

June 3, 1975

Subject: Monitoring Report #1

Store #3326 K-Mart, Manchester, Missouri

Malan Construction Company

Project: 75:46

Monitored from Issue #1 dated May 30, 1975 (working day 106)

Date of Monitoring: May 30, 1975 (working day 106)

Target Turnover Date: Mid-December 1975 (about working day 244)

Actions taken:

- Inspected project site
- Conferred with Mr. Larry Mowry and Mr. William Lemmon re job status
- Prepared site work diagram
- Made preliminary projections re building network plan

General Summary

As of May 30, 1975 (working day 106), general clearing and ripping is in work. The existing creek has been rerouted and some minor stripping of top soil is in work. It is expected that site work will be moved as rapidly as possible so that site paving is completed by late September or early October. It would be very desirable to complete all site work as early as possible since the St. Louis area is very unpredictable relative to weather. Past experience indicates that early careful attention must be paid to proper installation and dovetailing of the site paving if our present turnover target is to be maintained.

Generally it is expected that once basic clearing has preceded for about a week that excavation at the retention area and concurrently filling and compacting at the building area will begin. Fill from the Maplewood site will begin arriving at the job as soon as an area is found for it to be placed. A third source of fill will be a nearby site that will be used basically for filling and compacting the south half of the main building area.

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RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

After about 15 working days of filling and compacting at the building, footing excavation will start. This date is presently projected at June 27, 1975 (working day 126). Structural steel delivery is presently set for about 11 weeks from today which brings it to the job site on August 18, 1975 (working day 161). This should fit well with the current target turnover date.

I shall proceed to draft the site work diagram, sheet 1, Issue #1, dated May 30, 1975 into final form, date it and issue it for interim use in the field. Meanwhile we have prepared a preliminary review of the building work and this network will also be drafted and reviewed with Mr. Mowry and Mr. Lemmon.

In summary, the site is presently being cleared and ripped with foundation work expected to start on or about June 27, 1975 (working day 126). Site work is currently scheduled to be totally completed, with paving, painting, light poles, bumpers, signs, fencing and landscaping by late September or early October. This is the outside limit on this work due to weather conditions and the mid-December target turnover. Presently if the job is expedited well and continuously, it appears it can be brought home within the current desired dates.

Ralph J. Stephenson, P.E.

RJS

m

To: Mr. Larry Mowry (orig. & 1 copy)

Mr. Larry Raffler
Malan Construction Co.
P. O. Box 35425
Detroit, Michigan 48235 (1 copy)

September 23, 1975

Subject: Monitoring Report #2

Store #3326 K-Mart, Manchester, Missouri

Malan Construction Company

Project: 75:46

Monitored from Issue #2 dated September 15, 1975

Date of Monitoring: September 19, 1975 (working day 184)

**Revised Target Turnover Date: Between mid-January and mid-February 1976
(about working days 265 - 286)**

Actions taken:

- Briefly inspected project
- Reviewed new delivery dates for structural steel and precast mezzanine deck
- Evaluated job progress

General Summary

As of September 19, 1975 (working day 184) the building area has been brought to grade and fine grading is proceeding for the slab on grade. Structural steel columns are partially erected and interior/exterior bearing masonry is ready to receive mezzanine precast. Grading is proceeding at the parking areas.

There have been delays to the job that have altered the target completion dates. Structural steel joists were due on the job September 29, 1975 (working day 190). They will now be on the job October 13, 1975 (working day 200), a lag of ten working days. Precast mezzanine deck is also late and now will be delivered to the job site September 23, 1975 (working day 186). Site work is presently lagging because of delays in State Highway Department decisions relative to entries to the site from the existing road pattern.

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

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It has been decided to reissue the network (Issue #3) dated September 19, 1975 (working day 184), taking into account this additional information. It has further been decided that the target completion date will be held as early as possible recognizing that the weather in the St. Louis area has tended historically to be very bad in the winter months. We shall continually re-evaluate this turnover date as the project proceeds.

It is still the intent to lay down most of the interior slab on grade prior to arrival of structural steel and joists. It appears presently that this plan of action can be carried out.

I shall process the revised and updated diagram and issue this sometime in the near future.

Ralph J. Stephenson, P.E.

RJS
m

To: Mr. Larry Mowry (orig. & 1 copy)

Mr. Larry Raffler
Malan Construction Co.
P. O. Box 35425
Detroit, Michigan 48235 (1 copy)

November 25, 1975

Subject: Monitoring Report #3
Store #3326 K-Mart, Manchester, Missouri
Malan Construction Company

Project: 75146

Monitored from Issue #2 dated September 15, 1975

Date of Monitoring: November 17, 1975 (working day 225)

Target Turnover Date: February 9, 1976 (working day 282)

Note: The field target date is currently being held at January 14, 1976 (working day 265). This is the target date against which this monitoring is prepared.

Actions taken:

- Briefly inspected project
- Reviewed job progress with Mr. Leamon and Mr. Piette
- Evaluated job progress

General Summary

As of November 17, 1975 (working day 225) most major building tasks are meeting target dates between early and late starts and finishes. Roofing started November 14, 1975 (working day 224). Graveling should start sometime within the next couple of days and roofing should be substantially completed by the end of this week. This will bring the job back in line with or slightly ahead of the current target late start/late finish dates.

Sheet metal and sprinkler work is well along in the main sales area. It is expected that ceilings can start about November 25, 1975 (working day 231). They were due to start at an early start of December 12, 1975 (working day 243) so are well ahead of the current target early start date.

Overall, work at the building is in good condition.

Site work is lagging current late start/late finish dates by 10 to 15 working days. Our original target for completion of site work was November 11, 1975

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RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

(working day 222). This was primarily set to avoid extending site work into cold winter weather. However, Mr. Lemmon estimates there is another 10 to 15 working days to substantially complete site work. This should finish it before the onset of difficult weather.

In summary, the project is in good condition and there should be no major difficulty meeting the target turnover date of February 9, 1976 (working day 282).

Ralph J. Stephenson, P.E.

RJS
M

To: Mr. Larry Howry (orig. & 1 copy)

Mr. Larry Raffler
Malan Construction Co.
P. O. Box 35425
Detroit, Michigan 48235 (1 copy)

January 2, 1976

Subject: Monitoring Report #4
Store #3326 K-Mart, Manchester, Missouri
Malan Construction Company

Project: 75:46

Monitored from Issue #2 dated September 15, 1975

Date of Monitoring: December 30, 1975 (working day 254)

Target Turnover Date: February 9, 1976 (working day 282)

Note: The field target turnover date against which this monitoring is prepared is January 14, 1976 (working day 265)

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Lemmon and Mr. Plette
- Evaluated job progress

General Summary

As of December 30, 1975 (working day 254) site work is substantially complete with the exception of miscellaneous finish work which will continue as move-in proceeds. Mr. Lemmon says that there is some difficulty in obtaining parking lot bumpers since apparently there appear to be none available that fit current requirements. This matter is being checked into presently.

At the building acoustic grid is about half complete, with light fixtures being installed close behind. Resilient floor tile is due to begin January 5, 1976 (working day 257). It was originally due to start on December 22, 1975 (working day 249) so is approximately 8 working days behind the target. Generally the lag in the sales area ranges between 4 and 8 working days. Since this is measured against a January 14, 1976 (working day 265) turnover target, it presently appears that there will be no problem delivering the sales area at the present target turnover date of February 9, 1976 (working day 282).

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In the office area finish work lags by about 15 working days over a target completion of January 5, 1976 (working day 257). Thus, it appears that the office also will be able to meet the target turnover date. There still is considerable work to be done there but cleanup is in work and acoustic ceilings are due to begin shortly.

The stock and auto center areas are in relatively good shape and with the exception of the overhead doors at the TBA show no major problems. These doors were revised and therefore, there has been a delay to their deliveries. They are expected in early in January.

One of the major problems, according to Mr. Lemmon and Mr. Piette, is hookup of the boiler. It appears presently that there is from 15 to 20 working days yet to activation of the boiler. This has forced the use of temporary heat in the building and has caused difficulties in maintaining proper temperatures on colder days. Another problem which is now being resolved is switchgear deliveries. There were some delays to approvals of the gear and as a result, deliveries were later than had been anticipated. This did delay some work. Presently all switchgear is due to be on the job by January 2, 1976 (working day 256).

In summary, the job turnover date of February 9, 1976 (working day 282) currently appears to be an attainable target turnover to the tenant.

Ralph J. Stephenson, P. E.

RJS
m

To: Mr. Larry Mowry (Orig. & 1 copy)

Mr. Larry Raffler
Malan Construction Co.
P. O. Box 35425
Detroit, Michigan 48235 (1 copy)