Site Progress Report — Filiberto's 303

16545 W. Indian School Rd, Goodyear, AZ • Indian School Rd & 166th Ave • GC: HRW (Supt. Steve Crawford)
Site visit: Monday, October 26, 2026 • Brian Magee, Principal, Magee Development Inc
Sample deliverable — prepared for Ethan Bindelglas, Magee Development reviewer.



Front elevation from Indian School Rd — boom lift at work on the tower; metal siding starting. All photography is ground-level (see note, last page).

STATUS AT A GLANCE

- Exterior closing in: metal siding started with owner-rep approval of the first panels; stucco final / color coat this week.
- Windows 60% installed; entry door arrives this week. Stone veneer arrives next week.
- Interior: ceiling insulation and scrim complete; FRP and kitchen hood installations finish this week.
- Site work complete — final grading and paving held, deliberately, until APS finishes its underground installation.
- Two approval tracks active: truss repair deferral submitted to Goodyear Oct 26 (record B26-02848, in prescreen); APS easement / tie-in (redlines due Oct 28).

Progress observed — October 26 visit

EXTERIOR

- **Metal siding.** First six panels installed and approved by Magee Development as the in-place sample; full installation runs all this week (Photos A–B). The siding contractor advised that some oil canning is normal for this gauge in direct sun — HRW has been asked to confirm in writing that this is standard material behavior and not site- or installation-specific.
- **Stucco.** Brown coat complete; the contractor requested a two-week cure for the brown coat. Final coat and color coat scheduled Fri–Sat, Oct 30–31.
- **Windows & door.** Window glass 60% installed; entry door arriving later this week.
- **Stone veneer.** Material arriving the week of Nov 2.

INTERIOR

- **Ceilings.** Insulation complete and scrim installed; suspended grid under way in the kitchen (Photos C–D).
- **FRP.** Installed in the restrooms; remaining interior FRP finishes this week (Photo F).
- **Kitchen hood.** Wall stainless steel installed; hood delivery and installation finish this week (Photo E). A drywall cut is required to move the hood into the kitchen — identified with the hood subcontractor Oct 22.
- **Walk-in refrigerator.** Measured, equipment ordered, installation the week of Nov 2.

STRUCTURE & APPROVALS

- **Truss repairs.** Scheduled Wed, Oct 28 (Alliance). MSD signed off on the truss repairs on Oct 26, and the deferral application was submitted to the City of Goodyear the same day — new record B26-02848, in prescreen. Field approval follows city review.

SITE & UTILITIES

- **APS underground.** Potholing complete — existing conduits uncovered at the tie-in point, Cox fiber located, easement limits marked in the field (Photos G–H). Design redlines due Wed, Oct 28, then survey re-mark and new easement documents. Project WA913279, APS contact Corina Bandin.
- **Site concrete.** Complete; entrance-ramp repairs at the north and south entries remain on the punch list.
- **Propane.** Tank installed and approved; final backfill comes with final site prep.
- **Grading & paving.** Held until after the APS installation, so new pavement is not disturbed if APS work hits a problem.

Items requiring attention

1. HRW office to confirm the metal-siding oil-canning note is standard material behavior only (Steve Crawford verifying).
2. Truss deferral: MSD signed off and the application is in at Goodyear (record B26-02848, prescreen) — city approval, then field approval, still ahead.
3. Owner signature on the new APS easement once documents issue; redlines due Oct 28, then survey re-mark.
4. Updated project schedule from HRW — requested, in preparation.

Site photographs — exterior



Photo A — Tower elevation

1. Tower corner: first metal siding panels installed and approved as the in-place sample.
2. Weather wrap in place ahead of the remaining siding.
3. Siding material staged at the tower. Full installation runs all week.



Photo B — Siding detail

1. Panel profile of the approved sample — flat-seam metal siding.
2. Furring rail over the weather wrap. The contractor advises some oil canning is normal for this gauge in direct sun; HRW office confirmation requested.

Site photographs — interior



Photo C — Dining room

1. Storefront windows installed. Windows are 60% project-wide.
2. Exposed trusses and ductwork — ceiling insulation and scrim complete above.



Photo D — Kitchen ceiling

1. Ceiling insulation installed between the trusses, with flex duct in place.
2. Suspended ceiling grid under way.
3. Stainless wall panels at the hood wall, below.

Site photographs — kitchen, restrooms & utilities



Photo E — Kitchen hood wall

1. Wall stainless steel installed ahead of the hood; hood delivery and installation finish this week.
2. Plumbing / utility points roughed in below the panels.



Photo F — Restroom FRP

1. FRP wainscot installed in the restrooms.
2. Stub-outs ready for fixtures.



Photo G — APS pothole

1. Existing conduits uncovered at the APS tie-in point (APS potholing).



Photo H — Easement marked

1. New APS easement limits marked in the field.
2. Tie-in area at the frontage, protected pending APS work.

Upcoming work

THIS WEEK — OCT 26–31

- Metal siding — full installation (all week)
- Stucco final coat + color coat — Fri–Sat, Oct 30–31 (after the two-week brown-coat cure)
- FRP interior — finish; Kitchen hood — delivery and installation finish
- Entry door — delivery and installation
- Truss repairs — Wed, Oct 28 (Goodyear deferral B26-02848 in prescreen)
- APS design redlines due — Wed, Oct 28

NEXT WEEK — NOV 2–6

- Stone veneer — delivery and installation start
- Walk-in refrigerator — installation

FOLLOWING APS INSTALLATION

- Final grading and site paving

Airspace note: due to the project's proximity to Luke Air Force Base, this site is in drone-prohibited / closed airspace — no drone flights are permitted. All photography in this report is ground-level.

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