

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

July 7, 1976

Subject: Monitoring Report #1

Minnesota Protective Life Insurance Company

Eden Prairie, Minnesota

Kraus-Anderson of Mpls, Inc.

Project: 76:42

Monitored from Issue P1 dated June 22, 1976

Target completion date: Early 1977

Actions taken:

- Reviewed job scope
- Prepared summary diagram for project with durations up to close-in
- Prepared summary diagram with no durations assigned for remainder of interior work

General

On Tuesday, June 22, 1976 (working day 122) I met with Mr. Joe Maertens, project manager, Mr. Don Suppes, project architect, Mr. Dave Thies and Mr. Craig Moleski to prepare a summary network of the MPLI office building project. The prime purpose of this network was to establish a framework within which the job could be done on a highly compressed schedule. Targets established then were to obtain rezoning by June 23, 1976 (working day 123), break ground by July 6, 1976 (working day 131) and to substantially complete for start of move-in by February 7, 1977 (working day 281).

The most critical early element of the project was the front end work consisting of obtaining rezoning and completing working drawings while during construction the critical element was to be able to pour out and close in the structure by early or mid-December. The summary diagram for this work is shown on sheets 1 and 2, Issue P1 dated June 22, 1976. In consultation with Mr. Moleski the following day, June 23, 1976 (working

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day 123) he indicated zoning was not approved and this, of course, will cause some additional problems in letting early awards for foundation work.

So far as building construction itself is concerned it will be extremely tight to construct the structure as presently planned by late fall or early winter. Our diagramming concentrated on assuming four post tensioned pours per floor for a total of 12. Mr. Maertens will review the pouring out network to see where some compression can take place.

As a part of our work, we also prepared, but did not assign durations to a summary diagram for the rough interior work finish interior work and systems work at each of the three occupied levels.

At our next planning session, it would be wise, if approval has been given to go ahead with this project, to again focus on construction of the superstructure, closing in of the building and to complete the summary diagram for the interior work shown on sheet 3 of Issue P1 dated June 22, 1976.

Ralph J. Stephenson, P.E.

RJS
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To: Mr. Craig Moleski
(Orig. & 1 copy)

August 27, 1976

Subject: Monitoring Report #2
Minnesota Protective Life Insurance Company
Eden Prairie, Minnesota
Kraus-Anderson of Minneapolis, Inc.

Project: 76:42

Date of Monitoring: August 18, 1976 (working day 122)

Monitored from Issue P1 dated June 22, 1976

Target Completion Date: Early 1977

Actions taken:

- Monitored project with Mr. Joe Maertens
- Prepared network plans for east and west parking lot paving
- Evaluated current job status

General Summary

Presently most early administrative work shown on sheet 1 of the summary diagram, Issue P1, dated June 22, 1976, has been completed and is in good shape. Forming for the second floor, pour #1, has started with post tensioning cables due on the job August 19, 1976 (working day 163). Forming of the second floor deck was due to begin no later than August 11, 1976 (working day 157) so this work is currently on or just slightly behind the target schedule.

Mr. Maertens has rediagrammed the floor pours, reducing the number of pours from 12 to 9. These are shown in a sequence that anticipates they will begin no later than August 16, 1976 (working day 160) and be completed by October 18, 1976 (working day 204). This plan of work, if maintained, will put the project just slightly ahead of the summary diagram, Issue P1, dated June 22, 1976 (working day 122).

Construction of the east and west parking lots was felt to be reasonably critical due to the need to get them installed in the main by the onset of cold weather. Here Mr. Maertens felt that heavy concentration should be placed on the east lot first and so we prepared a small network diagram of this on computation paper dated August 18, 1976, sheet 1. The network was left with Mr. Maertens for his use. In the plan of work, paving at

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the east lot is shown to be complete by October 7, 1976 (working day 197), with major landscaping completed later in the fall, by November 1, 1976 (working day 214).

Work at the west lot is slightly more complex with some demolition required before balancing and grading can be completed. Paving there is shown to be completed by October 11, 1976 (working day 199) with landscaping to be completed concurrently with east lot landscaping.

We did not complete filling in durations on the summary diagrams since all major contracts are not yet negotiated. I strongly recommend that as soon as a better handle is obtained on project information that it be inserted and a full set of computations on the summary diagrams on sheets 1, 2 and 3 be completed.

Ralph J. Stephenson, P.E.

RJS/m

To: Mr. Joe Maertens
Mr. Craig Molecki
Mr. Roger Syverson

October 27, 1976

Subject: Monitoring Report #3

Minnesota Protective Life Insurance Company

Eden Prairie, Minnesota

Kraus-Anderson of Mpls, Inc.

Project: 76:42

Date of Monitoring: October 22, 1976 (working day 208)

**Monitored from Site Work Network dated August 18, 1976, sheets 1
and 2 (on computation paper)**

Building monitored from discussions with Mr. Joe Maertens

**Target completion date: February 1, 1977 (working day 277) for
start of occupancy by owner at 3rd floor
and cores; completion of other areas
to follow by early spring**

Actions taken:

- Discussed project in detail with Mr. Joe Maertens
- Reviewed various elements of importance with Mr. Maertens, Mr. Moleski and Mr. Thies
- Evaluated current job status

General Summary

Presently site work is in relatively good condition with sub-base and base completed at the east lot and sub-base almost complete at the west lot. Paving will begin at the east lot as soon as a break in the current weather occurs. It could be any time in the next few days. Paving at the west lot is expected to begin on October 28, 1976 (working day 212). There appears to be no major delay other than waiting for a warm up in outside temperatures to paving. Paving at this point is from 13 to 15 working days behind our projections on the site work network dated August 18, 1976. This lag apparently has been caused primarily by changes to site work which required installation of an irrigation system for outside landscaped areas.

Building concrete work on supported decks is completed with the last pour made October 15, 1976 (working day 203). This was one day earlier than the target date of October 18, 1976 (working day 204).

Exterior stud and lath panels will be erected by November 1, 1976 with stuccoing to start immediately. Stucco will be done by pump from scaffolds and hopefully will be well along by December 1, 1976 (working day 235). With a break in the weather, an early completion of stucco sometime in December could be possible.

The present close-in target is to have glass and sash in, roofing on and stucco well along by December 1, 1976 (working day 235). This hopefully will allow interior finish work to begin close to the December 1st date.

Interior rough work has begun with underground work at the first floor substantially complete. Piping will start in riser shafts next week. The slab on grade at the first floor is due to be poured out next week. Mr. Maertens said he is concentrating heavily on third floor tenant and corridor space along with core areas from the first through third floors. This is wise since although the tenant areas are relatively straightforward and simple, core areas in a building of this nature can take considerable time to complete. I strongly recommend continuous heavy attention be given these core areas.

Sheet metal ductwork is due to begin on the third floor Monday, October 25, 1976 (working day 209) with horizontal piping and electrical work at the third floor to begin shortly thereafter.

Essentially the present goal is to complete the third floor and all cores ready for start of tenant move-in at the third floor by February 1, 1977 (working day 277). This will require careful planning of the project taking into consideration, among others, the following factors:

- Boilers will be on the job December 15, 1976 (working day 245) and it is hoped they can be installed in a time period short enough to be utilized by January 3, 1977 (working day 256) for some building heat. Regular

construction temporary heating will be provided by the mechanical contractor from unit heaters for as long as is needed prior to having building heat available.

- There is no present word on when chillers will be on the job. However, Mr. Maertens does not feel this is a significant problem since they are mounted outside and will not be needed until warmer weather. There have been changes to the chiller configuration which have slightly delayed delivery. Present deliveries are expected 50 working days after a final decision on the chiller is made.
- Exterior wall radiation is to be mounted on brackets fitted to a drywall backup sheet on the exterior wall. These brackets are to be fabricated over the next couple of weeks and will be installed as exterior walls and backup sheets are mounted. Care should be taken on the detail to insure there is adequate mounting strength for the radiation and cover system.
- Elevator work is to begin shortly. An opening has been left in the roof deck for dropping the cylinder into the shaft. Once it is installed, then work on the elevator can proceed. There is no present intent to necessarily complete elevator work prior to start of tenant occupancy on February 1, 1977 (working day 277).

This matter should be reviewed since it is possible that the amount of materials to be placed in the various tenant spaces, particularly at the third floor, may require hoisting of some type. It will be important, of course, to minimize damage due to casual construction traffic during this occupancy period since the general contract work will have been completed.

There may be a possibility of Kraus-Anderson doing the tenant work which, of course, would be a help in making the space acceptance a bit more simple.

- A brief discussion was held regarding the potential need for above ceiling fire separations at the office corridor. Apparently this matter has been checked into in detail and no need for a

separation has been mentioned. However, if there are any penetrations through the corridor ceiling, it might be necessary to use special fire barriers in above ceiling spaces. Since this may pose severe problems due to the changing nature of fire inspections, it would be wise to obtain approvals in writing. These approvals should be obtained prior to the start of ceiling suspension and grid.

- Presently the owner will furnish carpet. Since the decision as to whether carpet is to be laid before or after installation of tenant partitions may become a responsibility of Kraus-Anderson, it would be wise to call the owner's attention to this now.
- Corridor drywall and other major space divisions by Kraus-Anderson will be started once the building is closed in and fin radiation is installed. Interior stud partitions for the most part go up to the ceiling. Therefore, the grid has to be in place for partition work to start. It should be remembered that in-wall work for partitions may have to be installed from overhead. Therefore, ceiling tile will undoubtedly be held out of the ceiling grid until most partition work has been completed.
- Transformation equipment is presently available. Switch-gear is due on the job December 10, 1976 (working day 242). These items presently pose no major problems.
- It is important that a punching out and acceptance procedure be followed that will allow any damage after occupancy to work by tenant work installation to be identified and the charges properly assigned. I recommend that a method of doing this be established early with the client.

In summary, the project is moving very well. Paving is about to begin and should be able to be completed before the asphalt plants shut down for the winter.

Building close-in will be substantially along by December 1, 1976 (working day 235). It is the intent to begin interior finish work at the third floor and the building cores immediately after and to turn

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over the third floor and core spaces for owner tenant work by early February 1977. This appears feasible at present although it will take careful planning and close management of the job to achieve.

Ralph J. Stephenson, P.E.

RJS
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To: Mr. Joe Maertens
Mr. Craig Moleski
Mr. Roger Syverson