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May 3, 1976

Subject: Monitoring Report #1
Store #9067 K-Mart, Hayes, Kansas (masonry)
(9000 Series) Malan Construction Company

Project: 76:6

Monitored from Issue #2 dated April 28, 1976

Date of Monitoring: April 28, 1976 (working day 84)

Target Turnover Date: August 27, 1976 (working day 169)

Start of Layout: About April 21, 1976 (working day 79)

Note: The Issue #1 network dated February 19, 1976 was modified slightly to prepare the computer run. The change is not expected to materially affect major milestone early start/early finish dates in the Issue #1 diagram.

General Summary

Presently major contracts are being written for all trades and it is expected that by the end of this week most of these will be awarded. Work in the field is focused mainly on the site with delivery of materials now in progress. Building layout is done and foundations are expected to start soon.

Structural steel is due to be delivered on May 28, 1976 (working day 105). Joists, however, will be later since there is some problem with plant vacation and fabrication schedules. Shop drawings are presently coming in for elements of the steel frame and will be corrected and approved as they are received.

It is expected that when the structural steel frame is erected, it can be plumbed and bolted sufficiently to start close-in masonry. Masonry has a critical starting date of June 8, 1976 (working day 112) and this is one of the major milestones to be watched. The masonry units in this project

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are special and approvals should be expedited to the greatest extent feasible.

Overall, the present target sequence seems to be capable of being maintained, however, since construction of this type of unit is somewhat different than conventional 9000 series buildings, it will be important to watch carefully to see that all trades and materials are expedited and brought onto the site promptly.

We shall prepare a computer run on the Hayes project and shall issue our first project status report in about two to three weeks.

Ralph J. Stephenson, P.E.

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

RALPH J. STEPHENSON, P. E.
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July 22, 1976

Subject: Monitoring Report #2

Store #9067 K-Mart, Hayes, Kansas (masonry)

(9000 Series) Malan Construction Company

Project: 76:6

Monitored from Issue #2 dated April 28, 1976 (working day 84)

Date of Monitoring: July 14, 1976 (working day 137)

Target Turnover Date: September 13, 1976 (working day 179)

Note: This turnover date is later than that reported in Monitoring Report #1 of May 3, 1976. The reason was a late delivery of structural steel which made an extension of the construction time advisable several weeks ago. Note progress as reported below, however,

Start of Layout: About April 21, 1976 (working day 79)

General Summary

Presently site work is complete up to start of wearing course and the parking lot around the building is totally available with curbs, light pole bases, approaches and sidewalks complete.

In the building, masonry is almost complete. Structural steel is erected, plumbed and bolted. The metal deck is nearly complete except for a small edge strip at the south end. This strip is being installed today.

Roofing is expected to start late this week or more likely on Monday, July 19, 1976 (working day 140). Interior work at the building has proceeded with sheet metal in the sales area about 80% complete. Rough electrical on the structure is complete. Sprinkler piping is about 80% complete.

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At the service and utility area overhead rough work is just underway. Stud walls are in work and hanging board is due to begin July 19, 1976 (working day 140). Work at the electrical equipment room is moving well with some switchgear on the job and the remainder to arrive within the next week.

Most interior materials are on the job or available and work should be able to proceed on the interior of the building without any major holdups due to deliveries.

At the TBA area overhead doors are not yet on the site but are expected July 26, 1976 (working day 145). Again no major delays are anticipated at this area.

The only apparent potential problem is in delivery of remaining roof top units along with miscellaneous mechanical heating and ventilating items such as exhaust fans and in-ceiling equipment. Mr. Lehman expects these to be on the job by mid-August, which is about as late as they can be delivered and still be installed comfortably without disruption to the sequence.

Presently the target turnover date has been reset to September 13, 1976 (working day 179). It originally was August 27, 1976 (working day 169). The reason for moving back the turnover date was that structural steel fabrication was delayed by 16 working days due to plant and fabricator vacations. Steel arrived on the job and was started up on June 22, 1976 (working day 122). It was due to have started on May 31, 1976 (working day 106).

Immediately after structural steel started up, other trades including exterior masonry, interior rough work and metal deck followed closely and as a result, the project has now been brought back substantially in line with the original Issue #2 network dated April 28, 1976 (working day 84), in respect to interior rough and finish work.

Thus, except for late deliveries such as mechanical equipment, it would be possible to turn the building over at an earlier date than the present target of September 13, 1976 (working day 179). This matter will be discussed in detail with the tenant.

Generally the field is shooting to complete the building by August 30, 1976 (working day 17).

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In summary, the project is presently in good shape with site work complete except for wearing course, light poles and miscellaneous items such as striping and landscaping. Building work has been pulled back substantially in line with our current network model except for some interior finish work that will be restrained by roofing. Roofing presently lags by a considerable amount, but it has been possible to start work inside and carry it on through despite the lack of total close-in.

The most critical area is at the service stock lounge rear office and TBA areas where considerable finish work still remains to be completed. So far as interior finish work in the sales area is concerned, ceiling grid will probably start on Monday, July 19, 1976 (working day 140). Painting will begin on or about August 2, 1976 (working day 150). Both these items will be started slightly ahead of late starts.

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