

June 3, 1975

Subject: Monitoring Report #1
Store #9031 K-Mart, Beaver Dam, Wisconsin
(9000 metal building series)
Malan Construction Company

Project: 75:50

Date of Monitoring: May 29, 1975 (working day 105)

Monitored from Issue #1 dated May 29, 1975

Issue #1 Target Turnover Date: August 25, 1975 (working day 166)

Actions taken:

- Prepared Issue #1 diagram with Mr. Mowry and Mr. Goyette
- Evaluated work necessary to put job in field

General Summary

As of May 29, 1975, excavation for footings has begun and site work is just starting. The city is to begin running water and sanitary sewer to the site within the next two weeks.

The metal building frame is on the job and it is expected that erection of the frame can begin on June 16, 1975 (working day 117). Erection of all metal building components, including walls, insulation, roof, interior liner and interior metal partitions will probably take about forty working days or eight weeks.

Start of interior slab on grade and rough and finish interior work will begin as soon as enough of the building components are installed to allow work to be carried out uninterruptedly. The sales area is currently planned to be completed and cleaned up, ready for turnover by August 25, 1975 (working day 166). The service, stock, lounge, rear office and TBA areas will be completed on September 2, 1975 (working day 171). This area is a rather complex part of the building and will require more time to finish under our present plan of work than the sales area.

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However, it is anticipated that by August 25, 1975 (working day 166) that adequate services will be available in the service area to allow the tenant to move in and fixture the store.

Site work presently has adequate time allocated to complete it comfortably. However, it is strongly suggested that careful attention be given obtaining the state approach permits and also to expediting all other work by governmental agencies off the site, that affect turnover of the store.

Ralph J. Stephenson, P.E.

RJS
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To: Mr. Larry Nowry (orig. & 1 copy)

Mr. Ron Neuchterlein
Malan Construction Co.
P. O. Box 35425
Detroit, Michigan 48235

July 29, 1975

Subject: Monitoring Report #2
Store #9031 K-Mart, Beaver Dam, Wisconsin
(9000 Series)
Malan Construction Company

Project: 75:50

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

Monitored from Issue #1 dated May 29, 1975

Issue #1 Target Turnover Date: September 2, 1975 (working day 171)

Actions taken:

- **Inspected project**
- **Reviewed job progress with Malan staff**
- **Evaluated job progress**

As of July 25, 1975 (working day 145) the project is adhering to late start/late finish dates or slightly ahead except at the TBA area. Here, the slab was due to be poured on a late finish of July 24, 1975 (working day 145). However, because the copper piping has been installed with rigid metal rather than flexible metal, joints were necessary and the copper must be replaced. This probably will delay pouring the floor slab by about one week. It is expected this time can be picked up in installation of finish work at the TBA area.

In the sales area, acoustic ceiling grid has just started. It was due to begin August 7, 1975 (working day 154) so currently is about 9 working days ahead of the late start date. At the service area work on wall studs and in-wall work is well along and 4 to 6 working days ahead of late start/late finish targets.

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**RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER**

Site work final grading is due to start on August 1, 1975 (working day 150). This will be approximately one working day ahead of target dates. Thus, it is anticipated that site work can finish on or about August 25, 1975 (working day 167). However, installation of the off site sanitary sewer is experiencing serious difficulties due to unexpected rock. This work is being installed by the city and was due to be complete to the site by August 1, 1975 (working day 150). Presently it appears it will not be complete until near the middle or end of August. This work must be kept constantly in mind and in touch to insure that sanitary sewer facilities will be available to the store by the Malan target turnover date of August 25, 1975 (working day 167).

In summary, the project is currently moving very well with the exception of off-site sanitary which is the responsibility of the city and installation of underground work at the TBA area. The TBA area is presently about 5 working days behind but this time should be able to be picked up.

Ralph J. Stephenson, P. E.

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