPORTED IN DAILY LOGS

- Kestrel Concrete: Formwork
- Brightway Electric: Conduit
- Northline Mechanical: Return ductwork
- Clearspan Glazing: Curtain wall panels

- and 3 more scheduled in this period

- Summit Hoist: Hoist operation
- Tidewater Fire Protection: Branch lines

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	1 of 1	1 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	—	9	10	12.3	12.9	14
Brightway Electric	Electrical	floors 12–14	9	10	4.8	4.8	5
Northline Mechanical	HVAC	floors 14–16	9	10	4.8	4.8	5
Clearspan Glazing	Windows	floors 10–11	9	10	3.8	3.8	4
Summit Hoist	Hoist and safety	—	9	10	2	2	2
Tidewater Fire Protection	Sprinkler	floors 13–15	8	10	3.8	3.8	4

Regulatory and material risks R

DOB/DOT feed checked Nov 18, 2026.

RECORD	NUMBER	ISSUED	STATUS AT PERIOD END	
DOB violation	DEMO-ECB-0412	Nov 16, 2026	OPEN	R1
DOB complaint	DEMO-C-4471	Nov 12, 2026	OPEN	R2
DOB violation	DEMO-ECB-0398	Oct 20, 2026	OPEN	R3
DOB violation	DEMO-ECB-0355	Sep 2, 2026	CLOSED — was ACTIVE, changed Nov 9, 2026	R4
DOB permit	B00DEMO05-S1	Nov 24, 2025	ISSUED — expires Nov 24, 2026	R5
DOT permit	DEMO-DOT-2201	Sep 14, 2026	ISSUED — expires Jan 14, 2027	R6

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

40 inspection items were walked on 8 days; 39 passed, 1 failed. Failed: Fall protection (Nov 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 8 of the 9 days with site activity (no filed log on Nov 13).
- Working days exclude Veterans Day (Nov 11).

Evidence index

ID	SOURCE	DETAIL
G	Site check-ins	279 check-in records, Nov 5–18 (NFC / QR gate; one worker counts once a day)
L	Filed daily logs	8 daily jobsite logs filed in the period Nov 5 (d87add), Nov 6 (f4c452), Nov 9 (91f974), Nov 10 (7e5d22), Nov 12 (836c4e), Nov 16 (b3c10a), Nov 17 (9dc030), Nov 18 (cf9b01)
R1	DOB violation DEMO-ECB-0412	DOB record; status ACTIVE a810-bisweb.nyc.gov
R2	DOB complaint DEMO-C-4471	DOB record; status ACTIVE a810-bisweb.nyc.gov
R3	DOB violation DEMO-ECB-0398	DOB record; status ACTIVE a810-bisweb.nyc.gov
R4	DOB violation DEMO-ECB-0355	DOB record; status RESOLVED a810-bisweb.nyc.gov
R5	DOB permit B00DEMO05-S1	DOB record; status ISSUED a810-bisweb.nyc.gov
R6	DOT permit DEMO-DOT-2201	DOT record; status ISSUED
S	Project schedule	Harbor Row Tower Master Schedule.xlsx, data date Nov 17, 2026, confirmed by Project manager (demo)

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

Generated November 18, 2026 6:00 PM ET · engine 2026.11.2 · reference 2726ae818c · report demo-ond. The facts printed here are stored with the report.