

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

November 25, 1975

Subject: Monitoring Report #1
Store #3332 K-Mart, Olathe, Kansas
Malan Construction Company

Project: 75145

Date of Monitoring: November 19, 1975 (working day 483)

Monitored from: Issue #1 dated November 19, 1975

Target Turnover Date: Morning of May 10, 1976 (working day 347)

Actions taken:

- Conferred with Mr. Henry, Mr. Knaak and Mr. Grider re proposed plan of work
- Prepared preliminary network model Issue #1 dated November 19, 1975 (sheets 1, 2, 3, 4 and 5)
- Inspected project site (on November 18, 1975)

General Summary

As of November 19, 1975 (working day 483) balancing the site and bringing the building area up to rough grade are well in work and the relocated sanitary and storm sewers are being completed. It is presently expected that construction of building foundations will start December 8, 1975 (working day 239). Our planning today was based upon that starting point.

Because of the present anticipated delivery date for structural steel (February 16, 1976 - working day 287), it is possible that the floor slab on grade could be placed prior to erection of steel. Therefore, every effort is going to be made to get the slab on grade down as early as it can be constructed, without endangering it by cold weather and freezing sub-base. Presently it is expected that construction of the floor slab on grade will begin about December 17, 1975 (working day 246). To build this floor slab early, it may be necessary to run foundation block up an extra course or two to provide an edgeform for the perimeter of the slab.

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The present target date for completion of the project, ready for fixturing, is to be held at May 10, 1976 (working day 347) and is an achievable target provided contracts are let promptly and early deliveries of critical items expedited. Such items include structural steel, hollow metal door frames, miscellaneous iron, early built-in red iron structural elements and fluted block. Precast plank at the mezzanine will also have to be given early expediting attention.

As part of our planning we prepared a network diagram for the complete site work including delivery elements. It will be necessary to complete most of the underground utilities prior to the onset of heavy weather. Therefore, early letting of contracts and issuance of utility drawings is necessary so early work can be pursued without delay.

An item that should be given extra attention is delivery of transformation equipment and switchgear. It appears in recent months that these two items have been a difficult element to bring onto the project in timely fashion.

Another item that should be given immediate attention is the definition of utility easements so work can proceed at the rear of the building.

Considerable discussion was held regarding the sequencing of masonry and it was agreed that as with other projects, masonry would be erected at the rear of the building to precast level first, followed by erection of precast and completion of rear masonry to the roof. The general movement of masonry from that point should be counterclockwise around the front, finishing up at the west and east elevations.

Ralph J. Stephenson, P.E.

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

Mr. James Rogers
Malan Construction Co.

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RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

March 29, 1976

Subject: Monitoring Report #2
Store #3332 K-Mart, Olathe, Kansas
Malan Construction Company

Project: 75:45

Date of Monitoring: March 24, 1976 (working day 59)

Monitored from Issue #1 dated November 19, 1975

Target Turnover Date: May 17, 1976 (working day 97)

Actions taken:

- Monitored project progress with Mr. Mowry
- Evaluated job status

General Summary

As of March 24, 1976 (working day 59) project site work lags by about 10 to 15 working days. However, site work was given an early finish target of April 2, 1976 (working day 67). Thus, the lag currently is not expected to impose upon the present target turnover date of May 17, 1976 (working day 97).

Building work has proceeded well and currently the floor slab on grade is complete, roofing has started and some overhead rough work is underway at the store. At present achievement of the target turnover point appears possible if progress continues as it has over the past two months.

Ralph J. Stephenson, P.E.

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

Mr. James Rogers
Malan Construction Company

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

June 10, 1976

Subject: Monitoring Report #3
Store #3332 K-Mart, Olathe, Kansas
Malan Construction Company

Project: 75145

Date of Monitoring: June 2, 1976 (working day 108)

Monitored from Issue 1 dated November 19, 1975

Target Turnover Date: Revised to June 14, 1976 (working day 116) from
previous target of May 17, 1976 (working day 97)

Approximate starting date of foundations: December 16, 1975

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Nowry and Mr. Grider
- Evaluated job status

General Summary

As of June 2, 1976 (working day 108) the building is substantially complete and the target turnover date presently established of June 14, 1976 (working day 116) should be met comfortably. Site work still has some elements to be completed but this should cause no major difficulties for turnover. Major inside elements to be finished include electrical boxes, equipment and trim, along with some painting and miscellaneous finish work.

In the office areas there is considerable acoustic tile to be installed, however, Mr. Grider expects he will be able to be completed in the offices within the next week.

The major cause of the delay in turning the project over was a two week carpenter strike this spring and some other miscellaneous delays. Therefore, it was decided to revise the turnover date rather than gamble on meeting the original target. Presently the store is in fair shape and there should be no turnover problems.

Ralph J. Stephenson, P.E.

RJS/m

to Mr. Larry Nowry (orig. & 1 copy)

Mr. James Rogers
Malan Construction Co.