

May 6, 1975
(Dict. 4/30/75)

Subject: Monitoring Report #1

Dort Community School, Flint, Michigan

Project: 75:39

Date of Monitoring: April 30, 1975 (working day 85)

Actions taken:

- Prepared preliminary network diagrams for Issue P1 dated April 30, 1975, sheets P1, P2 and P3
- Reviewed proposed project sequencing with Mr. C. A. Adkins and Mr. Charles Towar

General Summary

As of April 30, 1975 (working day 85) wall and column footings for the classroom unit (CR) are in work, having started about April 16, 1975 (working day 75).

We began our network planning as of the current date, April 30, 1975 (working day 85). Today's diagramming work consisted primarily of preparing a preliminary network model of the project through substantial close-in of the building. We also prepared a network for interior finish work at the first floor of the classroom unit.

Presently it is expected to break down the project into three major areas: the Classroom Unit first floor (CR1), Classroom Unit second floor (CR2), and the Community Wing (COM). These code designations appear on sheet P1. General sequencing is to move the project from the classroom wing to the community area and to erect bearing masonry to precast levels at the second floor and then up to the roof in the classroom area. Those masonry partitions built on slab on grade will be installed subsequent to setting precast.

Our preliminary work on the project indicates that substantial close-in of the entire job could occur as early as October 17, 1975 (working day 204). It was decided to use this as a current target date. On interior work and

**Monitoring Report #1
Dert Community School
May 6, 1975
Page two**

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

using the values assigned we should be able to complete the first floor of the classroom, ready for cleanup about mid-December 1975. This is a preliminary figure based upon our early computations. Elements of the job will have to be checked with the mechanical and electrical contractors, as well as reviewed by Mr. Adkins, the architectural contractor.

I shall distribute copies of the network plan, sheets P1, P2, and P3, Issue P1, dated April 30, 1975 to Mr. Towar and Mr. Adkins. Mr. Adkins will distribute prints of the three network sheets to the other prime contractors and his key subcontractors.

As part of our work, we also prepared a network diagram of the early parking lot installation at the east end of the project. It is expected this work will proceed starting in mid-May 1975 with completion of the new parking area scheduled for early August 1975. This August date would be a very desirable target to meet since there will be a strong need for additional parking space once construction gets well underway.

I have requested that Mr. Adkins, along with the other prime contractors review the work done to date and provide their comments at our next planning meeting. Mr. Towar will also review the work to date to insure it conforms with the owner's requirements. I shall be in touch with Mr. Towar and Mr. Adkins in the near future to arrange the next diagramming session.

Ralph J. Stephenson, P.E.

RJS/m

**To: Mr. C. A. Adkins
(Orig. & 2 copies)**

Mr. Charles Towar

mm

- CRITICAL PATH PLANNING
- LAND PLANNING
- MANAGEMENT CONSULTING
- PLANT LOCATION

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

15064 WARWICK ROAD
DETROIT, MICHIGAN 48223
PHONE 273-5026

May 28, 1975

Mr. C. A. Adkins
C. A. Adkins Construction Co.
G-3223 W. Pasadena
Flint, Michigan 48504

▲

Mr. Charles Towar
Flint Board of Education
923 E. Kearsley
Flint, Michigan 48503

Dear Sirs:

Enclosed are copies of the drafted network plan for foundation work, superstructure, close-in and early parking area work as rough diagrammed in Issue P1 on April 30, 1975. I had this material put into final drafted form to facilitate using on an interim basis. Notice it shows early start and early finish projected dates in both working days and calendar days. The calendar day start is the morning of the starting day. The calendar day finish is the evening of the indicated date.

I understand there is a reasonably widespread work shutdown due to the current strikes in Flint and therefore, probably this Issue P1 will have to be restudied as soon as full work resumes. I shall keep in touch with Mr. Towar to determine when our next planning session would be most effectively and productively scheduled.

It would be very much appreciated if Mr. Adkins would distribute the drawings to the other prime contractors, as with the monitoring reports.

If there are any questions, please do not hesitate to call.

Sincerely yours,

Ralph J. Stephenson, P.E.

Enc.

July 11, 1975

Subject: Monitoring Report #2

Dort Community School, Flint, Michigan

Project: 75:39

Monitored from Issue P1 dated April 30, 1975

Date of Monitoring: July 10, 1975 (working day 134)

Actions taken:

- Inspected project
- Conferred with Mr. Charles Towar, Mr. C. A. Adkins and Mr. Dwight Adkins re job progress
- Updated Issue P1 network to Issue P2 dated July 10, 1975
- Prepared networks for remaining site work and for community room wing (COM)

General Summary

As of July 10, 1975 (working day 134) the project lags by 5 to 8 working days, primarily in erection of bearing masonry to the second floor. It is expected that precast beams and plank will be erected starting July 21, 1975 (working day 141). Mr. Adkins feels that in following work primarily exterior and interior bearing masonry at the second floor to the roof, they will pick up the present lag and meet the present target for laying insulation and roofing at both the classroom and community wing area by October 10, 1975 (working day 199).

There has been some difficulty with beginning work at the new parking lot area and exterior site areas. The reason is the difficulty in working around debris presently on the site. However, Mr. Adkins, at this monitoring, took steps to begin removal of the debris and start the fine grading. It is expected that installation of underground work will begin at the east parking lot on or about July 21, 1975 (working day 141) and that the asphalt base at existing areas outside will be completed near the end of August 1975 with the total parking lot striped and ready for full use by September 30, 1975 (working day 191). There will be a decision

**Monitoring Report #2
Dort Community School
July 11, 1975
Page two**

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

made later this summer as to whether or not the parking lots will be used without the final surface course. Presently we are assuming it will be carried through to completion.

As part of our diagramming work we reviewed the first and second floor classroom interior finishes and re-established that the logic and target dates shown there are reasonable. At the classroom first floor it is expected to complete cleanup on December 29, 1975 (working day 253) and to complete the second floor of the classroom area at January 12, 1976 (working day 262). The community wing will proceed concurrently with the classroom area at the first floor and be completed about the same time.

We did not diagram interior remodeling of the existing building but the new school should be completed and occupied prior to the start of this work. It appears that remodeling in the existing areas should take from 60 to 70 working days. If we begin remodeling work in the existing building by January 12, 1976 (working day 262) the end date of the second floor finish work, and it requires 60 days for completion, remodeling should be complete in the existing building by April 5, 1976 (working day 322). This matter will be reviewed in more detail at a subsequent meeting.

As a result of our work today, I shall update the network and complete drafting the remaining sheets for the new building construction and site work. These will be processed by computer and the various conventional runs issued.

In addition, Mr. Adkins has requested a method by which he can identify early and late starting and finishing dates for each of his major contractors. These coded are as follows:

- 1 Flint Board of Education
- 2 C. A. Adkins
- 3 Demolition contractor
- 4 H & L Masonry
- 5 Johnson & Wood
- 6 Armstrong Electric

Monitoring Report #2
Dort Community School
July 11, 1975
Page three

- 7 Precast contractor
- 8 Structural steel contractor
- 9 Architect Engineers Collaborative
- 10 Airtech - hollow metal
- 11 Roof fill contractor
- 12 Roofing contractor
- 13 Sash and glass contractor
- 14 Spartan Asphalt
- 15 Hard tile contractor
- 16 Painting contractor
- 17 Acoustic contractor
- 18 Elevator contractor
- 19 Resilient floor contractor

I shall make a selective responsibility code run by early and late starting dates. This will give a listing of each task that is the responsibility of each party noted, listed by their earliest possible starting dates and their latest allowable starting dates. This list should be of assistance in identifying the range of starting and finishing dates for each major party to the contract.

In summary, the job currently lags 5 to 8 working days but it is expected that by early September this entire lag will be recaptured. Precast beams and plank at the second floor are now due to start on July 21, 1975 (working day 141) and the building is tentatively set to be closed in by October 19, 1975 (working day 199). The heating system is expected to be ready for temporary heat by October 1, 1975 (working day 192).

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

Monitoring Report #2
Dort Community School
July 11, 1975
Page four

I shall plan to monitor the project every three to four weeks and to attend construction conferences where it appears appropriate.

Ralph J. Stephenson, P. E.

RJS
m

To: Mr. C. A. Adkins
(Orig. & 2 copies)

Mr. Charles Towar

m
m

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

August 8, 1975

Subject: Monitoring Report #3

Dort Community Schod, Flint, Michigan

Project: 75:39

Monitored from Issue P2 dated July 10, 1975

Date of Monitoring: August 5, 1975 (working day 152)

Target Completion Date: January 9, 1976 (working day 262)

Actions taken:

- Inspected project
- Distributed Issue P2 computer run and sheets 1, 2, 3, 4 and 5 of network to Mr. Towar and Mr. Adkins
- Participated in construction conference
- Evaluated job progress

General Summary

At the construction meeting the dated network diagram and full computer run were issued to Mr. Adkins for distribution to his sub-contractors. Mr. Towar was also provided a copy of the diagram. This issue #P2 dated July 10, 1975 will be used as the monitoring document as of today.

Current field progress shows that second floor precast is almost complete and second floor masonry base course about to start. Structural steel is partially erected at the community wing and most slabs on grade are complete. Site work and parking area curbs and fine grading are in work or complete and the parking area is now being readied for finish grading and paving.

The current lag in building work is basically at the second floor where the base course masonry to allow placement of the topping lags by about 6 working days. It was originally the intent to place the second floor topping slab prior to erection of exterior and

Monitoring Report #3
Dort Community School
August 8, 1975
Page two

interior masonry from the second floor to the roof. Masonry was due to start up from the second floor base course to the roof on August 15, 1975 (working day 160). This is a target point against which future progress can be measured.

Structural steel at the community wing is partially erected and roof metal deck is expected to start soon.

At the parking area work is generally moving in conformance with the network diagram. Presently completion of striping and installation of lights is set for September 30, 1975 (working day 192). This date should be possible to meet.

One reason why there is a slight lag in construction process was pointed out by Mr. Towar as being that considerable time was devoted by masons to installing the new masonry fascia at the existing building.

During the meeting I gave a full explanation of the network and the technique for using it to the group and explained the technique of monitoring. I shall make a project status report run and distribute four copies to Mr. Adkins, one copy to Mr. Towar. This run will use information from the monitoring and report on the current status by responsibility code. I shall plan to monitor the project periodically over the next several months and will be in touch with Mr. Towar to set these monitoring dates.

Ralph J. Stephenson, P.E.

RJS/m

To: Mr. C. A. Adkins
(Orig. & 2 copies)

Mr. Charles Towar

September 29, 1975

Subject: Monitoring Report #4

Dort Community School, Flint, Michigan

Project: 75:39

Monitored from Issue P2 dated July 10, 1975

Dates of Monitoring: August 22, 1975 (working day 165) and
September 25, 1975 (working day 188)

Target Completion Date: January 9, 1976 (working day 262)

Actions taken:

- Inspected project
- Conferred with Mr. Towar and Mr. Adkins re job progress
- Evaluated job progress
- Prepared project status report from September 25, 1975
(working day 188 to November 7, 1975 (working day 220))

General Summary

As of September 25, 1975 (working day 188) the project lags by 6 to 8 working days, primarily in installation of light weight roof fill at the classroom unit. Roof precast deck was completed the evening of September 24, 1975 (working day 188) which was about 7 working days behind the target of the evening of September 15, 1975 (working day 181). Presently it is expected the lag may go as high as 8 or 9 working days in start of roof fill but Mr. Adkins estimated he may be able to pick up 2 or 3 working days on installation of the fill. Roofing was due to start on September 26, 1975 (working day 189). However, it will be delayed until all roof frames and curbs and light weight roof fill have been installed.

**Monitoring Report #4
Dort Community School
September 29, 1975
Page two**

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

All deliveries to the project are in good condition and most major material and equipment have been put on the job or are available.

At the interior, rough above floor mechanical and electrical installation on the first floor of the classroom and at the community room is presently meeting targets between early and late starts and finishes. It is expected that sheet metal ductwork and other above floor rough mechanical and electrical installation can start at the second floor almost immediately which would put it very close to schedule. The target late start date for above floor sheet metal ductwork at the second floor was September 24, 1975 (working day 187).

The mechanical equipment room is expected to be activated sometime late this week or early next week. The target activation point was the evening of September 30, 1975 (working day 192). Presently it is essential to get the heating system back in operation, not only for the new addition heat but for permanent heat to the existing building. Parking lot installation lags the current target date for completion of September 30, 1975 (working day 192) by 10 to 15 working days. However, it is expected the parking lot will be completed with the finish course laid, striped and lit, ready for use sometime in October. So far this has caused no major difficulties at the site.

Installation of the elevator is presently scheduled to start as soon as the roof is complete. However, there appears to be some slight problem with delivery and it may not be on the job until November. Mr. Adkins is working to improve the date. This is a reasonably important element of the building but not critical to ongoing progress.

In summary, the project currently lags by about 7 working days but there is some chance that over the next two months most of this time can be picked up since it primarily is in building close-in. The target measuring date by which any ahead or behind situation can be measured will be the start of acoustic ceiling grid and conduit at the first floor of the classroom building. This is now scheduled in our Issue P2 network to begin on October 17, 1975 (working day 204).

Of prime importance is to get heat in the building since it appears that the fall season will continue to be cool and activation of the equipment room is necessary.

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

Monitoring Report #4
Dert Community School
September 29, 1975
Page three

Generally the project is in very good condition.

As part of the monitoring, we prepared a project status report for the period from September 24, 1975 (working day 187) to November 7, 1975 (working day 220). This will be processed and distributed with the monitoring report.

Ralph J. Stephenson, P. E.

RJS
m

To: Mr. C. A. Adkins
(Orig. & 2 copies)

Mr. Charles Towar