

March 4, 1975

Subject: Monitoring Report #1
Store #3303 K-Mart, Fairview Heights, Illinois
Malan Construction Company

Project: 75:10

Date of Monitoring: February 26, 1975 (working day 40)

Target Turnover Date: August 20, 1975 (working day 164)

Actions taken:

- **Conferred with Mr. Mowry and Mr. Knaak re updated plan of work**
- **Revised Issue #1 network model to Issue #2 dated February 26, 1975**

General Summary

As of February 26, 1975 (working day 40) stripping and balancing the site has begun. Work is in progress at the retention basin and storm lines have been partially installed. Work will stop when these items are completed and will resume again on April 14, 1975 (working day 73). Work will also begin then on footings at the building.

Essentially the work in Issue #2 dated February 26, 1975 (working day 40) is beginning 35 working days (7 weeks) later than the original target starting date in Issue #1 of February 24, 1975 (working day 38). The major reason for the deferred starting date is to obtain project financing.

Mr. Mowry, Mr. Knaak, and I reviewed the original Issue #1 diagram and made revisions to exterior masonry sequencing and updated the structural steel delivery date to May 23, 1975 (working day 102). Critical items of equipment for this project include transformers, switchgear, fans, heating and cooling coils, boilers, roof top condensers and precast units.

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CONSULTING ENGINEER

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I shall revise the drawings and computer runs for the project and make ready for the final run for issue. However, I shall hold the issuance of the documents until Mr. Mowry and Mr. Knaak give the go ahead clearance.

Ralph J. Stephenson, P.E.

RJS/m

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

SPECIAL ABBREVIATIONS FOR

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

K-MART STORE #3303
FAIRVIEW HEIGHTS, ILLINOIS

Project: 75:10

February 11, 1975

| | | | |
|--------|-------------------|------|-------|
| B | Basin | TIL | Tile |
| BL | Building | TP | Top |
| | | TRSH | Trash |
| CD | Conduit | | |
| CLOT | Cleanouts | UT | Units |
| CVG | Covering | | |
| | | VYL | Vinyl |
| E/I | Exterior/interior | | |
| EQ | Equipment | WL | Walls |
| | | | |
| FDRS | Feeders | | |
| FNCG | Fencing | | |
| FX | Fixtures | | |
| | | | |
| GD | Grid | | |
| GRDN | Garden | | |
| | | | |
| H | High | | |
| | | | |
| KIT | Kitchen | | |
| | | | |
| LDCCPG | Landscaping | | |
| | | | |
| MNHL | Manhole | | |
| | | | |
| RMV | Remove | | |
| | | | |
| SCTN | Section | | |
| SERV | Service | | |
| SK | Sink | | |
| SNTY | Sanitary | | |
| SPKR | Sprinkler | | |
| STFT | Storefront | | |
| STM | Storm | | |
| SUB | Substantially | | |

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

September 23, 1975

Subject: Monitoring Report #2
Store #3303 K-Mart, Fairview Heights, Illinois
Malan Construction Company

Project: 75:10

Date of Monitoring: September 18, 1975 (working day 183)

Target Turnover Date: February 11, 1976 (working day 284)

Note: This date subject to confirmation of manually computed preliminary diagrams

Actions taken:

- Inspected project
- Conferred with Mr. Mowry and Mr. Knaak along with Mr. John McMichaels and Dick Wallace re job progress
- Prepared revisions on current network to Issue #2 dated September 18, 1975

General Summary

As of September 18, 1975 (working day 183) most site utilities are installed and the building area is being brought to grade for start of foundation work. It is anticipated footings will begin on September 25, 1975 (working day 188).

A major problem still exists relative to the site work in that the off-site water main location has not been set. This is a sizable amount of work and should be given top priority attention.

Mr. Mowry, Mr. Knaak and I diagrammed the revised plan of action with representatives of the general contractor and they reviewed the revised plan in detail. Thus, the present plan reflects an approved network. I shall process the diagram and prepare revised networks in the very near future.

Ralph J. Stephenson, P. E.

RJS/m

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

November 26, 1975

Subject: Monitoring Report #3

Store #3303 K-Mart, Fairview Heights, Illinois

Malan Construction Company

Project: 75:10

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

Monitored from Issue #2 dated September 18, 1975

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

Note: The target completion dates set as field goals and against which this monitoring is measured are February 13, 1976 (working day 287) for the K-Mart Sales Area and January 23, 1976 (working day 272) for the office area

Actions taken:

- Inspected project
- Conferred with Mr. Mowry, Mr. Plette and Mr. Dugan re job progress
- Evaluated alternate courses of action on masonry erection

General Summary

As of November 17, 1975 (working day 225) project site work is in relatively good shape with most paving done and a good share of the exterior utilities installed. The off-site underground water main is due to start November 19, 1975 (working day 227). This is approximately 13 working days later than originally scheduled. However, installation time will be materially reduced from the original eight weeks and is now projected to about two weeks.

The other major on-site item currently lagging is work at the retention basin. Riprap and landscaping have not yet started but it is anticipated that this operation will be completed within the next two to four weeks.

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**RALPH J. STEPHENSON, P. E.
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So long as it is done prior to the onset of heavy weather, it should offer no delay to the project. Currently a decision on the landscaping cost is needed to proceed.

The temporary fence is being relocated and it is expected a permanent fence will not be installed complete until next spring, prior to store opening.

In the building proper, exterior masonry is presently being erected on the north joist bearing walls. It was recently decided to shift emphasis from the mezzanine areas to the front walls to allow the steel erector to put both joists and rolled shapes up from the front to the back. The reason for this change in sequence was because of the inability to provide adequate masonry manpower on the job. Thus, a choice had to be made between erecting bearing masonry at the mezzanine or erecting bearing masonry for early structural steel. The latter decision was made and it was agreed at the meeting on November 17, 1975 (working day 225) that this sequence would continue to be followed. (Note: This decision was reversed later that day.) Because of the very low number of masons on the job, erection of precast at the mezzanine areas, specifically at the office, now lags by a projected 34 working days. It is expected that precast will be able to start at the mezzanine in about 15 working days or on December 9, 1975 (working day 240), (if front walls had proceeded early).

The lag at the K-Mart sales area can be measured directly from the projected start on structural steel. Presently structural steel erection will start on November 19, 1975 (working day 227). It was due to start no later than November 10, 1975 (working day 220). This gives a projected structural steel erection lag of 7 working days. However, interruption of structural steel erection will make this lag much larger soon.

Thus, it will be very important in the next several weeks to attempt to gain as much time at the office areas as well as to maintain good progress in the sales area once structural steel starts. In the sales area this will be helped considerably by the fact that a portion of the floor slab on grade at the north half of the building is already poured out. It is recommended that this pouring sequence be maintained as aggressively as possible to get as much of the floor slab poured out prior to interference by erection of structural steel as is possible.

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It will also be critical to cast the slab on grade at the office and mechanical service area prior to the start of colder weather. This is very important and should be done in any event no later than the start of precast mezzanine deck. It is to be noted that the target field completion dates for both the sales and office areas are some days in advance of the actual target turnover date. However, it should be further pointed out that we have used all of the float time at the office, plus two days, and seven days of seventeen at the sales area. Thus, the job now lags the target turnover date of March 9, 1976 (working day 304) by at least two working days and possibly more if work crews on masonry or other trades cannot be built to a higher level than is presently the case.

As a part of this monitoring, a revised project status report was prepared for the period from November 17, 1975 (working day 225) through December 5, 1975 (working day 238). This will be issued through the regular channels.

Ralph J. Stephenson, P. E.

RJS/m

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

January 2, 1976

Subject: Monitoring Report #4

Store #3303 K-Mart, Fairview Heights, Illinois

Malan Construction Company

Project: 75:10

Date of Monitoring: December 30, 1975 (working day 254)

Monitored from Issue #2 dated September 18, 1975

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

Has been revised to April 26, 1976 (working day 337)

Note: The target completion dates set as field goals and against which this monitoring is measured are February 13, 1976 (working day 287) for the K-Mart Sales Area and January 23, 1976 (working day 272) for the Office Area

Actions taken:

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

General Summary

As of December 30, 1975 (working day 254) project site work is in the same relative position as of the previous monitoring on November 17, 1975 (working day 225). No work has been done at the retention basin on riprap and landscaping because of some difficulties the landscaping contractor encountered. This matter is presently being resolved.

At the building masonry continues to be the major holdup. Presently lags in masonry range from 25 to 35 working days. This lag is now especially serious since there are several areas of masonry that are partially complete

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and require small amounts of work which are not being done because of lack of equipment and manpower. Presently the major thrust in masonry is aimed at getting all bearing walls erected at the south side of the building so structural steel can be erected over the office and service areas. It is intended to complete this back masonry within the next 8 to 10 working days and bring the structural steel erector back on the job. While he is erecting steel at the south end, masonry at the north will be finished, moving the structural steel contractor out to that area when it is available. Meanwhile it is hoped that metal deck can be started as quickly as possible. It appears that starting installation of insulation and roofing may be as many as 17 working days away. This would bring the start of insulation and roofing to January 23, 1976 (working day 271). Roofing was due to start no later than December 16, 1975 (working day 245). Thus, it lags 26 working days.

Probably an actual lag on the project can be projected at between 25 and 30 working days. Note that this is an increase in the lag at the K-Mart sales area and a slight lessening of the lag at the south area, primarily because masonry has been focused upon during the past month. It is to be emphasized, however, that this lag of 25 to 30 working days will bring our present projected completion at or past the field goal of March 9, 1976. This is still ahead of the newly established target turnover of April 26, 1976 (working day 337). However, the significant factor here is that if the job continues to lose pace as it has in the past it will be very difficult to complete it even at the later date. It is of absolute critical necessity that this project be closed in and that some means be found to improve total performance. Unfortunately the project is so far along now that any improvement in masonry erection may not bring a corresponding improvement in job construction performance. In any event, it is quite apparent that there is a serious problem on the project, everybody is well aware of it and presently there is little, if anything, anybody can do about it..

The slab on grade has proceeded relatively well up to this point but now water and poor subbase conditions are causing severe difficulties which threaten subbase bearing capacity. It is important that the interior of the building be drained and pumped so the subbase can be dried and slab on grade work proceed. Getting the slab on grade in concurrently with erection of the remaining masonry and structural steel may be one way by which some time can be picked up. This matter is presently being given strong attention by Mr. Dugan and Mr. Plette.

However, since any day lost now cannot be recaptured, it would be wise to exert extra special effort to resolve the matter of pumping and drying.

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In summary, the project continues to lose ground in the sales area and now lags the Issue #2 network dated September 18, 1975 by 25 to 30 working days. The lag is significant since it is a sizable increase in the lag at the sales area. Hopefully insulation and roofing can begin on January 23, 1976 (working day 271) which will represent at that point a lag of approximately 26 working days. It is possible, if a break in the weather is obtained, that some time can be picked up in installation of roofing, and in installation of interior work if the slab on grade can continue concurrently with exterior walls. These matters are of the utmost importance to pursue aggressively at this time.

Also important is to keep the mason working in those areas where he is needed most. It is possible that if overhead trades such as sheet metal ductwork, sprinkler fitters and plumbers and electricians can get underway early at the under side of the structural steel that some time can be picked up in installation of their work also. Most of this overhead work was due to begin no later than December 18, 1975 (working day 247).

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To: Mr. Larry Mowry
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