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RALPH J. STEPHENSON, P. E.  
CONSULTING ENGINEER

June 3, 1975

**Subject:** Monitoring Report #1

Store #9035 K-Mart, Monroe, Wisconsin

(9000 metal building series)

Malan Construction Company

**Project:** 75:51

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

**Monitored from Issue #1 dated May 29, 1975**

**Issue #1 Target Turnover Date: September 17, 1975 (working day 182)**

**Actions taken:**

- Diagrammed building work with Mr. Goyette and Mr. Mowry
- Discussed project site work with Mr. Mowry and Mr. Neuchterlein

**General Summary**

As of May 29, 1975 (working day 105) working drawings are still being prepared by the tenant. Once these are available, the required permits will be obtained and construction of foundations will begin.

It is hoped to start field work on Monroe, Wisconsin by June 19, 1975 (working day 120). The structural building frame and other components will be delivered to the site on July 7, 1975 (working day 131) with erection due to start on July 9, 1975 (working day 133). The target turnover date for the main sales area and some of the service areas is September 17, 1975 (working day 182). By the target turnover date, enough of the service, stock, lounge, rear office and TBA areas must be available so that fixturing can start. Completion of these sections of the building, however, is projected at one week later than the turnover at September 24, 1975 (working day 187).

Ralph J. Stephenson, P.E.

RJS/m

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

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

July 29, 1975

**Subject: Monitoring Report #2**  
**Store #9035 K-Mart, Monroe, Wisconsin**  
**(9000 Series)**  
**Malan Construction Company**

**Project: 75:51**

**Date of Monitoring: July 25, 1975 (working day 145)**

**Monitored from Issue #1 dated May 29, 1975**

**Issue #1 Target Turnover Date: September 22, 1975 (working day 185)**

**Actions taken:**

- Inspected project
- Reviewed job progress with Mr. Henstedt, Mr. Goyette and Mr. Mowry
- Diagrammed site work (Issue 1A dated July 25, 1975)
- Reviewed job progress

**General Summary**

As of July 25, 1975 (working day 145) the project is from 3 to 10 working days ahead of Issue #1 late start/late finish dates. Structural steel is substantially erected and plumbed, wall panels are presently in work and about 40% of the floor slab on grade is constructed.

Presently the most critical area of the job appears to be in the TBA area. In-slab tenant work will begin on Monday, July 28, 1975 (working day 146). The scheduled late start date was August 1, 1975 (working day 150).

As part of our monitoring, we diagrammed the site work and this drawing, sheet #1 (Issue 1A dated July 25, 1975) was distributed, one copy to Mr. Henstedt,

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one copy to Mr. Goyette and three copies to Mr. Mowry.

It is expected to resume work on the site August 1, 1975 (working day 150). To start this work it will be necessary to move some metal deck, ventilators and general materials stockpiled on the site. It will take about 6 to 7 working days to get the site ready for placing the stone sub-base and work should proceed on out as rapidly as possible so that the site is completed no later than September 15, 1975 (working day 180).

In general, the project is in reasonably good shape, being from 4 to 10 working days ahead of the current late start/late finish target dates. TBA area and site work will be critical and I recommend that heavy attention be given both of these areas immediately. Also, a check should be run to see if there are any outstanding easements or permits that must be cleared for starting site work.

Ralph J. Stephenson, P. E.

RJS/m

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