

September 23, 1975

Subject: Monitoring Report #1
Store #3186 K-Mart, Maplewood, Missouri
Malan Construction Company

Project: 75:72

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

Target Turnover Date: March 9, 1976 (working day 303)

Actions taken:

- **Conferred with Mr. Mowry, Mr. Knaak, Mr. Plette, Mr. Raffler, Mr. Schneider and Mr. O'Keefe re proposed plan of work**
- **Issued preliminary manually computed network, Issue #1, dated September 18, 1975 (working day 183) to Mr. O'Keefe and Mr. Schneider for their review**
- **Inspected project site**

General Summary

As of September 19, 1975 (working day 184) site work is proceeding with the major parking garage retaining wall nearly complete and backfilled. The parking area supported deck under the K-Mart is due to begin Monday, September 22, 1975 (working day 185). It is anticipated this deck will take about 23 working days to construct. Meanwhile, work will proceed on cutting and balancing the area under the slab on grade at the west half of the K building. There is a considerable amount of exterior retaining wall yet to be built and it is expected this work will take 21 working days after initial delivery of reinforcing steel for the retaining wall structure. Generally it is planned to bring exterior work to a point where the parking lot base course at the upper level can be placed and compacted starting about mid-November. If paving can proceed this year, it will be done but if not, it is anticipated a compacted gravel course will be installed. Paving of the upper level will be a critical item and should be watched carefully.

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RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

There was considerable discussion regarding the plan of work to close in the building. One of the major difficulties for the entire project is access for heavy construction lifting equipment. This equipment will be needed for erecting precast columns, beams and deck, structural steel and the arlite panels facing the mansards. Our diagramming sessions gave a partial insight into the problems to be faced and all parties are well acquainted with the need for careful access and hoisting planning.

The intent generally is to proceed with the topping on the structural slab at the supported parking level as soon as possible but to hold off major sales area slab work in the K-Mart until after structural steel erection is complete. The slab on grade at the north section of the building where the offices and service areas are located will be poured out as soon as possible, probably as precast mezzanine deck is being erected.

Currently structural steel is due to arrive on the job November 11, 1975 (working day 221).

Overall, the project is complex and will require very careful field and office attention to insure proper meshing of all of the various elements. It was decided at this meeting not to diagram construction of the entire parking structure at this time but to come back later when the project has moved further along and plan this part of the job in detail if warranted. Mr. Raffler, Mr. Mowry and representatives of Deal will make that decision at a later date.

The network models were left with Mr. O'Keefe and he will get prints to review with Mr. Schneider. Meanwhile, we shall proceed to process the diagram as it stands and issue it upon receipt of the appropriate comments.

Ralph J. Stephenson, P. E.

RS/m

To: Mr. Larry Mowry
(orig. and 2 copies)

November 26, 1975

Subject: Monitoring Report #2

Store #3186 K-Mart, Maplewood, Missouri

Malan Construction Company

Project: 75:72

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

Monitored from Issue #1 dated September 18, 1975

Target Turnover Date: March 12, 1976 (working day 307)

Actions taken:

- **Conferred with Mr. Mowry, Mr. Piette, Mr. Lichius and Mr. O'Keefe re job progress**
- **Inspected project**
- **Evaluated job progress**

General Summary

As of November 17, 1975 (working day 225) bearing walls to the mezzanine at the rear of the store are erected, precast deck is well in work and structural steel will be on the job November 20, 1975 (working day 228). Structural steel was due on the project November 11, 1975 (working day 221) so the projected lag can be considered about 7 working days. The lag on bearing masonry to the roof is approximately 9 working days but a portion of this lag can be recaptured, so the lag presently is best measured from structural steel.

Site work should be substantially complete and ready for gravel sub-base by November 28, 1975 (working day 233). Graveling was due to start on November 13, 1975 (working day 223). Therefore, the lag in site work is currently about ten working days. It should be noted that this lag is measured against a desire to complete most major site work prior to the onset of cold weather, and should not materially delay the job.

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Work surrounding the K-Mart is proceeding reasonably well with structural steel currently in work at the supported parking area and a portion of the concrete deck poured out. We have not diagrammed the supported parking structure and therefore, at this time, are not able to make an accurate evaluation of the progress of this work relative to the current target turnover date. Planning and scheduling of this work will be at the discretion of the Deal Construction Company. We should be in touch with them soon regarding their desires in this matter.

There appears to be two major delivery problems at the present time. These concern delivery of the transformer and switchgear. Mr. O'Keefe reports there is a 12 week delivery on equipment after receipt of approved shop drawings. Shop drawings are currently in Kresge's hands and are needed back immediately if the equipment is to be on the job in adequate time to install and hook it up.

One other matter that should be given attention in the near future is the request for provision of leveling plates at the precast columns. This matter will be brought up by the precast erector and should be given prompt attention so as not to delay erection of structural concrete columns.

Mr. O'Keefe mentioned that the present building permit is conditional, pending resolution of certain problems. These should be given immediate attention.

Ralph J. Stephenson, P. E.

RJS/m

To: Mr. Larry Mowry
(Orig. and 2 copies)

January 2, 1976

Subject: Monitoring Report #3
Store #3186 K-Mart, Maplewood, Missouri
Malan Construction Company

Project: 75:72

Date of Monitoring: December 29, 1975 (working day 253)

Monitored from Issue #1 dated September 18, 1975

Target Turnover Date: March 12, 1976 (working day 307)

Note: The actual turnover date is currently in the first week of April. However, we will continue measuring the job against the turnover date of March 12, 1976 as noted above.

Actions taken:

- Conferred with Mr. Plette and Mr. Lichius re job progress
- Inspected project
- Evaluated job progress
- Prepared project status report for period from December 30, 1975 (working day 254) to February 2, 1976 (working day 277)

Note: Mr. Lichius has not received project work sheets for preparing the three week reports. We discussed this and it would be appreciated if this material could be forwarded to him for his completion each three week period. I have prepared the current work sheet and will have it processed for this monitoring.

General Summary

As of December 29, 1975 (working day 253) the project is moving relatively well with some weather, as of today, delaying work on the job. Currently most exterior masonry is complete except for a small section of bearing wall at the southwest. Structural steel is substantially complete, joists are nearly complete except at the southwest corner and metal roof deck is about 30% erected. Roofing is expected to start sometime within the next week.

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Site work has moved relatively well although it is now intended that the guard posts and the light base will be installed after bituminous paving. Slabs on grade at the garden center and the truck dock show as being late but Mr. Lichius feels that these areas can be constructed during the winter as breaks in the weather occur. These are fairly frequent in the Maplewood area.

The major lags on the job can be measured against installation of equipment bases, topping, setting of mechanical equipment and construction of the interior slab on grade at the store. This work currently lags by about 7 working days. Exterior and interior masonry also lags but is not the critical potential delay element at present.

In projecting over the next few weeks, Mr. Lichius feels that he will be able to start insulation and roofing on the current target date of January 5, 1976 (working day 257) or possibly sooner. He also expects to begin his slab on grade at the main store area on or before its current late start target of January 9, 1976 (working day 261). If these two elements can be started as presently projected, it will allow overhead work at the main store, as well as work at the office and service areas, to begin on their target starts.

At the main store sheet metal ductwork is due to begin no later than January 19, 1976 (working day 267). At the office area wood studs are due to begin at a late start of January 12, 1976 (working day 262). Thus, the project is at present in relatively good condition and if projected goals, as outlined above, are met, the job could be brought back into line with our current network plan within the next 10 to 22 working days.

It is to be emphasized that the office area, as usual, is a critical part of this facility and Mr. Piette reviewed this matter with Mr. Lichius at our monitoring session.

Transformers are currently due to arrive on the job January 15, 1976 (working day 265). Switchgear drawings have to be corrected and resubmitted with delivery expected about 4 to 6 weeks after correction. This will bring delivery of switchgear to between February 2, 1976 (working day 277) and February 16, 1976 (working day 287). Switchgear is fairly critical and should be given a high priority. It appears that most major mechanical equipment is either on the job or available in town and should be no problem. However, this item should be watched carefully.

So far as site work is concerned, about 60% of the north and west areas have been graveled and the site is currently in relatively good shape although paving cannot proceed until the weather breaks and the rest of the graveling is completed. Presently it does not seem that this will be a major problem.

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The concrete parking deck construction to the south of the building is moving well and most of the deck has been poured out.

Mr. Plette mentioned again that the present building permit is conditional pending resolution of mechanical drainage problems. This should be given continuing attention.

As part of our monitoring we prepared the project status report for the period from December 30, 1975 (working day 254) to February 2, 1976 (working day 277). This will be submitted for processing and the request has been made to Mr. Plette and Mr. Lichius that they prepare this report each three week period.

In summary, the current lag is about 7 working days at the building. If work can proceed as presently planned, this lag should be picked up over the next 10 to 22 working days. Site work will show lagging considerably more. However, as Mr. Lichius points out, some of this is due to revised logic and presently it does not appear that completion of site work at the west and north should be difficult by our target turnover date. To be cautioned is that attention be continuously directed at the office area since this generally proves to be a very difficult area to ready for tenant turnover.

Ralph J. Stephenson, P. E.

RJS
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To: Mr. Larry Mowry
(Orig. & 2 copies)