LEVELOG · CONSTRUCTION PROGRESS REPORT

Harbor Row Tower

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

Jul 1 – Sep 30, 2026

Quarterly · prepared Oct 1, 2026

High risk

57 / 57	26	34	6
Working days with site activity	Average workers on site per day	Peak workforce · Sep 1	Subcontractors on site

Overview

6 subcontractors worked on site on 57 of 57 working days, averaging 26 workers a day with a peak of 34 on Tue Sep 1.

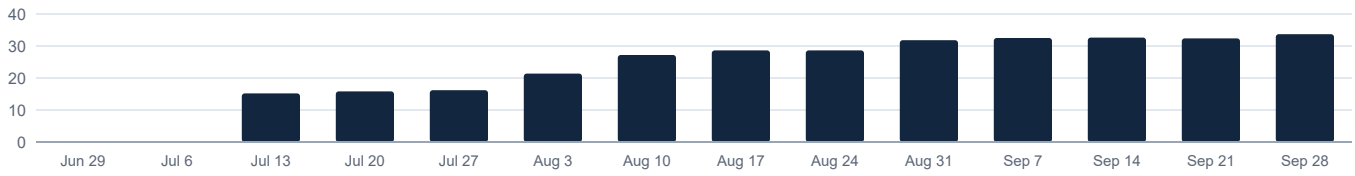
Reported work — Kestrel Concrete: formwork on Top deck; Summit Hoist: hoist operation on Site; Northline Mechanical: return ductwork on floors 1–9; Tidewater Fire Protection: branch lines on floors 1–8.

Regulatory — 1 DOB/DOT violation or complaint open and 3 records issued in the period.

Schedule — per the project schedule dated Sep 30, 2026: 12 of 40 scheduled activities complete and forecast finish Sep 13, 2027 against an original Sep 6, 2027.

Progress — concrete in progress; HVAC / ductwork rough-in appears complete on floors 1–8, in progress on floor 9; sprinklers rough-in appears complete on floors 1–7, in progress on floor 8; electrical rough-in appears complete on floors 1–7 (and 1 more kind of work on the progress page), as read from the daily logs.

WORKERS ON SITE



Workers on site, weekly average

CHANGES SINCE THE PREVIOUS PERIOD

- 2 new DOB/DOT records issued: DOB violation DEMO-ECB-0355 and DOB complaint DEMO-C-4390. [R1,R3]
- 1 milestone completed per the schedule: Superstructure to floor 10. [S]

RISKS AND WATCH ITEMS

- **HIGH** 1 DOB/DOT violation or complaint open: DOB violation DEMO-ECB-0355. [R1]
- **HIGH** 8 daily inspection items recorded as failed in the daily logs: Fall protection (Aug 19), Fall protection (Aug 4), Fall protection (Sep 21) and 5 more. [L]

PROGRESS (ESTIMATED) [L]

HVAC / ductwork rough-in — **about 40%**

Sprinklers rough-in — **about 35%**

Electrical rough-in — **about 30%**

Windows — **about 20%**

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

SCHEDULE [S]

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

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

Per schedule data date Sep 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 Sep 30, 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.
- HVAC / ductwork rough-in (Northline Mechanical): appears complete on floors 1–8; in progress on floor 9; not yet reported on floors 10–22. 8 of 22 floors appear complete, 1 under way.
- Sprinklers rough-in (Tidewater Fire Protection): appears complete on floors 1–7; in progress on floor 8; not yet reported on floors 9–22. 7 of 22 floors appear complete, 1 under way.
- Electrical rough-in (Brightway Electric): appears complete on floors 1–7; not yet reported on floors 8–22. 7 of 22 floors appear complete.
- Windows (Clearspan Glazing): appears complete on floors 1–4; in progress on floor 5; not yet reported on floors 6–22. 4 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
HVAC / ductwork rough-in Northline Mechanical	about 40%		—
Sprinklers rough-in Tidewater Fire Protection	about 35%		—
Electrical rough-in Brightway Electric	about 30%		—
Windows Clearspan Glazing	about 20%		—

FLOORS 1–22

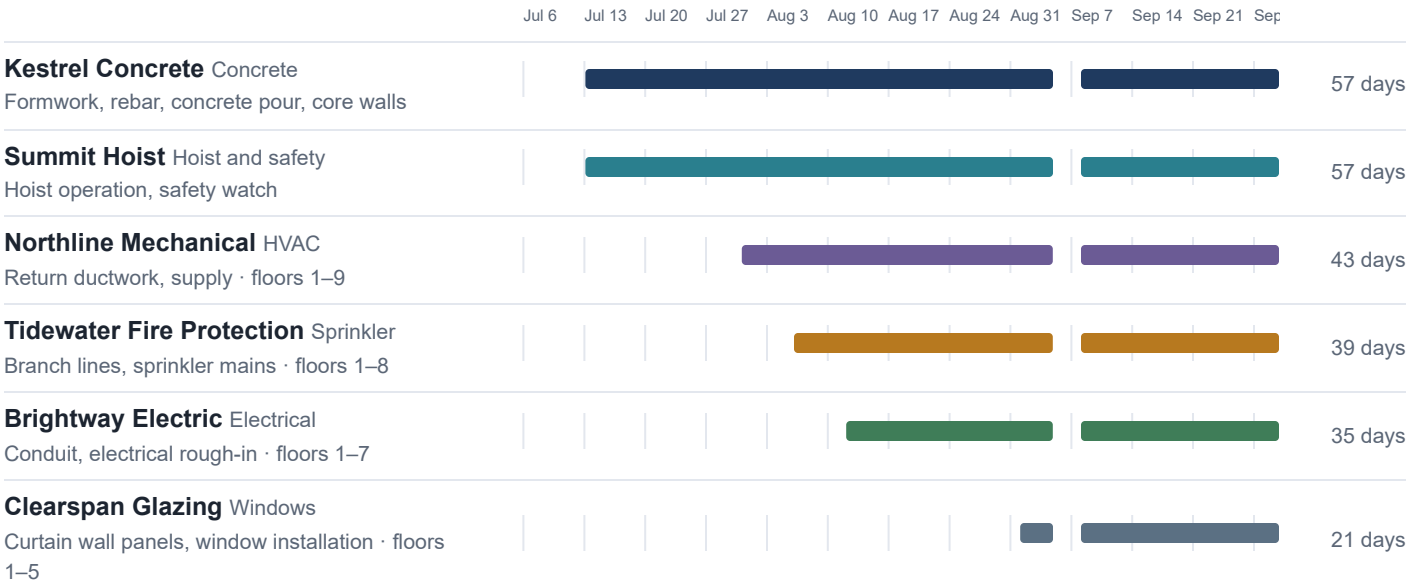
FLOOR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
HVAC / ductwork rough-in	D	D	D	D	D	D	D	D	A	·	·	·	·	·	·	·	·	·	·	·	·	·
Sprinklers rough-in	D	D	D	D	D	D	D	A	·	·	·	·	·	·	·	·	·	·	·	·	·	·
Electrical rough-in	D	D	D	D	D	D	D	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·
Windows	D	D	D	D	A	·	·	·	·	·	·	·	·	·	·	·	·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

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 9 a filed daily log has named and 13 more that the confirmed schedule file names (floors 10–22).

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 Sep 30, 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 10	Sep 21, 2026	Sep 21, 2026	COMPLETE

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

- Concrete floor 1 (Jul 13–Jul 17)
- Concrete floor 2 (Jul 20–Jul 24)
- Concrete floor 3 (Jul 27–Jul 31)
- Concrete floor 4 (Aug 3–Aug 7)
- and 13 more scheduled in this period

REPORTED IN DAILY LOGS

- Kestrel Concrete: Formwork
- Summit Hoist: Hoist operation
- Northline Mechanical: Return ductwork
- Tidewater Fire Protection: Branch lines
- Brightway Electric: Conduit
- 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	0 of 1	0 of 1	0 of 1

FLOOR	15	16	17	18	19	20	21	22
Complete	0 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	—	57	—	13.4	—	14
Summit Hoist	Hoist and safety	—	57	—	2	—	2
Northline Mechanical	HVAC	floors 1–9	43	—	4.8	—	5
Tidewater Fire Protection	Sprinkler	floors 1–8	39	—	3.8	—	4
Brightway Electric	Electrical	floors 1–7	35	—	4.8	—	5
Clearspan Glazing	Windows	floors 1–5	21	—	3.8	—	4

Regulatory and material risks R

DOB/DOT feed checked Oct 1, 2026.

RECORD	NUMBER	ISSUED	STATUS AT PERIOD END	
DOB violation	DEMO-ECB-0355	Sep 2, 2026	OPEN	R1
DOT permit	DEMO-DOT-2201	Sep 14, 2026	ISSUED	R2
DOB complaint	DEMO-C-4390	Aug 19, 2026	CLOSED	R3
DOB permit	B00DEMO05-S1	Nov 24, 2025	ISSUED — expires Nov 24, 2026	R4

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

285 inspection items were walked on 57 days; 277 passed, 8 failed. Failed: Fall protection (Sep 21), Perimeter fence (Sep 11), Fall protection (Sep 3), Fall protection (Aug 19), Perimeter fence (Aug 18), Fall protection (Aug 4) and 2 earlier in the period.

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 57 of the 57 days with site activity.
- Working days exclude Labor Day (Sep 7).

Evidence index

ID	SOURCE	DETAIL
G	Site check-ins	1480 check-in records, Jul 1–Sep 30 (NFC / QR gate; one worker counts once a day)
L	Filed daily logs	57 daily jobsite logs filed in the period Jul 13 (d92192), Jul 14 (95f23e), Jul 15 (41ef07), Jul 16 (f34c24), Jul 17 (ee2ef6), Jul 20 (3f5743), Jul 21 (03e9bb), Jul 22 (12af70), Jul 23 (fa889f), Jul 24 (2dfe9b), Jul 27 (9c9302), Jul 28 (b43b91), Jul 29 (32806f), Jul 30 (a4251e), Jul 31 (c7a79a), Aug 3 (ab6ca6), Aug 4 (7a16d7), Aug 5 (dacafa), Aug 6 (d76fcc), Aug 7 (0bbc9d), Aug 10 (d5c003), Aug 11 (1e26e6), Aug 12 (c3d509), Aug 13 (2117d3) … +33 more
R1	DOB violation DEMO-ECB-0355	DOB record; status ACTIVE a810-bisweb.nyc.gov
R2	DOT permit DEMO-DOT-2201	DOT record; status ISSUED
R3	DOB complaint DEMO-C-4390	DOB record; status CLOSED a810-bisweb.nyc.gov
R4	DOB permit B00DEMO05-S1	DOB record; status ISSUED a810-bisweb.nyc.gov
S	Project schedule	Harbor Row Tower Master Schedule.xlsx, data date Sep 30, 2026, confirmed by Project manager (demo)

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

Generated October 1, 2026 8:00 AM ET · engine 2026.11.2 · reference 7438afd9cb · report demo-qua. The facts printed here are stored with the report.