

Soaring Eagle Resort
Mt. Pleasant, Michigan

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December 3, 1995

Subject: Monitoring Report #1

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Monday and Tuesday, November 27 & 28, 1995

Actions taken:

- Inspected project with Darrel Ashby
- Reviewed project status with Kirk Baker, Don Klingensmith, and Darrel Ashby
- Completed major diagraming of network models, issues #6 and #7 for parking deck, bingo hall, and casino
- Evaluated project status

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995
- Bingo hall - Sheet BH1- issue #6 dated November 17, 1995
- Casino building - Sheet CSO1 - issue #6 dated November 17, 1995

Current key dates: to be reviewed as project is monitored and progress evaluated

- General project - actual dates
07/26/96 - Released to proceed
08/02/95 - Start work in field
- Bingo Hall - target dates
01/31/96 - Bingo hall completed
- Parking garage - target dates
01/31/96 - Bus access to bingo available
02/07/96 - Area 1 (west half) complete
02/26/96 - Area 2 (east half) complete
- Site work - target dates
01/31/96 - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete

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- Casino - target dates
05/20/95 - Casino completed
- Hotel - target dates
04/01/96 - Beneficial occupancy
05/10/96 - Opening

Working day assumptions: The issue #6 network models for substructure work, structural erection, and temporary close in to weather are based on working a single shift 10 hours per day, 6 days per week.

General summary:

Currently the project is experiencing very disruptive winter weather including heavy snow, icing, low temperatures, and sizable variations in weather and temperatures from day to day. I recommend that careful and accurate weather records be kept on a daily basis to record the differentials of actual from expected patterns. This is because of the unusual weather being encountered and the weather-sensitive nature of the work currently in progress.

At the parking garage, and as of November 27, 1995, 7 of the total of 13 slab-on-grade pours have been made in the parking deck, masonry wall are being erected at stair towers #1, 2, and #3. and structural precast erection is in work. This work with the exception of masonry at stair tower #3 is generally meeting target dates between early and late starts and finishes.

Parking garage precast erection began on its scheduled date of November 20, 1995. The remainder of the slabs on grade will proceed as the precast erection proceeds. Erection of precast will generally be from the center aisle access lane in the deck. This aisle will be filled in with the slab on grade as the precast erection is complete in each area.

Bingo hall slabs on grade have been poured at the lower tier of the main bingo hall and in part at the entry area. This work currently lags desired early start dates but is not interfering with major progress in other areas of the building. Structural steel erection at the main entry to the bingo hall has been started, but has been hampered by inclement weather. The current lag in structural steel erection at the bingo hall is 3 to 5 working days.

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At the casino building, difficult site conditions are slowing efforts to maintain progress as desired. Currently the lag over the Issue #6 network model, sheet #CSO1 is from 6 to 8 working days, primarily in the construction of remaining foundation work. Of critical importance is delivery of mechanical and electrical equipment for installation as the central plant - area H, is closed in. Equipment delivery dates currently being held are listed below:

- 11/28/95 - Chillers
- 11/28/95 - Boilers
- 12/08/95 - Transformers
- 12/08/95 - Switchgear
- 12/15/95 - Emergency generators
- 12/15/95 - Hotel generator
- 12/22/95 - Cooling towers
- 12/26/95 - Oil storage tank

It is currently very important, and will remain important, to firm up all delivery dates as quickly as possible. The planning and scheduling work has helped focus attention on several needed items that will soon be very critical. Procurement efforts must be carefully planned if projected field progress is to mesh properly with equipment and material deliveries.

Some of the more critical of these items are listed below. This tabulation is not a full list but represents some of the items for which information has been difficult to obtain as of late November, 1995. The items are listed in rough alphabetical order.

- Aluminum sash and entries
- Carpet (bought by others - installed by Perini?)
- Concrete flooring (stamped pavers?)
- Decorative nuts - colors and samples
- Elevator door frames, cabs, and equipment
- Exterior metal panels
- Feature sign or signs
- Floor coverings
- Folding partitions and tracks
- Food service equipment

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- Food service rough in
- Fountains
- Glass at all areas
- Grills and diffusers
- High light fixtures at parking deck
- Hollow metal frames
- Life safety systems
- Light fixtures - standard and special
- Metal arches
- Metal railings
- Millwork and trim
- Neon lighting
- Non standard length metal studs
- Parking controls and devices
- Plastic laminates (special colors?)
- Plumbing fixtures
- Rock formations
- Stair tower exterior siding
- Stair tower fiberglass shingles
- Stone caps
- Stone veneer
- Toilet partitions
- Trees
- Wheel stops
- Wood, steel and concrete structural members (continuing delivery)
- Wall blocking information
- Wall treatments
- Wall covering - special design
- Wood ceilings

The above items are specially mentioned because they traditionally are difficult to obtain in a timely manner.

It should be kept in mind that most of these items must be decided upon, approved and selected, ordered, shop drawings prepared, submitted, approved, and returned, and the item fabricated and delivered. This process can require from a few days up to many months for special long lead items.

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I recommend that a complete projected procurement list be prepared, updated, and provided to all project team members for discussion at the weekly meetings. Procurement on very highly compressed projects such as this is one of the most frequent causes of delays.

As part of our work in these monitoring sessions we also updated the network models, data runs, and early start, early finish bar charts to issue #7 where appropriate. The garage and bingo hall documents have been issued to Mr. Baker and Mr. Klingensmith, The casino documents have been issued to Mr. Ashby and Mr. Bretz. They will reproduce and issue these as their job management work dictates.

I shall plan to inspect, monitor, and where appropriate, update the current plans of work approximately each 10 calendar days. These meetings will be planned with the project team members affected in conjunction with Mr. Dave Lewis.

Over the past month I helped prepare a typical hotel interior room floor network model that is now under review and study. I shall work on this portion of the project as requested by Mr. Lewis and the project team members.

Hotel project components must be given special attention, particularly the back-of-house areas that provide services to the hotel guests. These are generally located at the ground level and include such sections as food service, front desk, ballroom, conference space, meeting reception, swimming and athletic facilities, and other similar facilities. Normally in hotel construction the guest room elements move reasonably well once the building is partially closed in. The back-of-house areas however, require extra attention, particularly those elements requiring approvals on large numbers of special design-related items by the owner, designer, architect, and engineer.

Another component of the project which will require considerable planning and scheduling attention because of the expected high demand for its facilities is the convention center. I have done no planning work on this facility as yet and will check with Mr. Lewis in the near future to determine if and how he wishes to prepare the construction plan of work.

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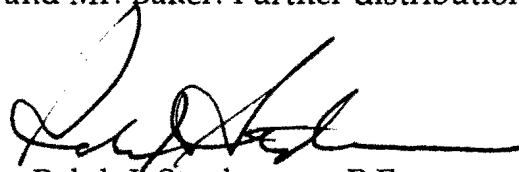
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The other major element of work that needs ongoing planning work is the site. This matter has been discussed and is being addressed by the appropriate members of the project team.

In summary, the project has begun to fall behind the target dates shown in the early network models. Attempts to remedy this are being made by assigning additional manpower, working selective shift work, and paying ongoing particular attention to keeping the site as dry as possible.

I plan to monitor the project on Thursday, and Friday, December 7 and 8 , 1995. If updating is required we shall discuss this as the project is being monitored. I shall confirm these monitoring sessions with Mr. Dave Lewis.

This report is being sent to Mr. Lewis, Mr. Ashby, and Mr. Baker. Further distribution as required will be by these individuals.



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December 8, 1995

Subject: Monitoring Report #2

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, December 7 and 8, 1995

Actions taken:

- Inspected project with Darrel Ashby
- Reviewed bingo hall and parking deck project status with Kirk Baker and Don Klingensmith
- Reviewed casino building project status with Darrel Ashby
- Began preparing site work laundry list with Jerry Seelbach, superintendent and Debbie Anderson, project manager for site work
- Evaluated project status

Monitored from:

- Parking deck - Sheet PG1 - issue #6 dated November 17, 1995
- Bingo hall - Sheet BH1 - issue #7 dated November 27, 1995
- Casino building - Sheet CS01 - issue #6 dated November 16, 1995

Current key dates: to be reviewed as project is monitored and progress evaluated

- General project - actual dates
 - 07/26/96 - Perini released to proceed
 - 08/02/95 - Perini started work in field
- Bingo Hall - target dates
 - 01/31/96 - Bingo hall complete
- Parking garage - target dates
 - 01/31/96 - Bus access to bingo available
 - 02/07/96 - Area 1 (west half) complete
 - 02/26/96 - Area 2 (east half) complete
- Casino - target dates
 - 05/20/95 - Casino complete
- Hotel - target dates
 - 04/01/96 - Beneficial occupancy
 - 05/10/96 - Opening
- Site work - target dates
 - 01/31/96 - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on

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11/22/95. This information was provided to the Tribal task force, CHQ, Perini, Di Leonardo and others at a meeting on 11/27/95.

06/27/96 - All site work complete (to be confirmed)

Working day assumptions: The issue #6 and #7 network models for substructure work, structural erection, and temporary close in to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheet.

General summary:

As of December 7 and 8, 1995 the project is still experiencing unusually severe weather including low temperatures, heavy precipitation, and high winds. Since most of the site and building construction operations are open to the weather they have been impacted considerably. I strongly recommend that all project management personnel maintain very accurate written records of all weather conditions day-by-day and note the impact such conditions have on the project work.

Planning and scheduling work has been completed within the framework of information available for the parking deck, the bingo hall, and the casino building. Detailed planning and scheduling has been initiated on site work.

Parking deck - PD or PG

Current parking deck work includes erection of precast structural units in areas #1 and #2. Some trimming and detailing has been done in area #1. Area #2 precast erection began on December 4, 1995. It was due to begin at an early start of November 30, 1995. The lag of the actual over the planned starting date is about 4 working days. Parking deck slab on grade pours #1 through #7 have been completed. Pour #8 will be deferred till a later date. This should not adversely affect overall work.

Masonry erection is in work at stair towers #1 and #3 and is substantially complete at stair tower #2. Some interior work has begun inside stair tower #1. Most steel stairs are expected on the site by December 14, 1995. Metal stair erection was expected to begin at stair tower #1 on November 30, 1995, and at stair tower #2 on December 12, 1995. The projected lag in erection of steel stairs ranges from 2 to 12 working days. (Note: Projected lags are delays measured against expected starts or finishes of tasks. Current lags are those measured against the actual position of a task on the date of monitoring).

A mock up sample for artificial rock facing materials is being installed at stair tower #2, and is expected to be available for inspection and review on Monday, December 11, 1995. This is an important facing material and the mockup construction, review, and approval should be completed as expeditiously as possible.

Information on procurement items for the parking deck includes the following:

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- Feature sign component - may be installed by the Owner. Perini may have to furnish power unless the Tribe negotiates a direct contract with Consumers Power for the electrical supply.
- Neon lighting - to be provided by others than Perini. However Perini will need information on electrical service to be provided.
- Stair tower exterior metal siding - no current information. Perini is meeting with subcontractor Friday, December 8, 1995
- Fiberglass shingles - no current information. Perini is meeting with subcontractor Friday, December 8, 1995
- Metal railing - 2nd and 3rd floor railing shop drawings have been approved and material is expected on the job is 4 to 6 weeks. First floor shop drawings are due in the week of December 11, 1995.
- Stone caps - have been approved and are available as needed
- Decorative nuts on metal arches - may have been deleted - no current word on status
- Metal arches - may have been deleted - no current word on status
- Parking control devices - presently preparing submittals. Method of installing being studied
- Light fixtures - all have been approved
- Elevators - shop drawing have been approved and elevators are expected on the job early in January, 1996

This list will be updated as details of the various components are available. Procurement of critical materials and equipment is important to the timely completion of the project and must be tracked carefully and continually.

Bingo Hall - BH

Structural steel erection is complete at sequence #1, the main entry, and truss erection is proceeding in sequence #2 at the middle section. Metal roof deck at the entry is about 75% complete. Presently steel erection lags at the middle section by about 6 working days. If the weather turns good it appears possible that some or all of this time could be recaptured since when weather allows erection of steel has moved well.

Materials for erecting the exterior wall assembly to temporary vertical close in are being fabricated and will be available shortly. Erection of this temporary protection should free up interior rough work to begin.

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The lower tier slab on grade is installed and a major part of the stub wall has been installed and waterproofed. Work at the mezzanine area slab on grade is proceeding as weather allows and some preparation of the subbase and setting in floor work has been completed. The slab on grade at the mezzanine area, column lines BN to BR was due to be completed at an early finish of December 2, 1995. However currently it is not a major restraint on work in progress. Work on the area will proceed as weather and job conditions permit.

Procurement of bingo hall exterior skin and interior rough and finish work items was not reviewed in detail at this monitoring. At our next monitoring session we should consider preparing an updated network model and interrelate key procurement items with the installation networks already prepared for the various interior areas.

Casino Building - CSO

Major work in progress at the casino building includes construction of footings and foundation walls at the central plant area H, construction of concrete columns to receive wood trusses at areas C and D, and installation of footings, foundation walls, and underground work at areas, A, B, E, F, and G. In addition construction of equipment foundations at the yard and area H is in work.

Currently central plant and yard equipment is scheduled to be on the site on the following dates:

- 12/15/95 - Emergency generators
- 12/15/95 - Hotel emergency generator
- 12/26/95 - Oil storage tanks
- 12/22/95 - Cooling towers
- 12/15/95 - Transformers
- 12/15/95 - Switchgear
- 12/15/95 - Chillers
- 12/15/95 - Boilers

Structural steel for the central plant area H will arrive on the job December 12, 1995. Installation of footings for this steel lift is planned to be completed by this date. Start of steel was scheduled for November 29, 1995 giving a projected lag of about 13 working days.

At the food service areas - A and B, foundations will be ready to receive structural steel on the current scheduled date of December 18, 1995. Steel delivery is set for this date. At areas F and G - general services, target dates for foundations and start of structural steel erection are being held. Steel is expected on the job January 21, 1996. At area E, the main entry, footings and foundation walls are in work and being readied for start of structural steel erection on February 2, 1996 or earlier. All the above dates are critical.

At the main gaming areas - C and D, wood truss delivery began on November 29, 1995 and has been ongoing. Presently erection of wood trusses is planned to start on December 18, 1995. The scheduled date in the current network model is the AM of December 16, 1995. Thus this work is projected to be

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approximately one working days behind the planned date. Concrete columns are being constructed to receive the roof structure and as of the A.M. of December 7, 1995, 23 of 43 columns were complete. By the end of the day Friday, December 8, 1995, 28 columns are expected to poured out. Structural steel at areas C and D is due on the job on December 24, 1995. This date is currently being held.

In summary the lag at the central plant area H is about 13 working days. At areas A and B - food service, areas F and G - general services, and area E - main entry, the work is currently meeting scheduled targets. At areas C and D - main gaming, work is projected to be about 1 working day behind the current schedule.

No major review of other procurement items was made in this project review. I suggest at our next monitoring, presently scheduled for December 22, 1995 we make a detailed analysis of the status of procurement for all casino items.

Site work

Ms. Anderson, Mr. Seelbach and I began preparing a detailed laundry list of all items yet to be completed on total site work for the project. We also identified the procurement items for which information is still needed. The remaining work to be done on the project was identified by site areas. The site was divided into six major areas as follows:

- Area 1 - north of the parking deck
- Area 2 - boulevard and adjoining south lots
- Area 3 - northeast of the boulevard
- Area 4 - southwest of area 3
- Area 5 - service road area and adjoining lots at northwest and western part of site.
- Area 6 - south of the parking deck

Activity laundry lists were printed and provided to Ms. Anderson, and Mr. Seelbach for their review and any revisions they might wish to make. A sampling of typical items in the laundry list is randomly tabulated below:

- Test & chlorinate water lines
- Remove stabilized soil in islands
- Backfill islands
- Complete curbs at circulation road
- Fine grade stone base at road for curbs
- Complete install curbs at building areas
- Install north entry at parking deck - in building work
- Fine grade stone base for paving
- Repair or replace damaged paved areas as required
- Lay leveling course
- Lay wearing course
- Install light poles

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- Stripe road and restripe parking area
- Remove temporary parking deck access road
- Construct berms
- Fine grade outside of curbs
- Install landscaping
- Install irrigation system - if used
- Install signage
- Fine grade retention ponds
- Install piping & electrical service to fountain
- Install fountains
- Curbs at buildings to be in building budget
- Dress stone base at road
- Construct berms
- Install drain tile
- Install irrigation and electrical sleeves
- Construct light pole bases
- Install underground electrical lighting conduit
- Fine grade stone base for curbs
- Remove stone base at lay down areas
- Remove temporary access roads
- Complete install site underground utilities
- Install primary electrical service from main switchgear to central plant
- Excavate for ponds
- Install piping & electrical service to fountain
- Install entries at parking deck
- Loading dock lighting - to be included in bingo hall loading dock revisions
- Revise curbs at loading dock
- Demobilize & move off site
- Remove temporary parking and trailer city stone base

Site work procurement to be accomplished

- Light fixtures AG and AG-1
- Spring landscaping
- Site pavers
- Irrigation system
- Signage
- Fountains
 - At main site entry
 - At building front entry
 - At hotel pond
 - At casinopond
- Pavers
 - Brick

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- Pavers at fire road
- Miscellaneous metals
 - Site railing
 - Bollards
 - Grates
- Flagpoles
- Planters
- Pylon sign
- Power to pylon sign - might come off M20 or Leaton and be installed by Tribe, Consumers and/or Perini
- Primary power - not in site budget
 - From entry to central plant
 - From central plant to hotel
 - From central plant to bingo

General procurement item list:

Several of the most important procurement items for specific areas have been listed above, However there are others that require attention now for the entire project. Some of these are tabulated below:

- Aluminum sash and entries
- Carpet (purchased and installed by others)
- Concrete flooring (stamped pavers?)
- Floor coverings
- Folding partitions and tracks
- Food service equipment
- Food service rough in
- Fountains
- Glass at all areas
- Grills and diffusers
- Hollow metal frames
- Hardware
- Life safety systems
- Light fixtures - standard and special
- Millwork and trim
- Non standard length metal studs
- Plastic laminates (special colors?)
- Plumbing fixtures
- Rock formations
- Toilet partitions
- Trees
- Wheel stops
- Wall blocking information
- Wall treatments

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- Wall covering - special design
- Wood ceilings

It should be kept in mind that many of these items must be selected, approved and selected, ordered, shop drawings prepared, submitted, approved and returned, and the item fabricated and delivered. I suggest that a complete procurement list be prepared, periodically updated, and provided to all project team members for discussion at the weekly meetings.

Procurement on very highly compressed projects such as this is a frequent cause of delays.

On Friday, December 15, 1995 I plan to meet with Ms. Anderson and Mr. Seelbach to begin active network modeling of the remaining site work from our laundry lists. A full monitoring session is set for Friday, December 22, 1995. I shall confirm these dates with Mr. Lewis prior to the meetings.

This report is being provided to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them.



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December 24, 1995

Subject: Monitoring Report #3

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, December 21 and 22, 1995 (wd 270 and 271)

Note: Working days (wd) are taken from a special 6 working day per week calendar starting from the A.M. of July 26, 1995 (wd 145) and extending through July 31, 1996 (wd 455). Non working days include Sundays, and September 4, 1995, November 23, 1995, December 23, 25, and 30, 1995, January 1, 1996, and May 27, 1996.

Actions taken:

- Completed preparing site work network models with Debbie Anderson and Jerry Seelbach.
- Reviewed bingo hall and parking deck project status with Don Klingensmith
- Reviewed casino building project status with Darrel Ashby
- Inspected project with Darrel Ashby
- Evaluated project status

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheet BH1- issue #7 dated November 27, 1995 (wd 249)
- Casino building - Sheet CSO1 - issue #6 dated November 16, 1995 (wd 241)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates: these are assumed to be contract dates and are to be reviewed as the project is monitored and progress evaluated. Where changes are made they should be processed as contract revisions.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete

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- Hotel - target dates
04/01/96 P.M. (wd 354) - Beneficial occupancy
05/10/96 P.M. (wd 388) - Opening
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed)

Working day assumptions for issue #6, #7, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

As of December 21 and 22, 1995 (wd 270 and 271) project work is proceeding fairly well. The exceptionally cold weather and heavy snowfall has moderated slightly. Site working conditions however are still difficult mainly because of the impacts of the earlier freezing and precipitation and the ongoing winter weather. Again I suggest that all construction project management and field management personnel maintain accurate written records of weather conditions day-by-day and note the impact such conditions have on project work.

Planning and scheduling work has now been completed, using the information available, for site work, the parking deck, the bingo hall, and the casino building. These network models are listed above as those from which this monitoring was conducted.

The current status of each monitored major sector of the project is given below:

Parking deck - PD

Key dates:

01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
Working days to early occupancy = 37 working days

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Erection and detailing of precast structural units in area #1 is complete. No grouting in area #1 has been done to date. Erection of precast structural units in area #2 will be complete the P.M. of December 22, 1995 (wd 272). The target date for completion of unit #2 erection was December 26, 1995 P.M. (wd 273). Area #3 precast erection, according to Mr. Klingensmith, will start the A.M. of December 26, 1995 (wd 272). The target starting date was the A.M. of December 27, 1995 (wd 273). Grouting precast deck lags current targets and this in turn has delayed installation of curbs.

There is no current word on delivery of railings at the parking deck. These are critical to proper use of the deck and therefore must be tracked continually to insure they will be available and installed by the scheduled time of early occupancy of the structure.

Some work on rough overhead fire protection piping and electrical conduit has started in both precast sections. This work was due to begin by late December, 1995 and is meeting dates between early and late starts and finishes.

At stair tower #1 masonry is nearly complete. Fabrication of roof assemblies for towers #1, #2, and #3 will begin next week according to Mr. Klingensmith. Steel stairs for tower #1 are fabricated or in fabrication, but there is no word on delivery. They were scheduled to be started by November 30, 1995 (wd 252) and so currently lag the plan of work by about 19 working days.

The office area at stair #1 is temporarily enclosed and heated. Filling and fine grading for the office slab on grade is to begin the A.M. of December 22, 1995 (wd 271). The scheduled date for this work to start was the A.M. of December 7, 1995 (wd 258). The lag in slab on grade work is about 13 working days.

At stair tower #2 masonry is substantially complete and steel stair erection has just started. Stair erection was due to begin on the A.M. of December 6, 1995 (wd 257) giving a current lag at stair tower #2 of about 14 working days. Exterior stone has been started at stair tower #2 and this may help reduce the lag slightly.

The sequence for erecting steel stairs starts at stair #2, followed by stair #1, then stair #3, stair #4, and stair #5. An item of importance to be given careful planning attention is the means of access to upper floors of the deck during early occupancy of the deck. Elevator work at stair tower #1 is due to begin on a late start of January 3, 1996 (wd 277).

Another item to check carefully is the fire protection required for early occupancy of the deck. I suggest a full plan of turnover to the owner of the deck be prepared as quickly as possible and discussed with the owner and the design team so as to avoid any last minute delays to punching out and turning over required areas to operating personnel.

Very little, if any work has been done at stair tower #3 in the past two weeks.

A brief summary of parking deck procurement as provided by Don Klingensmith is given below:

- Feature sign component - no additional current information available.

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- Neon lighting - no additional current information available.
- Stair tower exterior metal siding - to be on the job in about one week.
- Fiberglas shingles - to be approved December 28, 1995 (wd 274).
- Metal railing - no current word on delivery.
- Stone caps - will be approved from mock up to be built the week of December 26, 1995.
- Decorative nuts on metal arches - no current word on status
- Metal arches - no current word on delivery.
- Parking control devices - contract just awarded.
- Light fixtures - available as needed.
- Elevators - expected on the job in early January, 1996

Bingo Hall - BH

Key dates:

01/31/96 P.M. (wd 302) - Bingo hall complete
Working days to completion = 31 working days

Structural steel erection is substantially complete at the main entry and the bingo hall section, and is in progress at the south end mezzanine area. Structural steel erection and detailing for the entire building is due to be complete by the P.M. of December 29, 1995 (wd 276).

Roofing at the bingo hall section will start, weather permitting, on December 27, 1995 (wd 273). Roofing was due to begin on December 15, 1995 (wd 265). The projected lag in roofing is about 8 working days.

Vertical close in of the bingo hall has been hampered by slow progress of exterior steel studs and other close in components. However this work is moving reasonably well now. Interior work will begin as heated areas are available. Some rough interior work has been started at the main entry area and a common scaffold is being built from which to install interior rough work at the bingo area. Care must be taken not to overly interfere with the ability of crews to work on the bingo area slab on grade and perimeter wall work as overhead work proceeds.

In general the current lag in work at the Bingo Hall can be best measured against the roofing and exterior wall work which lag from 10 to 14 working days.

Casino Building - CSO

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Key date:

05/20/95 P.M. (wd 396) - Casino complete
Working days to completion = 125 working days

At the central plant area H, most footings are complete and structural steel erection is due to begin on December 27, 1995 (wd 273). Erection of area H structural steel was scheduled to begin on November 29, 1995 (wd 251). This gives a projected lag of about 22 working days in structural steel.

The major need at area H, aside from structural steel and close in is to get the major mechanical and electrical equipment bases poured and the equipment set, aligned, and hooked up. Much of the equipment is currently on the job or available. Below is a brief review of the status of equipment procurement as of December 22, 1995 (wd 271)

- Oil storage tanks - to be on job about January 25, 1996
- Cooling towers - available as needed
- Switchgear - available as needed
- Transformers - on job (to be confirmed)
- Chillers - available as needed (to be confirmed)
- Boilers - available as needed (to be confirmed)

At areas A and B, the food service sectors of the casino building, foundation work lags by about 7 working days. Structural steel is just starting in area B and Mr. Ashby projects that areas A and B structural steel will be completed about January 12, 1996. The scheduled date in the issue #6 network was January 9, 1995 (wd 283) This gives area A a projected lag of about 3 working days.

At C and D the main gaming area, wood truss erection is underway and is currently meeting dates between early and late starts and finishes. It will be necessary to closely mesh structural steel erection with wood framing erection. Since much of the structural steel is on the job progress can apparently be maintained as presently planned.

At areas F and G, foundation work is still in progress. Structural steel erection is currently planned to start about January 22, 1996 (wd 293). This is the current scheduled date as show in the issue #6 network model.

Site work

Ms. Anderson, Mr. Seelbach and I completed preparing the site work network models based on current information. This plan of work shown on sheets SW1 and SW2, issue #9, dated December 21, 1995 (wd 319) was printed and given to Ms. Anderson for duplication and distribution. Ms. Anderson and Mr. Seelbach requested bar charts of the information shown in the network models. I am presently preparing these and will issue them as soon as they are complete.

Most site work will proceed as weather allows over the winter. I recommend however that the

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landscaping planting schedule be carefully reviewed for selection of optimum dates for installation. Currently the turnover times for the various components of the project may require a staggered installation of landscaping.

Presently the sequence of completing various site areas is being studied. For issue #9, dated December 21, 1995 (wd 270) the sequence of site work moves are as follows:

- Start at area 6 - south of the parking deck and move to
- area 1 - north of the parking deck to
- area 2 - boulevard and adjoining south lots to
- area 4 - southwest of area 3 to
- area 3 - northeast of the boulevard to
- area 5 - service road area and adjoining lots at northwest and western part of site.

Hotel

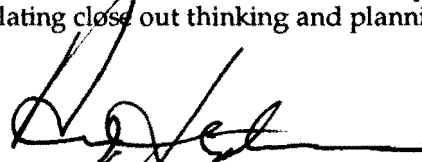
No formal monitoring of the hotel and its related structures is currently being made. I have spoken briefly to some of the hotel project staff and provided Mr. John Bernard with a single floor interior work template for use as he sees fit. I have also discussed turnover cycle techniques with him and given him some general planning material to use as he sees fit.

Procurement

Project managers are currently preparing a master list of delivery items that are needed in their areas of work. This information is being put into a data base format and will be used as a general guide to tracking procurement on the job.

I plan to monitor the project again on January 4, and 5, 1995 (wd 278 and 279). At this time the project should have moved ahead enough to consider updating current network models for all project. I shall discuss this matter with Mr. Lewis and the project managers in the near future.

This report is being provided to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them. Enclosed with the report is the working day calendar referred to above. Also enclosed for general information is an essay on closing out a construction project. Since various sectors of the Soaring Eagle Resort are due to be turned over starting in late January, 1996, I suggest that all management staff prepare a close out check list for their portion of the project. The enclosed handout might be of help in stimulating close out thinking and planning.



Ralph J. Stephenson, P.E.

Working day calendar from am of July 26, 1995 to
July 31, 1996 - 6 working days per week - for use on
the Soaring Eagle Resort Project - Perini Building
Company and Shingobee Builders.

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Jul, 95	25	196	24	247	27	298	27	349
26 145	26	197	25	248	29	299	28	350
27 146	27	198	27	249	30	300	29	351
28 147	28	199	28	250	31	301	30	352
29 148	29	200	29	251	Feb, 96		Apr, 96	
31 149	30	201	30	252	01	302	01	353
Aug, 95	Oct, 95	Dec, 95			02	303	02	354
01 150	02	202	01	253	03	304	03	355
02 151	03	203	02	254	05	305	04	356
03 152	04	204	04	255	06	306	05	357
04 153	05	205	05	256	07	307	06	358
05 154	06	206	06	257	08	308	08	359
07 155	07	207	07	258	09	309	09	360
08 156	09	208	08	259	10	310	10	361
09 157	10	209	09	260	12	311	11	362
10 158	11	210	11	261	13	312	12	363
11 159	12	211	12	262	14	313	13	364
12 160	13	212	13	263	15	314	15	365
14 161	14	213	14	264	16	315	16	366
15 162	16	214	15	265	17	316	17	367
16 163	17	215	16	266	19	317	18	368
17 164	18	216	18	267	20	318	19	369
18 165	19	217	19	268	21	319	20	370
19 166	20	218	20	269	22	320	22	371
21 167	21	219	21	270	23	321	23	372
22 168	23	220	22	271	24	322	24	373
23 169	24	221	26	272	26	323	25	374
24 170	25	222	27	273	27	324	26	375
25 171	26	223	28	274	28	325	27	376
26 172	27	224	29	275	29	326	29	377
28 173	28	225	Jan, 96		Mar, 96		30	378
29 174	30	226	02	276	01	327	May, 96	
30 175	31	227	03	277	02	328	01	379
31 176	Nov, 95		04	278	04	329	02	380
Sep, 95	01	228	05	279	05	330	03	381
01 177	02	229	06	280	06	331	04	382
02 178	03	230	08	281	07	332	06	383
05 179	04	231	09	282	08	333	07	384
06 180	06	232	10	283	09	334	08	385
07 181	07	233	11	284	11	335	09	386
08 182	08	234	12	285	12	336	10	387
09 183	09	235	13	286	13	337	11	388
11 184	10	236	15	287	14	338	13	389
12 185	11	237	16	288	15	339	14	390
13 186	13	238	17	289	16	340	15	391
14 187	14	239	18	290	18	341	16	392
15 188	15	240	19	291	19	342	17	393
16 189	16	241	20	292	20	343	18	394
18 190	17	242	22	293	21	344	20	395
19 191	18	243	23	294	22	345	21	396
20 192	20	244	24	295	23	346	22	397
21 193	21	245	25	296	25	347	23	398
22 194	22	246	26	297	26	348	24	399
23 195								

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January 6, 1996

Subject: Monitoring Report #4

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, January 4 and 5, 1996 (wd 278 and 279)

Note: Working day (wd) numbers are taken from a 6 working day per week calendar starting the A.M. of July 26, 1995 (wd 145) and extending through July 31, 1996 (wd 455). Non working days include Sundays, and September 4, 1995, November 23, 1995, December 23, 25, and 30, 1995, January 1, 1996, and May 27, 1996.

Actions taken:

- Inspected project with Darrel Ashby
- Reviewed bingo hall and parking deck project status with Kirk Baker and Don Klingensmith
- Reviewed site work status with Debbie Anderson and Jerry Seelbach
- Reviewed casino building status with Darrel Ashby
- Evaluated project status
- Began compiling master procurement list for all components of the project

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheet BH1- issue #7 dated November 27, 1995 (wd 249)
- Casino building - Sheet CSO1 - issue #6 dated November 16, 1995 (wd 241)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates: the date are assumed to be contract dates and are to be reviewed as the project is monitored and progress evaluated. Apparently some changes to completion targets are being considered currently, When changes are made I recommend that they be processed as contract revisions.

- General project - actual dates
 - 07/26/96 (wd 145) - Perini released to proceed
 - 08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
 - 01/31/96 P.M. (wd 302) - Bingo hall complete - original
 - 02/27/96 P.M. (wd 325) - Bingo hall partial occupancy - revised per schedule of November 27, 1995 (wd 249)
- Parking garage - target dates
 - 01/31/96 P.M. (wd 301) - Bus access to bingo available
 - 02/07/96 P.M. (wd 308) - Area 1 (west half) complete
 - 02/26/96 P.M. (wd 324) - Area 2 (east half) complete

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- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete
- Hotel - target dates
04/01/96 P.M. (wd 354) - Beneficial occupancy
05/10/96 P.M. (wd 388) - Opening
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.
Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).
06/27/96 P.M. (wd 428) - All site work complete (to be confirmed).

Working day assumptions for issue #6, #7, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

As of January 4 and 5, 1996 (wd's 278 and 279) the weather is still very cold with occasional snowfall and freezing rain which continues to hamper site work and building close in.

Careful attention is being given to procurement of materials and equipment for all units. The demands of the tight schedule make it imperative that all contract documents be provided as soon as possible. Construction contracts must be awarded and submittals processed promptly with a minimum turnaround time. Fabrication and delivery of most items is critical. This can be seen in that the time from the monitoring date of January 4, 1996 (wd 276) to partial completion of the Bingo Hall by February 27, 1996 (wd 325) is only 49 working days.

The current status of each monitored sector of the project is summarized below:

Parking deck - pd

Key dates:

01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
Working days to early occupancy = 23 working days

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Erection of areas #1, 2, and 3 precast structural units is complete, and area #1 and #2 have been detailed and are ready to receive joint caulking. No cast in place topping is to be used over the precast T's. Structural precast erection is currently meeting targets between early and late starts and finishes. The sequence of precast erection has been changed and area #6 is being erected following area #3. This is to better utilize the hoisting equipment available.

Slab on grade work is slightly behind scheduled dates with pour #9 to be made on January 6, 1996 (wd 280). Pour #8 was skipped in the sequence and Mr. Kirk Baker will complete slab pours as areas can be thawed and made ready for placement of concrete.

Curbs at the precast units have not been started as of January 4, 1996 (wd 278). They were due to begin at an early start of December 7, 1995 (wd 258) and so currently lag by about 20 working days. Please note that the west half of the parking deck has a completion date of 02/07/96 P.M. (wd 308). Construction of ramp areas in section #5 is currently not scheduled to be completed by that date. This means that in all likelihood the upper floors of the parking deck will not be available in the west half until a later date.

Fire protection piping and electrical conduit is being installed in precast area #1 and this work is meeting early and late starts and finish targets.

At the office in area #1 metal studs were due to have started by December 15, 1995 (wd 265). No stud work has yet begun and the lag in this work is currently about 13 working days. Erection of stair #1 has not begun as yet and lags by about 26 working days.

The prefabricated roof assembly for elevator shaft #1 is nearly complete and once it is erected and the shaft is protected from the weather, elevator work at stair #1 can begin. Elevator work was due to have started the A.M. of January 2, 1996 (wd 276) and so currently lags the plan of work by 2 working days.

At stair shaft #2 the metal stairs and most railings are erected. No tread fill has been poured. The prefabricated roof assembly is substantially complete and ready to be erected. No information was available on the erection date.

A report on the current procurement status is given below as discussed with Mr. Don Klingensmith

- Feature sign - no current information available.
- Neon lighting - no current information available.
- Stair tower exterior metal siding - no current information available.
- Fiberglas shingles - approved January 4, 1996 (wd 278).
- Metal railing - to be on job week of January 8, 1996.

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- Stone caps - mock up to be built soon
- Decorative nuts on metal arches - no current word on status
- Metal arches - being fabricated in Minnesota - no current word on delivery.
- Parking control devices - contract awarded - no current word on delivery.
- Light fixtures - available as needed.
- Elevators - expected on the job in early January, 1996

Bingo Hall - BH

Key dates:

01/31/96 P.M. (wd 302) - Bingo hall complete
Working days to completion = 31 working days

Structural steel, joist, and deck erection is substantially complete at the main entry and the bingo hall section and about 75% complete at the south end mezzanine area, column line BN to BR. One layer of roofing substrate has been applied at the north end entry area and work is in progress to temporarily close the building to weather. Roofing at the entry lags the current network model by about 12 working days. No other roofing has been started.

Filling and grading of the area under the mezzanine continues in work. The slab on grade at the mezzanine was due to be completed at an early finish of December 2, 1995 (wd 255). We prepared a sub network of the remaining work on this slab on grade and it anticipates a new completion date of January 13, 1996 (wd 287). This puts the lag in slab on grade work at about 32 working days over the original desired date. Rough work under the mezzanine starts with installation of wrapping at steel to receive spray on fireproofing. This work was due to begin no later than January 2, 1996 (wd 276) and the lag at the mezzanine area can be best measured from the date the wrapping actually begins. For spray on to begin the area needs to be weather tight and heated.

The mezzanine structural steel and metal floor deck is in work and should be ready to set in floor work at the deck soon. Mezzanine deck pours were planned to be complete by the P.M. of January 9, 1996 (wd 283). No information was available on when the deck will be poured out.

The slab on grade in the main bingo hall was due to be poured out by January 8, 1996 (wd 282). However, scaffolding the area allowed above floor work to be initiated. This above floor work is now moving well at the main hall. Sheet metal ductwork, mechanical piping, and sprinkler piping is being installed from the scaffold and meeting dates between early and late starts and finishes. Slab on grade will be poured out as the other work allows.

Casino Building - cso

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January 6, 1996

Key date:

05/20/95 P.M. (wd 396) - Casino complete

Working days to completion = 118 working days

At area H, the central plant, chillers and boilers are set in the building, and transformers and switch gear are being installed at the yard areas. Structural steel, steel joists, and metal deck erection is in work for the building superstructure. The current lag at area H is mainly in erection of structural steel. It was due to be completed no later than December 4, 1995 (wd 256). It will be done by about January 8, 1996 (wd 281) and so has a projected lag of 25 working days. However a large share of the underground work is already installed and this reduces the projected lag at area H to about 15 working days.

At areas A and B structural steel is being erected and will be complete near its scheduled completion of the P.M. of January 9, 1996 (wd 283). Roof deck and blocking was scheduled to start on the A.M. of December 29, 1995 (wd 275). It is just starting and lags by about 3 working days.

Work at the main gaming areas C and D is proceeding well with concrete columns being complete and wood truss erection meeting current target dates. Structural steel will probably start about January 9, 1996 (wd 282), a lag of about 4 working days over the late start of the work.

At the service areas F and G structural steel is due on job about January 20, 1996 (wd 292). The planned starting date for structural steel is January 22, 1996 (wd 293).

Area E work at the main entry is currently meeting target early finish dates in construction of foundations. Structural steel is to be delivered to the job on February 7, 1996 (wd 307). Erection should be able to start on or slightly after the target date of February 7, 1996 (wd 307).

Overall, work at the casino building is moving well and the major thrust in the next one to three weeks will be to start closing in areas to weather so as to start slab on grade work. This will be followed closely by interior rough and finish work.

Site work

Site work is proceeding with rough grading and removal of stabilized soil. The cold weather has slowed much of the site work and construction operations will be concentrated wherever weather allows work to be done.

No authentic information was available on when the next landscaping package will be issued. The current plan of work shows an issue date of the P.M. of January 15, 1996 (wd 288). However there are some doubts that this date can be met.

Mr. Seelbach and Ms. Anderson have requested that I prepare a bar chart translation of the current network model. I ran a bar chart of area #2 and gave them an early start schedule. I also gave them a

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chart showing the float time available. They are presently deciding what type of translation might be best to issue to the subcontractors.

Hotel


No formal monitoring of the hotel and its related structures is currently being made.

Procurement

The project managers for the the four major project elements are continuing to prepare a master laundry list of delivery items in the format provided to them for their comments. I have requested that these procurement status lists be returned to Darrel Ashby.

I plan to monitor the project again in mid January and will discuss this matter with Mr. Lewis and the project managers in the near future. At this time we should plan to prepare a full updating of the current network models. It would also be appropriate to begin discussing the punching-out needs of the project and planning how best to close out the various units as they come on line. It will be very important to carefully record the condition of each punch list at turnover so subsequent damage after owner occupancy can be identified easily. I shall discuss this with the project managers at our next meeting.

This report is being provided to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them.



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January 29, 1996

Subject: Monitoring Report #5

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Wednesday and Thursday, January 24 and 25, 1996 (wd 295 and 296)

Actions taken:

- Inspected project with Darrel Ashby, Don Klingensmith, and John Bernard
- Reviewed bingo hall and parking deck project status with Kirk Baker and Don Klingensmith
- Reviewed site work status with Debbie Anderson and Jerry Seelbach
- Reviewed casino building status with Darrel Ashby
- Evaluated project status
- Updated master procurement list for all components of the project from available data

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH1 through BH5 - issue #7 dated November 27, 1995 (wd 249)
- Casino building - Sheet CSO1 - issue #6 dated November 16, 1995 (wd 241)
- Casino building - Sheets CSO2 through CSO6 - issue #7 dated November 22, 1995 (wd 246)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. Revisions to these completion targets are presently being considered and when target date changes are made I recommend that they be processed as contract revisions.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy - per schedule report of November 27, 1995
- 32 working days from January 24, 1996 (wd 295)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete - 29 working days from January 24, 1996 (wd 295)

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- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy - per schedule report of November 27, 1995 - 133 working days from January 24, 1996 (wd 295)
- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy - per schedule report of November 27, 1995 - 100 working days from January 24, 1996 (wd 295)
06/27/96 P.M. (wd 428) - Hotel opening - per schedule report of November 27, 1995 - 133 working days from January 24, 1996 (wd 295)
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 133 working days from January 24, 1996 (wd 295)

Working day assumptions for issue #6, #7, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

As of January 24, 1996 (wd 295) the weather continues cold with occasional thawing. Unusual amounts of rain, freezing rain, and snow make work at all areas very difficult.

Procurement of all design information, materials, and equipment is being given heavy attention and is a very high priority activity. The project teams are tracking necessary procurement tasks carefully and a summary of the current status of procurement derived from the information available at this monitoring is attached to this report. Please note that the information is for the Bingo Hall (BH), the Casino Building (CA), the hotel (HO), the Parking Deck (PD), and for Site Work (SI).

The summaries show that several items continue to be delayed by lack of design information and that this has a domino effect in delaying full award of contracts, preparing and processing submittals, and

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fabrication and delivery of materials and equipment.

I recommend that these summaries be kept current by each project team and that the status of design and procurement be discussed and tracked in all major progress meetings. This is important so that all members of the project staff, owner, designer, contractor, and user are kept constantly aware of where there is a need for prompt action in matters affecting project progress.

The current status of each monitored sector of the project is summarized below:

Parking deck - pd

Key dates:

01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
Working days to partial occupancy = 13 working days

Slabs #1, 2, 3, 4, 5, 6, 7, and 9 on grade are complete and remaining slabs will be completed as precast erection and stair construction are completed. Remaining slabs on grade are to be poured out by mid or late February, 1996.

Precast sections #1, 2, 3, 4, and 6 are erected and sections #1, 2, and 3 detailing is substantially complete. Detailing of sections #4 and 6 is in work, and erection of section #5, the last major precast area, is expected to be complete by the pm of February 10, 1996 (wd 311). Erection completion of the entire precast structure is shown in the issue #6 network, dated November 17, 1995 (wd 242) as the pm of February 10, 1996 (wd 311).

Caulking, curb construction and erection of handrails at the parking deck is currently in work and fire protection piping and electrical conduit is being installed as precast is erected and detailed. Ramp construction to the upper floors is due to begin as soon as erection of section #5 precast allows access to the ramp area. We briefly discussed the installation of fire protection and public safety monitoring that will be necessary to partially occupy the parking deck. This is an item that will require some early installation and controls. I suggest the technical requirements of this partial occupancy be reviewed in detail in the near future.

Stair tower #1 work and adjoining interior work at the parking office currently lags desired schedule dates as measured against a desired completion date at the office of the P.M. of February 2, 1996 (wd 304). The prime lag is in start of painting and start of elevator installation. Painting was due to begin on January 5, 1996 (wd 279). It has not begun as of January 24, 1996 (wd 295) and currently lags by 16 working days. Elevator installation was due to begin on January 3, 1996 (wd 277) and is just starting. The lag in elevator work is 18 working days. Other following trades lag by similar amounts.

Work at stairs #2 and 3 may be difficult to complete for use by the scheduled partial occupancy of the parking deck. In light of this it is important to review the full needs to be met in the early occupancy of

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the structure. I suggest the parking deck team make a full review of the public safety and access requirements of the partial occupancy in the very near future.

Bingo Hall - BH

Key dates:

01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy - per schedule report of November 27, 1995 - 32 working days from January 24, 1996 (wd 295)

Interior work at the bingo hall has moved well over the past three weeks and the building is temporarily closed to weather providing adequate protection for most interior work to proceed without major disruption. Roofing at the entrance and at the west end of the mezzanine area is yet to be completed and is currently delaying spray on fireproofing, and installation, taping and sanding of dry wall materials.
in the areas.

In planning the work at the bingo hall Mr. Baker, Mr. Klingensmith, and I originally staggered the end dates to try to reduce excessive tradesmen demands made by concurrent trade work. Therefore the staggered dates against which work progress is measured are used in the analyses below.

At the bingo hall proper, column lines BG to BH work lags the desired completion of February 1, 1996 (wd 303) by 8 to 11 working days. Overhead rough work has proceeded well on the scaffold level while allowing the slab on grade to be poured out as overhead work proceeded. There have been some delays due to the need to restudy design of the soffits and fascia enclosures at perimeter ceiling levels. Resolution of this matter is still in work.

Painting in the bingo hall was due to have started on January 15, 1996 (wd 287). It has not yet begun. Exterior wall work has just been started and currently lags by about 9 working days. This work may be further delayed by the ongoing revisions to the perimeter soffit and fascia.

At the main entry (column lines BD to BG) interior work lags the desired completion date of January 25, 1996 (wd 296) by about 24 working days. Rough overhead work is in progress and concurrently wall, soffit, and fascia framing is being installed. Spray on fireproofing is to start in production as soon as the area is closed to outside weather.

At the lower mezzanine level (column lines BN to BR) spray on fireproofing is in full production and lags the desired completion date of February 7, 1996 (wd 308) by about 15 working days.

At the upper mezzanine level spray on fireproofing is just starting. Good progress has been made on metal studs and in wall work. The lag over the desired completion date of February 15, 1996 (wd 315) is currently about 5 working days.

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Casino Building - CA

Key date:

05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy - per schedule report of November 27, 1995
- 133 working days from January 24, 1996 (wd 295)

Area H, the central plant, is temporarily closed to weather and installation of equipment is proceeding well. Work is concentrated on hooking up the boilers and completing electrical work for the entire complex.

The spray on fireproofing specification is currently being reviewed and Mr. Ashby plans to start spray on work by January 29, 1996 (wd 299). Spray on was due to begin by January 12, 1996 (wd 285) and is projected to lag this date by about 14 working days. The slab on grade is being poured and will be completed as underground utility installation allows.

At areas A and B structural steel and joists are substantially complete and metal deck is being installed. Roofing currently is planned to begin about January 31, 1996. The target date for start of roofing was January 19, 1996 (wd 291). Thus the projected lag in roofing is about 10 working days.

There is a need for further information about roof top equipment as related to the food service area. Mr. Ashby is working with the design group to resolve this need.

Work at areas C and D, the main gaming area is proceeding as well as weather permits. Currently, metal deck roof panels are being set over the main casino area. However roofing will undoubtedly be slowed by the difficulty of working on the sloped surfaces. Mr. Ashby intends to begin roofing the C and D areas about February 7, 1996. Roofing was to have started on January 16, 1996 (wd 288) and lags by a projected 19 working days. This is measured against a desired close in date of February 16, 1996 (wd 316).

At the service areas F and G structural steel will probably begin by January 29, 1996 (wd 299). The desired target for start of structural steel was January 22, 1996 (wd 293).

At area E, Mr. Ashby is still holding a desired start date of February 7, 1996 (wd 307) for structural steel.

As the building sections move nearer to full close in, it will be possible to make a more accurate analysis of the current status of the project in relation to the revised completion date of June 27, 1996 (wd 428). At present the various areas of the casino building have desired completion dates ranging from February 23, 1996 (wd 322) at the central plant to June 3, 1996 (wd 407) at the main gaming area.

Site work

Most work at present is being concentrated on keeping the site workable, removing stabilized soil, and

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rough grading for the retention pond in area #5. Limited work is proceeding on grading berms and backfilling at islands and curbs as weather conditions allow.

The spring landscaping and irrigation system construction document package has not yet been issued and there is no current word on when it will be complete. This package is important to permitting landscaping work to proceed during optimum planting dates over the next several months.

The site work project team is now beginning to plan the operations necessary to provide access and parking to accommodate resort area facilities to be opened in the near future. I suggest that the entire project group consider preparing an early opening plan to guide the very complex operation of partial occupancy. At my next monitoring I shall discuss this matter with Mr. Lewis and the project managers and project superintendents.

Mr. Seelbach and Ms. Anderson have requested that I prepare a full bar chart translation of the current network model showing all areas of the site and showing the early and late starts and finishes. I shall work on this translation and issue it to them in the near future.

Hotel and Convention Center - HO

No formal monitoring of the hotel and the convention center is currently being made except for maintaining the procurement table as information becomes available.

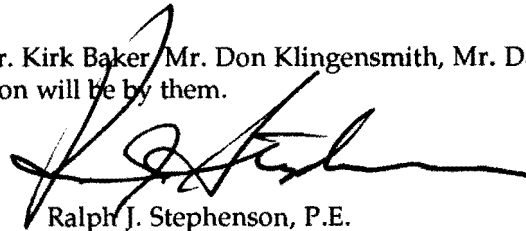
General

I plan to monitor the project again in early February, 1996 and will set the dates with Mr. Lewis and the project managers in the near future. At this time we should also consider preparing a full updating of the current network models.

As mentioned above it is time to begin discussing the early occupancy needs of the project and planning how best to close out the various units as they come on line. Turning over the early project to the owner will be an important step in the construction process, and with the sizable amount of current work in progress it may prove difficult for the owner, the designers, the construction team, and the user or operators of the facility to devote proper time to the process.

An item of great importance is for Perini and Shingobee to carefully record the condition of each area at turnover so subsequent damage and the responsibility for its imposition can be identified quickly and easily.

This report is being provided to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them.



Ralph J. Stephenson, P.E.

Bingo Hall- Chippewa Resort
Project Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
 Consulting Engineer

Listed by CSI code & item in alphabetical sequence

BH

	item	loc	bh	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & divr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1	Carpet (bought by others - installed by FFE)	pd/bh/ca/ ho/	x		ffe	Not in contract												
2	Concrete mix designs	pd/bh/ca/ ho/si/	x	03300		Colasanti	x	x	x	x	x	x						
3	Masonry units	pd/bh/ca/ ho/	x	04400		Davenport - ext only Interior - pending	x	x				x						
4	Structural steel	pd/bh/ca/	x	05100		Ross Structural Steel	x	x	x	x	p & x	x						
5	Steel joists	pd/bh/ca/	x	05200		Ross Structural Steel	x	x	x	x	p & x	x						
6	Metal floor & roof deck	bh/ca/ho/	x	05300		Ross Structural Steel	x	x	x	x	p & x	x						
7	Metal railings	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	p			x						
8	Miscellaneous iron frames	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	x	x	p	x						
9	Miscellaneous metal stairs	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	x	x	p	x						
10	Wall blocking information	bh/	x	06100	tmi	Trend Millwork	x	x	x	x	p	x						
11	Exterior Hardi-Plank	pd/bh/	x	06128	aac	Ann Arbor Ceiling	x	x	x	x	p							
12	Millwork and trim	bh/	x	06400	tmi	Trend Millwork	x	x	x	x	p	x						
13	Wood ceilings	pd/bh/ho/ ?	x	06410	tmi	Trend Millwork	x	x										
14	Plastic laminates	bh/	x	06600	tmi	Trend Millwork	x	x	x	x	p	x						
15	Hollow metal doors	pd/bh/ca/ ho/	x	08100	doi	Doors, Inc.	x	x	x	x	x							
16	Hollow metal frames	ca/bh/	x	08100	doi	Doors, Inc.	x	x	x	x	x	x						
17	Aluminum sash and entries	bh/	x	08400	mbs	Metal Buildings Specialties	x	x	x	p		x						
18	Hardware	pd/bh/ca/ ho/	x	08700	doi	Doors, Inc	x	x	x	x	p							
19	Exterior glass at all areas	pd/bh/ca/ ho/	x	08800	mbs	Metal Building Specialties	x	x	p			x						
20	Interior glass at all areas	pd/bh/ca/ ho/	x	08800	mbs	Metal Building Specialties	x	x	x	x	p							
21	Non standard length metal studs - may not have any at casino	pd/bh/ca/ ho/	x	09250		Ann Arbor Ceilings & Harrison Construction Company	x	x	p			-						
22	Resilient base	ca/bh/pd/ ho/	x	09650	lti	Lansing Tile	x	x	p									
23	Resilient tile flooring	ca/bh/pd/ ho/	x	09650	lti	Lansing Tile	x	x	p									
24	Artificial rock formations	pd/bh/ca/ ho/	x	10000?		Custom Rock (tentative)	x	?				?						
25	Signage	pd/bh/ca/ a/si/?	x	10400		?												
26	Toilet partitions	pd/bh/ca/ ho/	x	10800		Payne Rosso	x	x	x	x	p							
27	Food service equipment - furnish & set by owner	bh/ca/ho/	x	11400	ffe	Saginaw Chippewa Tribe												

Location abbreviations:

si - Site work
 ho - Hotel
 ca - Casino building
 bh - Bingo hall
 pd - Parking deck

blank - item has not started

p - item is in progress

x - item is complete

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Bingo Hall- Chippewa Resort
Project Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
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Listed by CSI code & item in alphabetical sequence

BH

	item	loc	bh	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Food service equipment hook up	bh/ca/ho/	x	11400		Limbach & Motor City	p					x						
29	Wall covering - special design	pd/bh/ca/ ho/?	x	12100	ffe	Provided by owner - installed by Madias												
30	Wall treatments	pd/bh/ca/ ho/?	x	12100	ffe	Provided by owner - installed by owner												
31	Trees	bh/ca/ho/	x	12800?	cro	Custom Rock	x	x	p									
32	Elevator door frames, cabs, and equipment	pd/bh/	x	14320	mon	Montgomery Elevator	x	x	x	x	p							
33	Life safety systems	pd/bh/ca/ ho/	x	15000 16000		Limbach & Motor City ?	p in part					x						
34	Plumbing fixtures	pd/bh/ca/ ho/	x	15400		Limbach	x	x	p			x						
35	Grills and diffusers	pd/bh/ca/ ho/	x	15500		Limbach	x	x	p			x						
36	Air handling units	ca/bh	x	15850		Limbach	x	x verb	x	x	p mid Jan96	x						
37	Light fixtures - special for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical						x						
38	Light fixtures - standard for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical						x						

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Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 01/25/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence **CA**

item	loc	ca	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1 Carpet (bought by others - installed by Perini?)	pd/bh/ca/ ho/	x															
2 Centrifugal fans	ca/	x															
3 Concrete mix designs	pd/bh/ca/ ho/si/	x	03300		Colasanti	x	x	x	x	x	x						
4 Masonry units	pd/bh/ca/ ho/	x	04400		Davenport - ext only Interior - pending	x	x	x	x	p	x						
5 Stone work - exterior	ca/	x	04400		Davenport Masonry	x	x	x	x	x	x						
6 Stone work - interior	ca/	x	04400		Davenport Masonry - unit prices	x	x	p			?						
7 Structural steel	pd/bh/ca/	x	05100		Ross Structural Steel	x	x	x	x	p	x						
8 Steel joists	pd/bh/ca/	x	05200		Ross Structural Steel	x	x	x	x	p	x						
9 Metal floor & roof deck	bh/ca/ho/	x	05300		Ross Structural Steel	x	x	x	x	x&p	x						
10 Metal fabrication	ca/	x	05500		Ross Structural Steel	x	x	x	x	p	x						
11 Metal railings	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	x	p		x						
12 Miscellaneous iron frames	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	x	p		x						
13 Miscellaneous metal stairs	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	p			x						
14 Architectural metal work	ca/	x	05700		Architectural Specialties Trading Co.	x	x	x	x	p	x						
15 Ornamental iron	ca/	x	05700		Architectural Specialty Trading Company	x	x	p			x						
16 Rough carpentry	ca/	x	06100		Architectural Specialties Trading Corporation	x	x	x	x	p	x						
17 Rough carpentry - roof only	ca/	x	06100		National Roofing	x	x	x	x	p							
18 Wall blocking information	pd/bh/ca/ ho/?	x	06100		Architectural Specialties Corporation	x	x				x						
19 Wood laminated trusses - special pieces required	ca/	x	06170		Unit Structures & WW Timbers	x	x	x	x	x	x						
20 Finish carpentry	ca/	x	06200		Architectural Specialties Trading Corporation	x	x	p			x						
21 Architectural woodwork	ca/	x	06400		Architectural Specialties Trading Co.	x	x	p			x						
22 Millwork and trim	pd/bh/ca/ ho/	x	06400		Architectural Specialties Trading Company	x	x	p			x						
23 Fiberglass reinforced wall panels	ca/	x	06600		Harrison Construction Co.	x	x	x	p		x						
24 Plastic laminates (special colors)	pd/bh/ca/ ho/?	x	06600		Architectural Specialties Trading Company	x	x	x	p		x						
25 Firestopping	ca/	x	07000		Harrison Construction Co.	x	x	x	p		x						
26 Building insulation	ca/	x	07200		Harrison Construction Company	x	x	x	p		x						
27 Building insulation - roof only	ca/	x	07210		National Roofing	x	x	x	x	p							

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CA

	item	loc	ca	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Roof accessories	ca/	x	07220		National Roofing	x	x	x	x	p							
29	Fiberglas roof shingles	ca/	x	07310		National Roofing	x	x	x	x	p							
30	Aluminum plate building panels	ca/	x	07420		National Roofing	x	x	x	x	p							
31	Modified bituminous roofing	ca/	x	07520		National Roofing	x	x	x	x	p							
32	Joint sealers	ca/	x	07900		American Seal and Restoration	x	x	p			x						
33	Joint sealers - roof only	ca/	x	07900		?	x	x	x	x	p							
34	Access doors	ca/	x	08100		Harrison Construction Co. - furnish and install all doors shown on plans	x	x	p			x						
35	Hollow metal doors	pd/bh/ca/ ho/	x	08100		Doors, Inc.	x	x	x	p								
36	Hollow metal frames	ca/	x	08100		Doors, Inc.	x	x	p	p		x						
37	Rolling doors & grills	ca/	x	08100		?	x	p										
38	Wood doors	ca/	x	08200		Architectural Specialties Trading Corporation	x	x	p			x						
39	Aluminum sash and entries	pd/bh/ca/ ho/	x	08400		Metal Buildings Specialties	x	x	x	p		x						
40	Aluminum store front	ca/	x	08400		Metal Buildings Specialties	x	x	p			x						
41	Hardware	pd/bh/ca/ ho/	x	08700		Doors, Inc.	x	x	x	p								
42	Exterior glass at all areas	pd/bh/ca/ ho/	x	08800		Metal Building Specialties	x	x	p			x						
43	Glass & glazing	ca/	x	08800?		Metal Building Specialties	x	x	p									
44	Interior glass at all areas (need type, color, and size)	pd/bh/ca/ ho/	x	08800		?	x	x	p									
45	Drywall work	ca/	x	09250		Harrison Construction Company	x	x	x	p		x						
46	Non standard length metal studs - may not have any at casino	pd/bh/ca/ ho/	x	09250		Ann Arbor Ceilings & Harrison Construction Company	x	x	x	p								
47	Ceramic tile work	ca/	x	09300		?	x	p										
48	Acoustical ceilings	ca/	x	09500		Harrison Construction Co.	x	x	x	p		x						
49	Wood flooring	ca/	x	09550		?	x	p										
50	Concrete flooring (stamped pavers?)	ca/	x	09600?		Custom Rock	x	x	p									
51	Resilient base	ca/bh/pd/ ho/	x	09650		?	x	p										
52	Resilient tile flooring	ca/bh/pd/ ho/	x	09650		?	x	p	p									
53	Carpet (bought & installed by owner) - available May 1, 1996	ca/	x	09680		Provided & installed by owner	x	x										
54	Painting	ca/	x	09900		Madias Brothers	x	x	p	p		x						

Location abbreviations:

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CA

item	loc	ca	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
55 Wall covering	ca/	x	09950		Provided by owner - installed by Madias Brothers	x	x	x	p		x						
56 Artificial rock formations	pd/bh/ca/ ho/	x	10000?		Custom Rock (tentative)	x	x	p			?						
57 Entrance grates & floor mats	ca/	x	10000?	?		x	p										
58 Wall & corner guards	ca/	x	10260	?		x	p										
59 Signage	pd/bh/ca/ a/si/?	x	10400	?		x											
60 Lockers - metal	ca/	x	10500	?		x	p										
61 Fire extinguishers & cabinets	ca/	x	10520	?		x	p										
62 Folding partitions and tracks - none shown at casino	pd/bh/ca/ ho/?	x	10650	?		x											
63 Toilet partitions	pd/bh/ca/ ho/	x	10800	?		x	p										
64 Toilet room accessories	ca/	x	10800	?		x	p										
65 Wardrobe & closet specialties	ca/	x	10900	?		x	p										
66 Food service equipment - furnish & set by owner - prelim only	bh/ca/ho/	x	11400		Owner												
67 Food service equipment hook up	bh/ca/ho/	x	11400		Limbach & Motor City	p	x				x						
68 Food service rough in	ca/ho/	x	11400		Limbach & Motor City	p	x				x						
69 Wall covering - special design	pd/bh/ca/ ho/?	x	12100		Provided by owner - installed by owner												
70 Wall treatments	pd/bh/ca/ ho/?	x	12100		Provided by owner - installed by owner												
71 Window treatment	ca/	x	12500	?													
72 Trees	bh/ca/ho/	x	12800?		Custom Rock	x	x	p									
73 Fountain construction	ca/	x	13000?	?		x	x	p									
74 Fountains in buildings	pd/bh/ca/ ho/?/	x	13000?		Custom Rock	x	x	p									
75 Cooling tower	ca/	x	15000		Limbach	x	x	x	x	p	x						
76 Life safety systems	pd/bh/ca/ ho/	x	15000 16000		Limbach, Motor City, & John E. Green	p	x				x						
77 Plumbing fixtures	pd/bh/ca/ ho/	x	15400		Limbach	x	x	x	x	p	x						
78 Boilers	ca/	x	15500		Limbach	x	x	x	x	x	x						12/29/95
79 Chillers	ca/	x	15500		Limbach	x	x	x	x	x	x						01/02/96
80 Fan coil units	ca/	x	15500		Limbach	x	x	x	x	p	x						
81 Grills and diffusers	pd/bh/ca/ ho/	x	15500		Limbach	x	x	p			x						

Location abbreviations:

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pd - Parking deck

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p - item is in progress

x - item is complete

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Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 01/25/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

CA

item	loc	ca	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
82 Roof exhaust fans	ca/	x	15500		Limbach	x	x	p			x						
83 Heat exchanger	ca/	x	15750		Limbach	x	x	p			x						
84 Air handling units	ca/bh/	x	15850		Limbach	x	x	x	x	p	x						
85 Light fixtures - special for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical	p					x						
86 Light fixtures - standard for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical	x	x	x	x	p	x						

Location abbreviations:

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Hotel- Chippewa Resort Project
Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

HO

item	loc	ho	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1 Architectural stairs - no design as yet	ho/	x															
2 Carpet (bought by others - installed by Perini?)	pd/bh/ca/ ho/	x			New Serve, Inc. - furnish & install												
3 Centrifugal fans - roof location for toilet exhaust	ca/ho/	x															
4 Elevator door frames, cabs, and equipment	pd/bh/	x			Montgomery - Kone	x	x	x	x								
5 Pumps	ho/	x			Limbach/John E. Green - water & fire pumps	x	x										
6 Water softener - no spec as yet	ho/	x			Limbach												
7 Wood ceilings	pd/bh/ho/ ?	x			No millwork sub as yet due to lack of design												
8 Concrete mix designs	pd/bh/ca/ ho/si/	x	03300		Colasanti	x	x	x	x	x	x						
9 Masonry units	pd/bh/ca/ ho/	x	04400		Davenport - ext only Interior - pending	x	x	part				x					
10 Stone work - exterior	ca/ho/	x	04400		Davenport Masonry	x	x	p				x					
11 Structural steel - conference center - design not complete	pd/bh/ca/ ho	x	05100		Ross Structural Steel - design not complete						x						
12 Steel joists - conference center - design not complete	pd/bh/ca/ ho/	x	05200		Ross Structural Steel						x						
13 Metal floor & roof deck	bh/ca/ho/	x	05300		Ross Structural Steel	p					x						
14 Metal railings	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	x	p		x						
15 Miscellaneous iron frames	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	p			x						
16 Miscellaneous metal stairs	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	p			x						
17 Rough carpentry - no design as yet	ca/ho/	x	06100		Architectural Specialties Trading Corporation						x						
18 Wall blocking information - he who requires blocking installs blocking	pd/bh/ca/ ho/	x	06100								x						
19 Finish carpentry - no design as yet	ca/ho/	x	06200		Architectural Specialties Trading Corporation						x						
20 Millwork and trim	pd/bh/ca/ ho/	x	06400		Architectural Specialties Trading Company	x	x	p			x						
21 Fiberglass reinforced wall panels - possibly at kitchen	ca/ho/	x	06600		Harrison Construction Co.	x	x	p			x						
22 Plastic laminates (special colors) - no design as yet	pd/bh/ca/ ho/?	x	06600		Architectural Specialties Trading Company						x						
23 Firestopping	ca/ho/	x	07000		Harrison Construction Co. - by each trade	x	x	p			x						
24 Building insulation	ca/ho/	x	07200		Ann Arbor Ceiling & Partition	x	x	p			x						
25 Access doors	ca/ho/	x	08100		Harrison Construction Co. - furnish and install all doors shown on plans	x	x				x						
26 Hollow metal doors	pd/bh/ca/ ho/	x	08100	doi	Doors Inc.	x	x	x									
27 Hollow metal frames	ca/ho/	x	08100			x	x	x			x						

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Hotel- Chippewa Resort Project
Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

H O

	item	loc	ho	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Rolling doors & grills	ca/ho/	x	08100		?												
29	Wood doors	ca/ho/	x	08200		Architectural Specialties Trading Corporation	x	x	p			x						
30	Aluminum sash and entries - hotel not bought out	pd/bh/ca/ho/	x	08400	mbs	Metal Buildings Specialties	x	p	p			x						
31	Aluminum store front - hotel not bought out	ca/ho/	x	08400	mbs	Metal Buildings Specialties/Pella	x	x	p			x						
32	Hardware	pd/bh/ca/ho/	x	08700	doi	Doors Inc.	x	x	x									
33	Exterior glass at all areas	pd/bh/ca/ho/	x	08800		Metal Building Specialties	x	x	p			x						
34	Interior glass at all areas - no design at hotel as yet	pd/bh/ca/ho/	x	08800														
35	Drywall work	ca/ho/	x	09250	aac	Ann Arbor Ceilings	x	x	p			x						
36	Non standard length metal studs	pd/bh/ca/ho/	x	09250	aac	Ann Arbor Ceilings & Harrison Construction Company	x	x	p			-						
37	Ceramic tile work - no design at hotel as yet	ca/ho/	x	09300		?												
38	Acoustical ceilings	ca/ho/	x	09500		Ann Arbor Ceilings	x	x				x						
39	Wood flooring - no design at hotel as yet	ca/ho/	x	09550														
40	Resilient base - no design at hotel as yet	ca/bh/pd/ho/	x	09650		?												
41	Resilient tile flooring - no design at hotel as yet	ca/bh/pd/ho/	x	09650		?												
42	Carpet (bought & installed by owner)	ca/ho/	x	09680		Provided & installed by owner - New Serve Inc.	x	x										
43	Painting	ca/ho/	x	09900		Madias Brothers	x	x	p			x						
44	Wall covering	ca/ho/	x	09950		Provided by owner - installed by Madias Brothers	x	x				x						
45	Artificial rock formations	pd/bh/ca/ho/	x	10000?		Custom Rock (tentative)	x	?				?						
46	Wall & corner guards - no design as yet	ca/ho/	x	10260		?												
47	Signage	pd/bh/ca/si/ho/	x	10400		?												
48	Lockers - metal - no design at hotel as yet	ca/ho/	x	10500		?												
49	Fire extinguishers & cabinets - no spec or location at hotel as yet	ca/ho/	x	10520		?												
50	Folding partitions and tracks - no design as yet	pd/bh/ca/ho/?	x	10650														
51	Toilet partitions - no specification as yet	pd/bh/ca/ho/	x	10800		?												
52	Toilet room accessories - in design/spec stage - based on mock-up	ca/ho/	x	10800			p											
53	Food service equipment - furnish & set by owner	bh/ca/ho/	x	11400		Owner												
54	Food service equipment hook up	bh/ca/ho/	x	11400		Limbach & Motor City	p					x						

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Hotel- Chippewa Resort Project
Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

HO

	item	loc	ho	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
55	Food service rough in	ca/ho/	x	11400		Limbach & Motor City	p					x						
56	Wall covering - special design	pd/bh/ca/ ho/?	x	12100		Provided by owner - installed by owner												
57	Wall treatments	pd/bh/ca/ ho/?	x	12100		Provided by owner - installed by owner												
58	Window treatment	ca/ho/	x	12500		New Serve, Inc.												
59	Trees	bh/ca/ho/	x	12800?		?												
60	Fountains in buildings	pd/bh/ca/ ho/?/	x	13000?		?												
61	Life safety systems	pd/bh/ca/ ho/	x	15000 16000		Limbach & Motor City ?	p in part					x						
62	Plumbing fixtures	pd/bh/ca/ ho/	x	15400		Limbach	x	x	p			x						
63	Fan coil units	ca/ho/	x	15500		Limbach	x	x	x	x	p	x						
64	Grills and diffusers	pd/bh/ca/ ho/	x	15500		Limbach	x	x	p			x						
65	Light fixtures - special for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical						x						
66	Light fixtures - standard for building interiors	pd/bh/ca/ ho/	x	16000		Motor City Electrical						x						

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**Parking Deck - Chippewa
Resort Project Procurement
Matrix**

Status as of 01/11/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

PD

	Item	loc	pd	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1	Carpet (bought by others - installed by Perini?)	pd/bh/ca/ ho/	x		ffe													
2	Decorative nuts - colors and samples - deleted	pd/	x															
3	High light fixtures at parking deck	pd	x		mot	Motor City Electric	x	x	x	x	p							
4	Metal arches	pd/?/	x		ros	Ross	x	x	x	x	p							
5	Neon lighting	pd/?/	x		pbc		x	p										
6	Wheel stops	si/pd/	x	02410	npr	National Precast	x	x	x	x	p							
7	Concrete mix designs	pd/bh/ca/ ho/si/	x	03300		Colasanti	x	x	x	x	x	x						
8	Precast structural components - section 1	pd/	x	03410	npr	National Precast	x	x	x	x	p							
9	Precast structural components - section 2	pd/	x	03410	npr	National Precast												
10	Precast structural components - section 3	pd/	x	03410	npr	National Precast												
11	Precast structural components - section 4	pd/	x	03410	npr	National Precast												
12	Precast structural components - section 5	pd/	x	03410	npr	National Precast												
13	Precast structural components - section 6	pd	x	03410	npr	National Precast												
14	Masonry units	pd/bh/ca/ ho/	x	04400	dav	Davenport - ext only interior - pending	x	x				x						
15	Stone caps	pd	x	04400	dav	Davenport	x	x	x	x	p							
16	Stone work - exterior	ca/pd/	x	04400	dav	Davenport Masonry	x	x	x	x	p	x						
17	Stone veneer	pd	x	04721	dav	Davenport	x	x	x	x	p							
18	Structural steel	pd/bh/ca/	x	05100		Ross Structural Steel	x	x	x	x	p & x	x						
19	Steel joists	pd/bh/ca/	x	05200		Ross Structural Steel	x	x	x	x	p & x	x						
20	Metal floor & roof deck	pd/bh/ca/ ho/	x	05300		Ross Structural Steel	x	x	x	x	p & p	x						
21	Metal railings	pd/bh/ca/ ho/	x	05500	ros	Ross Structural Steel	x	x	x	x	p	x						
22	Miscellaneous iron frames	pd/bh/ca/ ho/	x	05500	ros	Ross Structural Steel	x	x	x	x	p	x						
23	Miscellaneous metal stairs	pd/bh/ca/ ho/	x	05500		Ross Structural Steel	x	x	p			x						
24	Exterior Hardi-Plank	pd/bh/	x	06128	aac	Ann Arbor Ceiling	x	x	x	x	p							
25	Stair tower exterior siding - Hardi Plank	pd	x	06128	aac	Ann Arbor Ceiling	x	x	x	x	p							
26	Stair tower fiberglass shingles	pd	x	07310	bma	Bruno Martin	x	x	x	x	p							
27	Hollow metal doors	pd/bh/ca/ ho/	x	08100	doi	Doors Inc.	x	x	x	x	x							

Location abbreviations:

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**Parking Deck - Chippewa
Resort Project Procurement
Matrix**

Status as of 01/11/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

PD

	item	loc	pd	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Hollow metal frames	pd/ca/	x	08100	doi	Doors Inc.	x	x	x	x	x	x						
29	Aluminum sash and entries	pd/bh/ca/ ho/	x	08400		Metal Buildings Specialties	x	x	p			x						
30	Hardware	pd/bh/ca/ ho/	x	08700	doi	?Doors Inc.	x	x	x	x	p							
31	Exterior glass at all areas	pd/bh/ca/ ho/	x	08800		Metal Building Specialties	x	x	p			x						
32	Resilient base	ca/bh/pd/ ho/	x	09650	iti	Lansing Tile	x	x	p									
33	Resilient tile flooring	ca/bh/pd/ ho/	x	09650	iti	Lansing Tile	x	x	p									
34	Artificial rock formations	pd/bh/ca/ ho/	x	10000?		Custom Rock (tentative)	x	?				?						
35	Feature sign or signs	pd/	x	10440	pbk		x											
36	Signage	pd/bh/ca/ a/si/?	x	10440	pbk	bid												
37	Toilet room accessories	pd/ca/	x	10800	pro	Payne Rosso	x	x	x	x	p							
38	Parking controls and devices	pd/si/	x	11150		Traffic & Safety Systems	x	x	x	x	p							
39	Elevator door frames, cabs, and equipment	pd/bh/	x	14230	mon	Montgomery Elevator	x	x	x	x	x							
40	Life safety systems	pd/bh/ca/ ho/	x	15000 16000		Limbach & Motor City ?	p in part					x						
41	Plumbing fixtures	pd/bh/ca/ ho/	x	15400		Limbach	x	x	p			x						
42	Grills and diffusers	pd/bh/ca/ ho/	x	15500		Limbach	x	x	p			x						
43	Light fixtures - special for building interiors	pd/bh/ca/ ho/	x	16000	mci	Motor City Electrical	x	x	x	x	p	x						
44	Light fixtures - standard for building interiors	pd/bh/ca/ ho/	x	16000	mci	Motor City Electrical	x	x	x	x	p	x						

Location abbreviations:

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red is status as of
2/7/96

Listed by CSI code & item in alphabetical sequence

§ 1

[illegible]

si - Site work
ho - Hotel
ca - Casino building
bh - Bingo hall
pd - Parking deck

x - item is complete

date printed 1/28/96

Site Work - Chippewa Resort
Project Procurement Matrix

Status as of 01/11/96

Ralph J. Stephenson, P. E.
 Consulting Engineer

Listed by CSI code & item in alphabetical sequence

SI

	item	loc	si	csi cde	resp cde	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Light fixtures - standard for site work	si/	x	16500	pbc	bid	x	x	x	x	x	x						
29	Planters	si/	x	20000	col		x	x	p		p	x						

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Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #6

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
February 12, 1996

Subject: Monitoring Report #6

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, February 8 and 9, 1996 (wd 308 and 309)

Actions taken:

- Inspected project with Mr. Ashby.
- Reviewed site work status with Ms. Anderson.
- Reviewed casino building status with Mr. Ashby.
- Reviewed bingo hall status with Mr. Klingensmith.
- Evaluated project status.
- Updated master procurement list for the bingo hall, casino building, parking deck, and site work from available data.
- Updated casino network model to issue #8, dated February 8, 1996 (wd 308) with Mr. Ashby.
- Updated bingo hall network model to issue #8, dated February 8, 1996 (wd 308) with Mr. Klingensmith.

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH1 through BH5 - issue #7 dated November 27, 1995 (wd 249)
- Casino building - Sheet CSO1 - issue #6 dated November 16, 1995 (wd 241)
- Casino building - Sheets CSO2 through CSO6 - issue #7 dated November 22, 1995 (wd 246)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. Revisions to these completion targets are being considered and when target date changes are made I recommend they be processed as contract revisions.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy - per schedule report of November 27, 1995
- 19 working days from February 8, 1996 (wd 308)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete

**Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #6**

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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phone 517 772 2537
February 12, 1996

02/26/96 P.M. (wd 324) - Area 2 (east half) complete - 16 working days from February 8, 1996 (wd 308)

- Casino - target dates

05/20/95 P.M. (wd 396) - Casino complete - original

06/27/96 P.M. (wd 428) - Casino beneficial occupancy - per schedule report of November 27, 1995 - 120 working days from February 8, 1996 (wd 308)

- Hotel (excluding conference center) - target dates

04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original

05/10/96 P.M. (wd 388) - Hotel opening - original

05/19/96 P.M. (wd 395) - Hotel beneficial occupancy - per schedule report of November 27, 1995 - 87 working days from February 8, 1996 (wd 308)

06/27/96 P.M. (wd 428) - Hotel opening - per schedule report of November 27, 1995 - 120 working days from February 8, 1996 (wd 308)

- Site work - target dates

01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 120 working days from February 8, 1996 (wd 308)

Working day assumptions for issue #6, #7, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

As of February 8, 1996 the weather has begun to warm slightly from the very cold and snowy weather experienced from January 29, 1997 through February 6, 1996. The snow has been replaced by rain accompanied by very windy conditions. The site is icy, muddy, and wet, and movement is hampered by the condition of the subbase.

A weather log is being kept for the job site showing the A.M. and P.M. temperatures, the presence of rain and snow, and the wind chill factor, along with a description of the weather and the temperatures at the beginning and ending of the 2nd shift. This weather log could be a very important document in

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #6

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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phone 517 772 2537
February 12, 1996

the project file. I suggest the format of the log be reviewed to see that an adequate description of weather conditions is being provided. Also, the person making the observations should initial the log entries.

Procurement of design information, contract awards, preparation of submittals, submission of shop drawings, approval of submittals, and fabrication and delivery of equipment and materials is being tracked at each monitoring. An updated set of the project procurement matrix for the bingo hall, casino, parking deck, and site work is attached to this report. The summaries show that as of February 8, 1996 (wd 208) several items, particularly in the casino building and for site work continue to be delayed by lack of adequate design information to proceed with soliciting and award of contracts, and with preparation and approval of submittals.

The current status of each monitored section of the project is summarized below:

Parking deck - pd

Key dates:

01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete

Most slab on grade work at the west end 1/2 of the parking deck and adjoining the bingo hall are complete and the precast structure is being caulked and readied for occupancy by the end of February, 1996. Considerable work remains yet to be done in the stair towers and the parking deck office area. Work remaining is mainly in completing the stairs and elevator, installing interior work at the stair towers and parking office, and completing the skin and full close in of the stair towers.

At the east half of the parking deck, floor slabs on grade are being completed, the ramp structure is being installed, and close in and finish work is proceeding on stair towers 2, 3, 4, and 5. Detailing and caulking of the parking deck floor plank is in work at all sections of the structure.

I strongly recommend that the parking deck and bingo hall project team immediately prepare and implement a plan for the partial occupancy of the parking deck to properly serve early occupancy requirements. A related activity is to plan the close out of the project so no residual problems with the punch list are encountered. A reasonably intensive use of the parking deck is anticipated with the opening of the bingo hall, and care must be taken that the condition of the deck and bingo hall at turnover is recorded accurately so as to be able to determine what damage occurs to the facility after acceptance and turnover.

Bingo Hall - BH

Key dates:

01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy - per schedule report of November 27,

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #6

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
February 12, 1996

1995 - 19 working days from February 8, 1996 (wd 308)

The building is substantially closed to weather with a mix of temporary and permanent materials. This work is proceeding as the weather and temporary enclosures permit. Interior work is moving reasonably well and is focused concurrently on the four main areas of the facility. Delays have been encountered in above floor work on the mechanical ductwork system at the perimeter of the building. Continuing efforts to resolve the problem are being made.

At the bingo hall - column lines BG to BH (sheet BH2) - most above ceiling work is completed and painting and trim is being installed from the ceiling work scaffold. Finish work under the scaffold is in progress, including perimeter walls, wallscapes, and rough carpentry. Mr. Klingensmith and I monitored the current status of the project and I prepared an updated network model from this monitoring. Time did not permit a thorough review by Mr. Klingensmith of the network models resulting from this updating. I am delivering a copy of the updated network model to Mr. Klingensmith for his review with this monitoring report. Further distribution will be by him.

The updated issue #8 network model shows an early finish at the main bingo area of the pm of February 23, 1996 (wd 322). However, here as in all other areas of the bingo hall, it should be assumed that work will continue up to the occupancy point.

At the main entry area - column lines BD to BG (sheet BH3) - interior work is lagging the issue #7 network by 2 working days. In the updated network I brought the late finish date to the pm of February 29, 1996 (wd 327) by slightly reducing the longer durations. This area will be one of the most difficult to complete on time since work space is limited, the finish work is somewhat complex, and it was closed in later than desired because of the inclement weather experienced during close in.

At the lower level of the mezzanine - column lines BN to BR (sheet BH4) - the updated network model shows an early and late completion of the pm of February 29, 1996 (wd 327). There is still considerable gyp board to be hung, taping and sanding is just about to begin, and the areas is still a major access point to the interior of the bingo hall.

At the mezzanine level - column lines BN to BR (sheet BH5) - work progress has been good and the updated projection of completion shows an early finish of the pm of February 28, 1996 (wd 326). As with all other areas in the bingo hall, completion of the area must be concurrent with the other major sectors of the bingo hall.

In summary, the current planned completion of the bingo hall is being held at the pm of February 29, 1996 (wd 327). This is still a very tight date and activity durations are extremely short. However the project team has moved the project very well over the past two weeks and are working well toward achieving their project objectives.

Casino Building - CA

Key dates:

Soaring Eagle Resort
Mt. Pleasant, Michigan
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05/20/95 P.M. (wd 396) - Casino complete - original

06/27/96 P.M. (wd 428) - Casino beneficial occupancy - per schedule report of November 27, 1995
- 120 working days from February 8, 1996 (wd 308)

Structural work and close in of the various areas of the Casino building has been severely impacted by bad weather, and as a consequence areas H, the central plant, and to some extent, areas A and B, major service areas, have had to proceed with temporary enclosure. Areas C and D the main gaming area, are still relatively open to weather. The sloped metal deck roof covering much of areas C and D is being erected, but has been difficult to close up due to the large amounts of ice and freezing rain encountered since start of metal deck erection.

Mr. Ashby and I updated the full network model for the Casino building at this session, and by tightening an already difficult plan and schedule of work, were able to plan for a completion by the pm of June 27, 1996 (wd 428). This, as with the bingo hall, is a very difficult action plan and all construction documents and the procurement that follows must be closely meshed with this plan of field activities.

The procurement matrix as of February 8, 1996 (wd 308) shows several design and contract award items that seem to be affecting full job progress. I recommend these be given ongoing attention. Of particular importance is installation of food service rough in at areas A and B. Current information indicates the pricing for food service equipment will be obtained by the owner about February 16, 1996. From this point, the work must be awarded, rough in drawings submitted, and food service equipment submittals prepared and approved, and the equipment fabricated, delivered and set by the owner. This is a critical item for the casino operation, and should be given intensive and continuous attention.

Areas A and B are being closed in presently and the slab on grade will be needed very soon from which to install overhead work. The slab on grade work is dependent on having the rough in information for food service equipment.

At areas C and D, the immediate major operation concurrent with close in will be construction of the slab on grade and installation of overhead rough work. Present plans are to pour a lean concrete mud mat on which to set the extensive network of underfloor electrical duct. This is an activity that must be done with care to set the duct at the correct elevations. In all likelihood full production installation of overhead work will depend on having the slab on grade poured prior to installing overhead rough work.

In area E, the main entry, structural steel is due on the project the am of February 18, 1996 (we 317). This is about 10 working days later than had been planned.

Structural steel at areas F and G is being erected and close in of the area will proceed as weather allows.

At area H lags are in widely dispersed functional systems, and are being measured now by the dates by which they are planned to be brought on line. Currently services to the various areas of the project are to be activated on a staggered basis starting in early March, 1996. It will be necessary to plan systems

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February 12, 1996

activation so as to allow early occupancy of the bingo hall and the parking deck as well as to permit proper operation of the central plant.

The updated network model, issue #8, dated February 8, 1996 (wd 308) was provided to Mr. Ashby after our monitoring. We later prepared a set of early start and finish, and late start and finish bar charts, and data runs for future monitorings. These have been given to Mr. Ashby for distribution as required.

Site work:

Key dates:

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 120 working days from February 8, 1996 (wd 308)

The major concentration of effort on new site work will be started as we move into spring weather. Presently most work is concentrated on maintaining the site, rough grading major retention areas, removing stabilized soil, and making the areas ready for early occupancy of the bingo hall and the parking deck. The spring landscaping design package is just being started and there is no current word on the completion date of the documents.

I have issued a set of issue #9 bar charts and computer data runs to Ms. Anderson and Mr. Seelbach for their use in planning their spring work. When more definitive information is available on this work I suggest that we prepare an updated plan and schedule of work. I shall discuss this matter with Mr. Seelbach and Ms. Anderson.

Hotel and Convention Center - HO

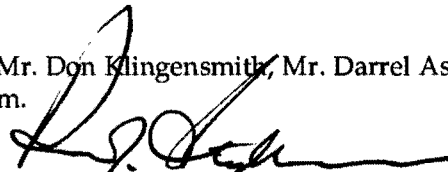
No formal monitoring of the hotel and the conference center work is currently being made.

General

I plan to monitor the project again on Thursday afternoon, February 22, 1996, and Friday, February 23, 1996. I shall confirm this date with Mr. Lewis late this week.

As has been stressed above it is essential to carefully plan the early occupancy needs of the project and how best to close out the various units as they are ready to come on line. It may be difficult for the owner, the designers, the construction team, and the user or operators of the facility to devote adequate time to the process, and so the requirements of Perini and its subcontractors for proper close out should be provided early to the owner and the design group.

This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them.



Ralph J. Stephenson, P.E.

Bingo Hall- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

BH

	item	mfr or vendor	iss cnsr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	bh	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlrvy	chk on dlrvy	date delvrd
1	Carpet (bought by others - installed by FFE)	Not in contract	-	-	-	-	-	pd/bh/ca/ho/	x		ffe							
2	Concrete mix designs	Colasanti	x	x	x	x	x	pd/bh/ca/ho/si/	x	03300		x						
3	Masonry units	Davenport - ext only Interior - pending	x	x	x	x	x	pd/bh/ca/ho/	x	04400		x						
4	Structural steel	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/	x	05100		x						
5	Steel joists	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/	x	05200		x						
6	Metal floor & roof deck	Ross Structural Steel	x	x	x	x	x	bh/ca/ho/	x	05300		x						
7	Metal railings	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/ho/	x	05500		x						
8	Miscellaneous iron frames	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/ho/	x	05500		x						
9	Miscellaneous metal stairs	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/ho/	x	05500		x						
10	Wall blocking information	Trend Millwork	x	x	x	x	p	bh/	x	06100	tmi	x						
11	Exterior Hardi-Plank	Ann Arbor Ceiling	x	x	x	x	p	pd/bh/	x	06128	aac							
12	Millwork and trim	Trend Millwork	x	x	x	x	p	bh/	x	06400	tmi	x						
13	Wood ceilings	Trend Millwork	x	x	x	x	x	pd/bh/ho/?	x	06410	tmi							
14	Plastic laminates	Trend Millwork	x	x	x	x	p	bh/	x	06600	tmi	x						
15	Hollow metal doors	Doors, Inc.	x	x	x	x	x	pd/bh/ca/ho/	x	08100	doi							
16	Hollow metal frames	Doors, Inc.	x	x	x	x	x	ca/bh/	x	08100	doi	x						
17	Aluminum sash and entries	Metal Buildings Specialties	x	x	x	x	p	bh/	x	08400	mbs	x						
18	Hardware	Doors, Inc	x	x	x	x	p	pd/bh/ca/ho/	x	08700	doi							
19	Exterior glass at all areas	Metal Building Specialties	x	x	x	x	p	pd/bh/ca/ho/	x	08800	mbs	x						
20	Interior glass at all areas	Metal Building Specialties	x	x	x	x	p	pd/bh/ca/ho/	x	08800	mbs							
21	Non standard length metal studs - may not have any at casino	Ann Arbor Ceilings & Harrison Construction Company	x	x	x	x	p	pd/bh/ca/ho/	x	09250		-						
22	Resilient base	Lansing Tile	x	x	x	x	x	ca/bh/pd/ho/	x	09650	lti							
23	Resilient tile flooring	Lansing Tile	x	x	x	x	x	ca/bh/pd/ho/	x	09650	lti							
24	Artificial rock formations	Custom Rock (tentative)	x	x	x	x	x	pd/bh/ca/ho/	x	10000?		?						
25	Signage	?	x	x	p	?	?	pd/bh/ca/a/si/?	x	10400								
26	Toilet partitions	Payne Rosso	x	x	x	x	p	pd/bh/ca/ho/	x	10800								
27	Food service equipment - furnish & set by owner	Saginaw Chippewa Tribe	-	-	-	-	-	bh/ca/ho/	x	11400	ffe							

Location abbreviations:

si - Site work
ho - Hotel
ca - Casino building
bh - Bingo hall
pd - Parking deck

blank - item has not started

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x - item is complete

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Bingo Hall- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

BH

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	bh	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Food service equipment hook up	Limbach & Motor City	p	?				bh/ca/ho/	x	11400		x						
29	Wall covering - special design	Provided by owner - installed by Madias	-	-	-	-	-	pd/bh/ca/ho/?	x	12100	fle							
30	Wall treatments	Provided by owner - installed by owner	-	-	-	-	-	pd/bh/ca/ho/?	x	12100	fle							
31	Trees	Custom Rock	x	x	R	A	X	bh/ca/ho/	x	12800?	cro							
32	Elevator door frames, cabs, and equipment	Montgomery Elevator	x	x	x	x	p	pd/bh/	x	14320	mon							
33	Life safety systems	Limbach & Motor City ?	part	x	x	x	x	pd/bh/ca/ho/	x	15000 16000		x						
34	Plumbing fixtures	Limbach	x	x	x	x	X	pd/bh/ca/ho/	x	15400		x						
35	Grills and diffusers	Limbach	x	x	x	x	X	pd/bh/ca/ho/	x	15500		x						
36	Air handling units	Limbach	x	x	x	x	X	ca/bh	x	15850		x						
37	Light fixtures - special for building interiors	Motor City Electrical	x	x	x	x	X	pd/bh/ca/ho/	x	16000		x						
38	Light fixtures - standard for building interiors	Motor City Electrical	x	x	x	x	X	pd/bh/ca/ho/	x	16000		x						

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Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

CA

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlrvy	chk on dlrvy	date delvrd
1	Concrete mix designs	Colasanti	x	x	x	x	x	pd/bh/ca/ho/si/	x	03300		x						
2	Masonry units	Davenport - ext only Interior - pending	x	x	x	x	p	pd/bh/ca/ho/	x	04400		x						
3	Stone work - exterior	Davenport Masonry	x	x	x	x	x	ca/	x	04400		x						
4	Stone work - interior	Davenport Masonry - unit prices	x	x	p			ca/	x	04400		?						
5	Structural steel	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/	x	05100		x						
6	Steel joists	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/	x	05200		x						
7	Metal floor & roof deck	Ross Structural Steel	x	x	x	x	x & p	bh/ca/ho/	x	05300		x						
8	Metal fabrication	Ross Structural Steel	x	x	x	x	p	ca/	x	05500		x						
9	Metal railings	Ross Structural Steel	x	x	x	p		pd/bh/ca/ho/	x	05500		x						
10	Miscellaneous iron frames	Ross Structural Steel	x	x	x	p		pd/bh/ca/ho/	x	05500		x						
11	Miscellaneous metal stairs	Ross Structural Steel	x	x	p			pd/bh/ca/ho/	x	05500		x						
12	Architectural metal work	Architectural Specialties Trading Co.	x	x	x	x	p	ca/	x	05700		x						
13	Ornamental iron	Architectural Specialty Trading Company	x	x	p			ca/	x	05700		x						
14	Rough carpentry	Architectural Specialties Trading Corporation	x	x	x	x	p	ca/	x	06100		x						
15	Rough carpentry - roof only	National Roofing	x	x	x	x	p	ca/	x	06100								
16	Wall blocking information	Architectural Specialties Corporation	x	x				pd/bh/ca/ho/?	x	06100		x						
17	Wood laminated trusses - special pieces required	Unit Structures & WW Timbers	x	x	x	x	x	ca/	x	06170		x						
18	Finish carpentry	Architectural Specialties Trading Corporation	x	x	p			ca/	x	06200		x						
19	Architectural woodwork	Architectural Specialties Trading Co.	x	x	p			ca/	x	06400		x						
20	Millwork and trim	Architectural Specialties Trading Company	x	x	p			pd/bh/ca/ho/	x	06400		x						
21	Fiberglas reinforced wall panels	Harrison Construction Co.	x	x	x	p		ca/	x	06600		x						
22	Plastic laminates (special colors)	Architectural Specialties Trading Company	x	x	x	p		pd/bh/ca/ho/?	x	06600		x						
23	Firestopping	Harrison Construction Co.	x	x	x	p		ca/	x	07000		x						
24	Building insulation	Harrison Construction Company	x	x	x	p		ca/	x	07200		x						
25	Building insulation - roof only	National Roofing	x	x	x	x	p	ca/	x	07210								
26	Roof accessories	National Roofing	x	x	x	x	p	ca/	x	07220								
27	Fiberglas roof shingles	National Roofing	x	x	x	x	p	ca/	x	07310								

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Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
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Listed by CSI code & item in alphabetical sequence **CA**

item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Aluminum plate building panels	National Roofing	x	x	x	x	p	ca/	x	07420							
29	Modified bituminous roofing	National Roofing	x	x	x	x	p	ca/	x	07520							
30	Joint sealers	American Seal and Restoration	x	x	p			ca/	x	07900		x					
31	Joint sealers - roof only	American Seal and Restoration	x	x	x	x	p	ca/	x	07900							
32	Access doors	Harrison Construction Co. - furnish and install all doors shown on plans	x	x	p			ca/	x	08100		x					
33	Hollow metal doors	Doors, Inc.	x	x	x	p		pd/bh/ca/ ho/	x	08100							
34	Hollow metal frames	Doors, Inc.	x	x	p	p		ca/	x	08100		x					
35	Rolling doors & grills	?	x	p				ca/	x	08100							
36	Wood doors	Architectural Specialties Trading Corporation	x	x	p			ca/	x	08200		x					
37	Aluminum sash and entries	Metal Buildings Specialties	x	x	x	p		pd/bh/ca/ ho/	x	08400		x					
38	Aluminum store front	Metal Buildings Specialties	x	x	p			ca/	x	08400		x					
39	Hardware	Doors, Inc.	x	x	x	p		pd/bh/ca/ ho/	x	08700							
40	Exterior glass at all areas	Metal Building Specialties	x	x	p			pd/bh/ca/ ho/	x	08800		x					
41	Glass & glazing	Metal Building Specialties	x	x	p			ca/	x	08800?							
42	Interior glass at all areas (need type, color, and size)	?	x	x	p			pd/bh/ca/ ho/	x	08800							
43	Drywall work	Harrison Construction Company	x	x	x	p		ca/	x	09250		x					
44	Non standard length metal studs - may not have any at casino	Ann Arbor Ceilings & Harrison Construction Company	x	x	x	p		pd/bh/ca/ ho/	x	09250							
45	Ceramic tile work	?	x	p				ca/	x	09300							
46	Acoustical ceilings	Harrison Construction Co.	x	x	x	p		ca/	x	09500		x					
47	Wood flooring	?	x	p				ca/	x	09550							
48	Concrete flooring (stamped pavers?)	Custom Rock	x	x	p			ca/	x	09600?							
49	Resilient base	?	x	p				ca/bh/pd/ ho/	x	09650							
50	Resilient tile flooring	?	x	p	p			ca/bh/pd/ ho/	x	09650							
51	Carpet (bought by others - installed by Perini?)		-	-	-	-	-	pd/bh/ca/ ho/	x	09680							
52	Carpet (bought & installed by owner) - available May 1, 1996	Provided & installed by owner	x	x				ca/	x	09680							
53	Painting	Madias Brothers	x	x	p	p		ca/	x	09900		x					
54	Wall covering	Provided by owner - installed by Madias Brothers	x	x	x	p		ca/	x	09950		x					

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Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence **CA**

item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
55	Artificial rock formations	Custom Rock	x	x	p		pd/bh/ca/ ho/	x	10000?		?						
56	Entrance grates & floor mats	?	x	p			ca/	x	10000?								
57	Wall & corner guards	?	x	p			ca/	x	10260								
58	Signage	By owner	x	-	-	-	pd/bh/ca/ a/si/?	x	10400								
59	Lockers - metal	?	x	p			ca/	x	10500								
60	Fire extinguishers & cabinets	?	x	p			ca/	x	10520								
61	Folding partitions and tracks - none shown at casino	?					pd/bh/ca/ ho/?	x	10650								
62	Toilet partitions	?	x	p			pd/bh/ca/ ho/	x	10800								
63	Toilet room accessories	?	x	p			ca/	x	10800								
64	Wardrobe & closet specialties	?	x	p			ca/	x	10900								
65	Food service equipment - furnish & set by owner - prelim only	Owner?					bh/ca/ho/	x	11400								
66	Food service equipment hook up	Limbach & Motor City	p	x			bh/ca/ho/	x	11400		x						
67	Food service rough in	Limbach & Motor City	p	x			ca/ho/	x	11400		x						
68	Wall covering - special design	Provided by owner - installed by owner					pd/bh/ca/ ho/?	x	12100								
69	Wall treatments	Provided by owner - installed by owner					pd/bh/ca/ ho/?	x	12100								
70	Window treatment	?					ca/	x	12500								
71	Trees	Custom Rock?	x	x	p		bh/ca/ho/	x	12800?								
72	Fountain construction	?	x	x	p		ca/	x	13000?								
73	Fountains in buildings	Custom Rock	x	x	p		pd/bh/ca/ ho/?/!	x	13000?								
74	Centrifugal fans						ca/	x	15000								
75	Cooling tower	Limbach	x	x	x	x	p	ca/	x	15000		x					
76	Life safety systems	Limbach, Motor City, & John E. Green	p	x			pd/bh/ca/ ho/	x	15000 16000		x						
77	Plumbing fixtures	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15400		x					
78	Boilers	Limbach	x	x	x	x	x	ca/	x	15500		x					12/29/95
79	Chillers	Limbach	x	x	x	x	x	ca/	x	15500		x					01/02/96
80	Fan coil units	Limbach	x	x	x	x	p	ca/	x	15500		x					
81	Grills and diffusers	Limbach	x	x	p			pd/bh/ca/ ho/	x	15500		x					

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date printed 2/12/96

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
 Consulting Engineer

Listed by CSI code & item in alphabetical sequence **CA**

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
82	Roof exhaust fans	Limbach	x	x	p			ca/	x	15500		x						
83	Heat exchanger	Limbach	x	x	p			ca/	x	15750		x						
84	Air handling units	Limbach	x	x	x	x	p	ca/bh/	x	15850		x						
85	Light fixtures - special for building interiors	Motor City Electrical	p					pd/bh/ca/ ho/	x	16000		x						
86	Light fixtures - standard for building interiors	Motor City Electrical	x	x	x	x	p	pd/bh/ca/ ho/	x	16000		x						
87	Neon lighting - exterior	?						pd/ca/	x	16000								
88	Neon lighting - interior	Heller	x	x				pd/ca/	x	16000								

Location abbreviations:

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 bh - Bingo hall
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**Parking Deck - Chippewa
Resort Project Procurement
Matrix**

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

PD

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	pd	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1	Carpet (bought by others - installed by Perini?)		-	-	-	-	-	pd/bh/ca/ ho/	x		ffe							
2	Decorative nuts - colors and samples - deleted		-	-	-	-	-	pd/	x									
3	High light fixtures at parking deck	Motor City Electric	x	x	x	x	p	pd	x		mot							
4	Metal arches	Ross	x	x	x	x	p	pd/?/	x		ros							
5	Neon lighting		x	x	x	x	p	pd/?/	x		pbc							
6	Wheel stops	National Precast	x	x	x	x	p	si/pd/	x	02410	npr							
7	Concrete mix designs	Colasanti	x	x	x	x	x	pd/bh/ca/ ho/si/	x	03300		x						
8	Precast structural components - section 1	National Precast	x	x	x	x	p	pd/	x	03410	npr							
9	Precast structural components - section 2	National Precast	x	x	x	x	p	pd/	x	03410	npr							
10	Precast structural components - section 3	National Precast	x	x	x	x	p	pd/	x	03410	npr							
11	Precast structural components - section 4	National Precast	x	x	x	x	p	pd/	x	03410	npr							
12	Precast structural components - section 5	National Precast	x	x	x	x	p	pd/	x	03410	npr							
13	Precast structural components - section 6	National Precast'	x	x	x	x	p	pd	x	03410	npr							
14	Masonry units	Davenport - ext only Interior - pending	x	x	x	x	p	pd/bh/ca/ ho/	x	04400	dav	x						
15	Stone caps	Davenport	x	x	x	x	p	pd	x	04400	dav							
16	Stone work - exterior	Davenport Masonry	x	x	x	x	p	ca/pd/	x	04400	dav	x						
17	Stone veneer	Davenport	x	x	x	x	p	pd	x	04721	dav							
18	Structural steel	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/	x	05100		x						
19	Steel joists	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/	x	05200		x						
20	Metal floor & roof deck	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/ ho/	x	05300		x						
21	Metal railings	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/ ho/	x	05500	ros	x						
22	Miscellaneous iron frames	Ross Structural Steel	x	x	x	x	x	pd/bh/ca/ ho/	x	05500	ros	x						
23	Miscellaneous metal stairs	Ross Structural Steel	x	x	x	x	p	pd/bh/ca/ ho/	x	05500		x						
24	Exterior Hardi-Plank	Ann Arbor Ceiling	x	x	x	x	p	pd/bh/	x	06128	aac							
25	Stair tower exterior siding - Hardi Plank	Ann Arbor Ceiling	x	x	x	x	p	pd	x	06128	aac							
26	Stair tower fiberglas shingles	Bruno Martin	x	x	x	x	p	pd	x	07310	bma							
27	Hollow metal doors	Doors Inc.	x	x	x	x	x	pd/bh/ca/ ho/	x	08100	doi							

Location abbreviations:

si - Site work
ho - Hotel
ca - Casino building
bh - Bingo hall
pd - Parking deck

blank - item has not started
p - item is in progress
x - item is complete

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**Parking Deck - Chippewa
Resort Project Procurement
Matrix**

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

PD

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	pd	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Hollow metal frames	Doors Inc.	x	x	x	x	x	pd/ca/	x	08100	doi	x						
29	Aluminum sash and entries	Metal Buildings Specialties	x	x	x	x	p	pd/bh/ca/ ho/	x	08400		x						
30	Hardware	?Doors Inc.	x	x	x	x	p	pd/bh/ca/ ho/	x	08700	doi							
31	Exterior glass at all areas	Metal Building Specialties	x	x	x	x	p	pd/bh/ca/ ho/	x	08800		x						
32	Resilient base	Lansing Tile	x	x	x	x		ca/bh/pd/ ho/	x	09650	liti							
33	Resilient tile flooring	Lansing Tile	x	x	x	x		ca/bh/pd/ ho/	x	09650	liti							
34	Artificial rock formations	Custom Rock (tentative)	x	x	x	x	x	pd/bh/ca/ ho/	x	10000?		?						
35	Feature sign or signs		x	x				pd/	x	10440	pbcc							
36	Signage	bid	x	x				pd/bh/ca/ a/si/?	x	10440	pbcc							
37	Toilet room accessories	Payne Rosso	x	x	x	x	p	pd/ca/	x	10800	pro							
38	Parking controls and devices	Traffic & Safety Systems	x	x	x	x	p	pd/si/	x	11150								
39	Elevator door frames, cabs, and equipment	Montgomery Elevator	x	x	x	x	x	pd/bh/	x	14230	mon							
40	Life safety systems	Limbach & Motor City ?	p in part					pd/bh/ca/ ho/	x	15000 16000		x						
41	Plumbing fixtures	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15400		x						
42	Grills and diffusers	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15500		x						
43	Light fixtures - special for building interiors	Motor City Electrical	x	x	x	x	p	pd/bh/ca/ ho/	x	16000	mci	x						
44	Light fixtures - standard for building interiors	Motor City Electrical	x	x	x	x	p	pd/bh/ca/ ho/	x	16000	mci	x						

Location abbreviations:

si - Site work
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Site Work - Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
Consulting Engineer

Listed by CSI code & item in alphabetical sequence

SI

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	si	csi ode	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
1	Boilards	issue if required						si/	x		chq							
2	Flagpoles	issue if required						si/	x		chq							
3	Fountain at building front entry	issue						si/	x		chq							
4	Fountain at main site entry	issue - if required						si/	x		chq							
5	Fountains at casino pond	issue if required						si/	x		chq							
6	Fountains at hotel pond	issue if required						si/	x		chq							
7	Irrigation system	issue						si/	x		chq							
8	Parking controls and devices							pd/si/	x									
9	Pavers at fire road	issue if required						si/	x		chq							
10	Primary power - not in site budget - divided among buildings		x	x	x	x	x	si/	x									
11	Pumps for fountains	Issue if required						si/	x		chq							
12	Pylon sign	Issue if required						si/	x		chq							
13	Site pavers	Bid	x	p				si/	x		pbk							
14	Site railing	Issue if required	p					si/	x		pbk/chq							
15	Spring landscaping	issue						si/	x		chq							
16	Trench drains	Ross Steel	x	x				si/	x		ros							
17	Wheel stops	Issue if required for site						si/pd/	x		chq							
18	Brick pavers	bid out	x	p				si/	x	02515	pbk							
19	Concrete mix designs	Champagne Weber - curbs	x	x	x	x	x	si/	x	02520	pbk	x						
20	Concrete mix designs	Colasanti	x	x	x	x	x	pd/bh/ca/ ho/si/	x	03300	pbk	x						
21	Signage	Bid	x	p				pd/bh/ca a/si/	x	10400	pbk							
22	Feature sign or signs	bid	x	p				pd/si/	x	10440	pbk							
23	Power to pylon sign - might come off M20 or Leaton and be installed by Tribe, Consumers	Saginaw Chippewa Tribe						si/	x	16402	sag							
24	Primary power - From central plant to bingo	Motor City	x	x	x	x	x	si/	x	16402	mot	x						
25	Primary power - From central plant to hotel	Motor City	x	x	x	x	x	si/	x	16402	mot	x						
26	Primary power - From entry to central plant	Motor City	x	x	x	x	x	si/	x	16402	mot	x						
27	Light fixtures AG and AG-1	issue	p					si/	x	16500	chq							

Location abbreviations:

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bh - Bingo hall
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x - item is complete

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Site Work - Chippewa Resort
Project Procurement Matrix

Status as of 02/08/96

Ralph J. Stephenson, P. E.
 Consulting Engineer

Listed by CSI code & item in alphabetical sequence

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	si	csi cde	resp cde	verbal po	po sent	po returned	lead time	reqd dlvry	chk on dlvry	date delvrd
28	Light fixtures - standard for site work	bid	x	x	x	x	p	si/	x	18500	pbc	x						
29	Planters		x	x	p		p	si/	x	20000	col							

Location abbreviations:

si - Site work
 ho - Hotel
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 bh - Bingo hall
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Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #7

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
February 24, 1996

Subject: Monitoring Report #7

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, February 22 and 23, 1996 (wd 320 and 321)

Actions taken:

- Inspected project with Mr. Ashby.
- Reviewed bingo hall status with Mr. Klingensmith.
- Reviewed parking deck status with Mr. Klingensmith.
- Reviewed casino building status with Mr. Ashby.
- Updated master procurement list for bingo hall from available data.
- Evaluated status of major project components monitored.
- Began work on hotel summary network model with Mr. Bernard and Mr. Hagan.
- Reviewed typical hotel back-of-house network models with Mr. Bernard and Mr. Hagan.

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH3 through BH5 - issue #8 dated February 8, 1996 (wd 308)
- Casino building - Sheets CSO1 through CSO6 - issue #8 dated February 8, 1996 (wd 308)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. However revisions to these targets are being considered. When such target date changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995) - 7 working days from February 22, 1996 (wd 320)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete - 4 working days from February 22, 1996 (wd 320)

- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995) - 108 working days from February 22, 1996 (wd 320)
- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy (per schedule report of November 27, 1995) - 75 working days from February 22, 1996 (wd 320)
06/27/96 P.M. (wd 428) - Hotel opening (per schedule report of November 27, 1995) - 108 working days from February 22, 1996 (wd 320)
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 108 working days from February 22, 1996 (wd 320)

Working day assumptions for issue #6, #7, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

As of February 22, 1996 (wd 320) a warming trend in the weather plus considerable precipitation and fog has continued to make work on the site, and in open areas of the buildings, difficult. The parking deck is being readied for temporary occupancy to serve the bingo hall. Work on other portions of the deck is proceeding but is still hampered by inclement weather and difficult site conditions.

Work inside the central plant and the bingo hall is showing good progress. The boilers at the central plant are now being used to provide heat to the bingo hall. This has had a beneficial effect on the work at the bingo hall, and work there lags desired completion dates by very small amounts of time.

Construction of the casino building is currently focussed on erection of the structure and close in at most areas, with efforts underway to install mechanical and electrical rough in at the food service areas in

A and B.

At the hotel, work is moving toward completion of the post tensioned concrete structure while rough architectural, mechanical and electrical trades at the room floors is proceeding at levels 2 and 3.

A brief summary of the current status of each monitored section of the project is outlined below:

Parking deck - pd

Key dates:

01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete

The current emphasis at the parking deck, according to Mr. Klingensmith, is on completing the west end of the deck so as to be able to receive bus traffic and to accommodate approximately 200 cars at grade level. As part of the parking deck operation efforts are also being made to complete the parking deck offices and stair tower #1 elevator and interior work. Mr. Klingensmith estimates the elevator will be available about March 1, 1996 (wd 328). Parking controls and devices at the west end will be installed over the next week.

Meanwhile, work on stair towers 2, 3, 4, and 5 continues as does pouring out the remaining slabs on grade. Concurrently the parking deck ramp area is being constructed which will allow access to the upper levels of the deck. Caulking of deck joints, installation of fire protection piping, electrical conduit and lighting, and miscellaneous iron items is proceeding as areas become available in the deck.

Although most activity is concentrated on the physical activity necessary to get the deck into use, I continue to emphasize the need to close out the project with as few residual problems remaining after partial occupancy as is possible.

Considerable use of the parking deck can be expected with the opening of the bingo hall, and care must be taken that the condition of the deck be recorded accurately at turnover so as to be able to determine what damage occurs to the facility after acceptance and partial occupancy.

Bingo Hall - BH

Key dates:

01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995) - 7 working days from February 22, 1996 (wd 320)

Intensive interior finish installation is in progress at all areas of the bingo hall. At the main bingo area - generally between column lines BG to BN - the ceiling scaffold has been dismantled, and wallscapes, remaining painting, installation of divider walls, and installation of architectural, electrical, and

mechanical finishes is in work. Presently, using the current network durations, it appears that there remain about 9 to 11 working days to complete the area, bringing the projected completion of contractor work to about the pm of March 2 to 4, 1996 (wd 329 to 331). The owner will still have work to do here including laying carpet and installing fixtures, furnishings, and bingo equipment. No current word was available on the owner's plan of occupancy for the bingo hall.

At the main entry area - column lines BD to BG - installation of concrete floor finishes is in work along with completion of drywall surfaces and installation of ceiling work. From the issue #8 network model on sheet #BH3, dated February 8, 1996 (wd 308), it appears that the remaining work to complete the entry will require about 14 working days. This brings the project completion date to about the pm of March 8, 1996. It is possible that access through the main entry area could be maintained, if necessary, as the remaining finish work proceeds. Care however, must be taken to accommodate public traffic that will be mixing with construction operations as the work is brought to completion.

At the mezzanine areas - column lines BG to BN - level one and two work is from 9 to 11 working days behind the issue #8 network dated February 8, 1996 (wd 320) shown on sheets #BH4 and BH5. This brings the projected completion of the mezzanine first and second floor levels to about March 6, 1996. There is no indication presently as to whether the 1st and 2nd floor mezzanine areas are needed to be totally complete for the facility to be operative. However they are close to a point where they could be occupied in part.

Casino Building - CA

Key dates:

- 05/20/95 P.M. (wd 396) - Casino complete - original
- 06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995)
- 108 working days from February 22, 1996 (wd 320)

Central plant work - area H - is proceeding well with the slab on grade complete, some stud walls up and considerable interior dry wall hung, taped, and sanded. Spray on fireproofing has been applied to the roof joists, and most central plant work is now concentrated on getting the equipment operative. Two boilers are presently providing heat to the bingo hall. Mr. Ashby pointed out that the boilers are presently operating on a temporary water connection, and that a permanent connection will be needed.

Oil storage tanks are currently scheduled for delivery by March 22, 1996 (wd 345), and cooling towers are due on the project site by March 8, 1996 (wd 333). These later deliveries should not adversely affect the Soaring Eagle Resort operation. However they represent work yet to be done and should be expedited continuously.

At A and B - the food service areas - the structural frame and metal deck is substantially complete and roofing is being laid. Work inside the building is concentrated on cleaning up the interior of the building and installing food service underground rough in. At present the food service contract is to be awarded March 7, 1996 (wd 332). Food service construction documents were issued about February 20, 1996 and according to Mr. Ashby will be used as the drawings from which to install the rough in work.

At the main gaming areas C and D work continues on closing in the building. This effort has been hampered by difficulty in completing exposed work, particularly the structural frame and the sloped metal deck roof. The lag at areas C and D is 1 to 3 working days, and Mr. Ashby feels that he can pick up enough time so as to be able to start constructing the gaming floor slab on or before the currently scheduled date of March 30, 1996 (wd 352). Meanwhile installation of sheet metal ductwork has started at areas C and D. This work was not due to begin until April 30, 1996 (wd 378) and so is considerably ahead of schedule.

Footings and grade beams are substantially complete at the main entry area E, and structural steel erection is due to start February 23, 1996 (wd 321) slightly ahead of the scheduled start of February 26, 1996 (wd 323).

Structural steel, metal roof deck, and related work is almost complete at areas F and G - the service area - and roofing is planned to begin the am of Thursday, February 29, 1996 (wd 326). This would put areas F and G about 6 working days behind the issue #8 plan of work dated February 8, 1996 (wd 308).

I did not update the casino procurement matrix at this monitoring but will do so at our next session. Mr. Ashby is tracking this data and has the current information about procurement status.

Site work:

Key dates:

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 108 working days from February 22, 1996 (wd 320)

Site work was monitored only by a partial inspection at this inspection. Most work is now being concentrated on getting the site ready for the early occupancy due to begin shortly. A full monitoring will be accomplished at our next planning and monitoring meeting.

Hotel and Convention Center - HO

I met with Mr. John Bernard and Mr. Ted Hagan on Friday, February 23, 1996 (wd 321) to discuss the interior sequence network we prepared at our previous meeting. We also prepared a summary network model of interior work for the room floors of the building. As time permitted we discussed some of the back-of-house construction action plans I had prepared over the past several years. I shall select and print out some of these and give them to Mr. Bernard for his reference.

In preparing the summary interior finish network models we assumed an 8 working day starting cycle for both rough architectural, mechanical, and electrical work at each half floor (one planning unit), and for close in work starting on April 8, 1996 (wd 359). We shall continue this work as desired by the project team in the next planning and monitoring session.

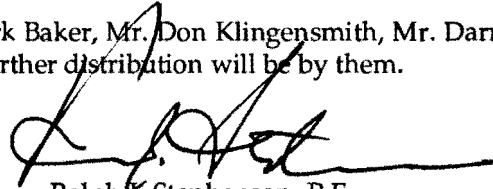
Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #6 **07**

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
February 24, 1996

General

I plan to monitor the project again the first week in March and shall set a date with Mr. Lewis in the near future. I strongly recommend that a full procedure for closing out the various occupancies on the project be defined showing the responsibilities of each participant involved. This includes setting a method of establishing the condition of the project as it is turned over to the owner. Turn-over condition is important so any subsequent damage to the work by other than Perini and their forces can be easily identified. This will allow a fair and equitable assessment of responsibility for necessary repairs to be made as the entire Soaring Eagle Resort is brought on line.

This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, Ms. Debbie Anderson and Mr. Amedeo Piccinini. Further distribution will be by them.



Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #8

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
March 6, 1996

Subject: Monitoring Report #8

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Wednesday, March 6, 1996 (wd 331)

Actions taken:

- Inspected project with Mr. Ashby.
- Reviewed casino building status with Mr. Ashby.
- Reviewed site work status with Ms. Anderson and Mr. Seelbach.
- Evaluated status of major project components monitored.

Monitored from:

- Parking deck - Sheet PG1 - issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH3 through BH5 - issue #8 dated February 8, 1996 (wd 308)
- Casino building - Sheets CSO1 through CSO6 - issue #8 dated February 8, 1996 (wd 308)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. However revisions to these targets are being considered. When such target date changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995). 97 working days from March 3, 1996 (wd 331)

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #8

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
March 6, 1996

- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy (per schedule report of
November 27, 1995) - 06/27/96 P.M. (wd 428) - 97 working days from March 3, 1996 (wd 331)

- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 97 working days from February 22, 1996 (wd 320)

Working day assumptions for issue #6, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

In early March, 1996 the weather has turned very cold, snowy, and windy, and continues to hamper effective outside work and on buildings not closed to the weather. As of March 6, 1996 (wd 331) intensive efforts are being made to complete the bingo hall for soft openings in the middle of the month to accommodate limited bingo playing. This will be followed by a formal public opening later in the month or early in April, 1996 at which time the bingo hall will be available to the general public.

The parking deck and site areas adjacent the bingo hall and the parking deck are being cleaned and trimmed for occupancy as the bingo hall comes on line. Limited parking of 200 cars in the deck and 200 cars in the outside lots is expected to be available. The interim site traffic pattern is being prepared now for the public bingo hall opening.

Casino building construction is still being hampered by inclement weather, and the close in of the facility is in work, particularly areas C and D, the gaming area, areas F and G, general service facilities, and area E, the main entry.

The hotel structure was poured out on February 29, 1996 (wd 327) and work there is now being concentrated on closing in the tower areas and installing interior work at the first floor back-of-house areas.

A brief summary of the current status of each monitored section of the project is outlined below:

Parking deck - PD

Key dates:

- 01/31/96 P.M. (wd 301) - Bus access to bingo available
- 02/07/96 P.M. (wd 308) - Area 1 (west half) complete
- 02/26/96 P.M. (wd 324) - Area 2 (east half) complete

Work at the parking deck is being concentrated on getting the areas adjacent to the bingo hall in usable condition for the limited opening of the bingo hall. It is apparently the intent to make 200 car spaces available at the first floor of the deck by mid March, 1996. Bus drop-off is also to be provided. Other work at the deck including that at stairwells will continue as the deck is put into operation.

It is well to remember that after the deck is turned over it will be subjected to considerable traffic. Winter traffic in parking decks carries road dirt, salt, and moisture into the facility which can cause sizable harm. It is important to accurately record the condition of the deck and the stair towers as they are turned over so as to be able to determine what damage occurs to the facility after acceptance and partial occupancy.

Bingo Hall - BH

Key dates:

- 01/31/96 P.M. (wd 302) - Bingo hall complete - original
- 02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)

Intensive efforts are being made to ready the bingo hall for limited use (soft opening) by the middle of March, 1996 and for public use by later in March, 1996.

At the upper mezzanine levels most overhead work is completed, carpet is being installed and furniture (FFE) is being moved into place. At the first floor of the mezzanine areas finish work is proceeding at a somewhat slower pace. The amount of construction related traffic through the first floor is very heavy and probably has somewhat interfered with the work effort.

At the main bingo hall, finish work on the walls and dividing rails between seating levels is in work and carpet is being placed in the seating areas. Installation of bingo equipment and related operational items is being done concurrent with Perini's interior work.

At the entry area finish stone work is in progress along with painting and installation of architectural, mechanical, and electrical trim work. Plumbing fixtures and vanities are in work at the toilet rooms. At the stair #1 area, finish work is being completed at the 1st floor elevator and stair lobby and at the entry into the bingo hall

Casino Building - CA

Key dates:

05/20/95 P.M. (wd 396) - Casino complete - original

06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995)
- 97 working days from March 6, 1996 (wd 331)

Central plant work in area H continues to proceed well in accordance with the issue 8 network model dated February 8, 1996 (wd 308). Delivery of the oil storage tanks is still being held at March 22, 1996 (wd 345) and of the cooling tower on March 8, 1996 (wd 333). Interior work at the central plant is continuing to meet targets between early and late starts and finishes as measured against a completion of late March, 1996. There is no word at present on what dates it is desired to have services to the casino building and to the hotel. As work proceeds on these buildings their service needs should be determined so work at the central plant can be accurately planned.

At areas A and B - the food service areas - work is proceeding on interior underground work and backfilling for slab on grade work. This underground work is proceeding based on the design documents and will have to be checked carefully against the plumbing rough in as determined by the food service contractor's needs.

Work in areas A and B lags the current network plan by about 10 working days. This lag is measured against an anticipated start of slab on grade of March 11, 1996 (wd 335). The planned date for start of slab on grade was February 28, 1996 (wd 325). This slab on grade work anticipates a current planned end date for areas A and B of the pm of May 1, 1996 (wd 380).

In the main gaming areas C and D efforts are still concentrated on closing in the building to weather. Considerable above floor sheet metal ductwork has been installed at the gaming area and roofing is presently being installed on the sloped surfaces of the building. Erection of structural steel at the south end of the gaming area is expected to start on March 7, 1996 (wd 332). This is a critical activity and lags the current plan by about 9 working days. The projected end date of the casino, currently June 27, 1996 (wd 428), is impacted directly by the lag in structural steel. The key to picking up time will be in the start of slab on grade work, presently scheduled to start the am of April 24, 1996 (wd 373).

Area E structural steel and metal deck is being erected and currently lags by about 2 working days. This area has some float time in the planned completion date of the entry. However the current target dates should be held as closely as possible to prevent excessive trade manpower demands as the area nears completion.

At areas F and G structural steel erection lags by about 12 working days with the planned completion of areas F and G is early May, 1996. However as with all areas of the casino building staggering of the work force in the various sections of the building will be necessary to avoid excessive demands on trade manpower. Therefore it would be advisable to maintain the current work plan and attempt to meet desired completion dates for each area.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #8

Ralph J. Stephenson, P. E.
Consulting Engineer
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phone 517 772 2537
March 6, 1996

Mr. Ashby and I updated and printed the casino procurement matrix at this meeting. He has a copy of the updated matrix and will provide Mr. Lewis a copy. Procurement still poses considerable difficulties and must be given constant attention.

Site work - SW

Key dates:

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 97 working days from March 3, 1996 (wd 331).

Site work is currently aimed on getting the areas serving the bingo hall ready for the soft and full opening in mid to late March, 1996. Work in general is meeting targets between early and late starts and finishes. However there is still no authentic information on when the spring landscaping design package will be issued. This work is critical to proper installation of landscaping components at the proper planting times. Ms. Anderson and Mr. Seelbach are working hard to get this information issued so as not to delay completion of landscaping once site work production starts.

Presently site work is proceeding as the weather allows. Intensive outside construction will probably restart in April and May, 1996. At this time it will be necessary to have a well conceived plan of action for completion of the work. I recommend we update the current plan of work within the next month to month and a half. I shall discuss this with the project team in the near future.

Hotel and Convention Center - HO

Key dates

04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy (per schedule report of November 27, 1995) - 06/27/96 P.M. (wd 428) - 97 working days from March 3, 1996 (wd 331)

I met with Mr. Piccinini, Mr. Bernard, and Mr. Hagan on Thursday, February 29, 1996 (wd 326) to prepare a logic plan for the lobby area of the hotel. The project team will use this along with other work plans they have prepared to complete a full first and second floor network for back-of-house facilities.

At present there is some consideration being given to revising the target dates and work schedules currently in effect for the hotel. No authentic word was available on this matter but it should be followed carefully so design and procurement can be closely matched.

General:

I shall plan to monitor the project again in mid or late March, 1996. At this next monitoring we should

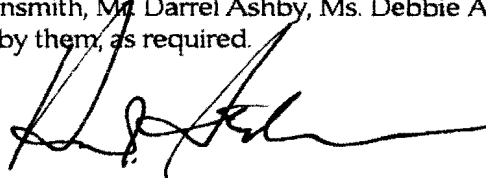
SoaringEagleResort
Mt. Pleasant, Michigan
Monitoring Report #8

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March 6, 1996

carefully evaluate the need for updating networks for each of the major areas of the project.

Meanwhile I recommend close-out and turn-over procedures be established so a minimum of reworking by Perini and their contractors is needed as each area is occupied by the owner. Proper punching-out and move-in is a very critical to the successful completion of the project.

I shall be in touch with Mr. Lewis shortly to set the date of the next monitoring. This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, Ms. Debbie Anderson and Mr. Amedeo Piccinini. Further distribution will be by them, as required.

A handwritten signature in black ink, appearing to read 'R. J. Stephenson', written over a horizontal line.

Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #9

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phone 517 772 2537
March 27, 1996

Subject: Monitoring Report #9

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Friday, March 22, 1996 (wd 345)

Actions taken:

- Inspected project with Mr. Ashby.
- Reviewed casino building status with Mr. Ashby.
- Briefly reviewed bingo hall status with Mr. Klingensmith and Mr. Baker.
- Evaluated status of major project components monitored.
- Updated casino building networks from issue #8 to issue #9 with Mr. Ashby.
- Prepared early opening plan simulation for temporary slot machine area.

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH3 through BH5 - issue #8 dated February 8, 1996 (wd 308)
- Casino building - Sheets CSO1 through CSO6 - issue #8 dated February 8, 1996 (wd 308)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. When completion dates changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995). 83

**Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #9**

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March 27, 1996

working days from March 3, 1996 (wd 331)

- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995 - 83 working days from March 3, 1996 (wd 331) -

Note: please correct hotel date summaries on page 2 and page 5 of monitoring report #8 dated March 6, 1996 (wd 331) to read as outlined above.

- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 83 working days from March 22, 1996 (wd 345)

Working day assumptions for issue #6, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

March, 1996 weather continues to be highly variable with snow, freezing rain, regular rain, and sleet common. High winds have hindered work on the roofs and in open sections of the buildings.

The bingo hall has had three soft openings according to Mr. David Lewis, project executive - on Monday, March 11, 1996 (wd 335), Tuesday, March 12, 1996 (wd 336), and Monday, March 25, 1996 (wd 347). These soft openings were restricted events for helping to debug the systems and to display the new facility to tribal members. No current information was available on the date scheduled for the formal public opening of the bingo hall.

Parking deck work was sufficiently far along to allow limited use of the deck for the bingo hall soft openings. Construction work continues on exterior and interior work at the deck. Site work required for the bingo hall soft opening was also available for the event, and regular site work continues as weather

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Mt. Pleasant, Michigan
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March 27, 1996

and the availability of information allows.

Casino building close in continues to be severely affected by freezing weather, heavy snow squalls and high winds. However work is continuing on the exterior, and on interior work at the central plant, area H, and the food service and side gaming sectors of areas A and B.

No monitoring was made of hotel progress. I have met occasionally with the hotel staff to assist in planning the interior work and the the turnover cycle analysis. However at present major planning work is being done by the hotel team.

A brief summary of the current status of each monitored section of the project is outlined below:

Parking deck - PD

Key dates:

- 01/31/96 P.M. (wd 301) - Bus access to bingo available
- 02/07/96 P.M. (wd 308) - Area 1 (west half) complete
- 02/26/96 P.M. (wd 324) - Area 2 (east half) complete

Parking deck work at present is being concentrated on completing exterior architectural trim work and constructing the ramp and ancillary structures needed for auto access to the upper floors. Some first floor slab work still remains to be completed at the east end where ramp walls are presently being built. The western first floor of the deck was apparently available for the soft openings and worked well in serving those attending. Interior work at several of the stairways still remains to be completed. However this does not appear to be affecting use of the first floor of the deck to date.

I should like to again stress that where areas of the project are turned over to the owner for their full or partial use, that careful graphic and narrative records be kept of the facility condition as it was when put into use by the owner. In addition careful close out procedures should be adhered to when turning over areas. This procedure is designed to reduce to an absolute minimum any residual disputes relative to the turnover condition of the project and the starting dates of the warranties.

Bingo Hall - BH

Key dates:

- 01/31/96 P.M. (wd 302) - Bingo hall complete - original
- 02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)

Soft openings of the bingo hall were held on March 11, 12, and 25, 1996 (wd 335, 336, and 347) as noted above. These were held to test the facility under actual operating conditions. The main bingo hall and the entry area are being used in these soft openings for active servicing of the customers. As mentioned above accurate and complete records should be kept to permit warranty dates and turnover conditions to be easily determined.

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March 27, 1996

Interior work at the first and second floors of the mezzanine areas continues with this work being brought to a relatively rapid conclusion. The focus at these areas is primarily on finish trades such as toilet room trim, carpet, wall covering, mechanical and electrical trim, mill work, and general clean up. Installation of owner equipment is also actively in work.

No detailed analysis was made of remaining work at the bingo hall since most will be controlled with short term plans and schedules made at field installation levels.

The owner and Perini are to be complimented for their joint efforts in getting this facility on line for the soft openings.

Casino Building - CA

Key dates:

05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995)
- 83 working days from March 22, 1996 (wd 345)

Central plant work is proceeding on completion of mechanical, electrical and control systems inside the building, and installing cooling tower work in the yard area. The oil storage tank delivery has been reset at about April 8, 1996.

No final water connections to the central plant have been made. These will be completed as the hotel and convention center become available. The plant is now operating on a temporary water connection.

Meanwhile interior work at the central plant continues on finish trades and is generally meeting necessary target dates. Some dates, such as the clean up dates, in the issue #8 network model were originally set at a target point considerably earlier than needed. This was done to help insure meeting key target dates for supplying critical utility services to the bingo hall, the parking deck, and the casino building.

At our meeting today we updated the interior work plan to issue #9, dated March 22, 1996 (wd 345) to reflect the current status of the plant. Mr. Ashby is reviewing the updated network and when it meets with his approval he will distribute the issue #9 plan of work. In this network substantial completion of the central plant is shown in late April, 1996.

Areas A and B work (food service) currently lags the issue #8 network model by 4 to 12 working days. The floor slab on grade is being poured out and plans are to complete this slab by early in the week of March 25, 1996. Completion of the slab was set in the issue #8 network model at the pm of March 9, 1996 (wd 334).

Lack of information about underground utilities delayed work on the slab on grade and food service rough in was installed using construction design documents. This work is normally installed from design

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documents in conjunction with food service rough-in drawings. However design documents were not available until just recently and job schedules forced the work to be installed from the design documents.

Spray on fireproofing is being applied as the slab on grade is being poured out. This has allowed some overhead rough in work to be put in place. Interior work lags the issue #8 network model by about 4 working days.

In the updated issue #9 network model, dated March 22, 1996 (wd 345) the plan of work for areas A and B was updated and shows an early completion date of May 16, 1996 (wd 392). This is dependent on maintaining progress on slab on grade work and spray on fireproofing .

We have assumed the food service equipment and the coolers and freezers will be delivered by April 17, 1996 (wd 367). This date is to be confirmed. The updated network model will be issued when the revisions have been checked by Mr. Ashby.

Close in of the main gaming area C and D continues to encounter delays primarily due to the inclement weather being experienced. However lags over late starts and finishes remains relatively low. This is because overhead rough mechanical work in the C and D areas was started early and is currently meeting targets between early and late starts and finishes. Progress on sheet metal ductwork has been especially good.

The updated network model, issue #9, dated March 22, 1996 (wd 345) anticipates the slab on grade in the gaming area will be poured out by May 15, 1996 (wd 392). With some tightening of the work plan it appears we can currently hold a turnover date to the owner of the P.M. of June 27, 1996 (wd 428). This is a very difficult plan and schedule to meet and the project team is reviewing the issue #9 network model in detail to confirm it is possible within present constraints.

Entry area E structural work is currently being completed ready for the start of close in work. The current lag at the entry over the issue #8 network model is about 13 working days. This is measured against a desired completion of May 18, 1996 (wd 395). The early completion was set to spread out installation of finish work over the entire casino building. Taking into account the present lag in close in work, the issue #9 network model, dated March 22, 1996 (wd 345) shows an entry completion date of about June 6, 1996. This is still considerably earlier than the total casino building completion of June 27, 1996 (wd 428) but forces more overlapping of trades work in the building.

At areas F and G close in work is moving relatively well with about 90% of the dry in roof complete. The current lag at areas F and G is about 6 working days in construction of the slab on grade. The updated network model shows a completion date of June 10, 1996 (wd 413) for area F and G. This will require more bunching of trades work than had been anticipated in the earlier network models. However the revised date is still within target dates for the entire building.

As part of the updating work Mr. Ashby and I prepared a simulation plan for using a part of areas A and B for housing a temporary slot machine operation. This network is shown on sheet #CS07 and indicates that with some compression of time, and doing concurrent work in the temporary slot machine area, the

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March 27, 1996

area being considered could be occupied early. This early completion will add to the stacking of trades now being planned for the adjoining areas.

It also may be difficult to provide adequate access to the area through areas under construction at that time. Mr. Ashby is presently studying the proposed plan of action and discussing it with those who must make a final decision in the matter.

Site work - SW

Key dates:

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 83 working days from March 22, 1996 (wd 345).

No formal site work monitoring was made at this inspection trip. Site work activities are being concentrated on areas where weather and information available will allow work to proceed. I suggest at our next monitoring meeting we conduct a full review of the site work plan of action and update the network model as required.

Hotel and Convention Center - HO

- Hotel (excluding conference center) - target dates
 - 04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
 - 05/10/96 P.M. (wd 388) - Hotel opening - original
 - 05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995
 - 06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995
 - 83 working days from March 3, 1996 (wd 331) -

Note: please correct hotel date summaries on page 2 and page 5 of monitoring report #8 dated March 6, 1996 (wd 331) to read as outlined above.

The hotel was not monitored at this session.

General:

The project continues to be hampered by difficult winter and spring weather. However work continues moderately well in most areas. The bingo hall has had three soft openings to test the operation of the building. The parking deck and site facilities for the soft openings were in place, and apparently worked well.

The casino building is still running on a very tight schedule. However the updated network model shows it is still possible to maintain the current target completion of the P.M. of June 27, 1996 (wd 428). To achieve this all information needed must be available just as quickly as possible and close-out and turn-over procedures should be clearly defined and implemented to keep the owner occupancy as

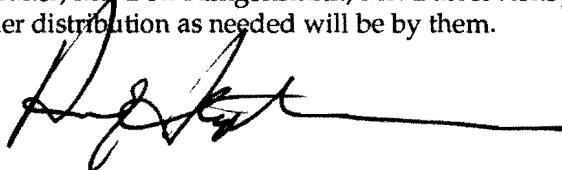
Soaring Eagle Resort
Mt. Pleasant, Michigan
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phone 517 772 2537
March 27, 1996

effective and trouble-free as possible.

I shall plan to monitor the project again in mid April, 1996 and will be in touch with Mr. Ashby and Mr. Lewis regarding a mutually convenient date.

This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, Ms. Debbie Anderson and Mr. Amedeo Piccinini. Further distribution as needed will be by them.

A handwritten signature in black ink, appearing to read 'R. Stephenson', with a long horizontal line extending to the right.

Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #10

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phone 517 772 2537
April 14, 1996

Subject: Monitoring Report #10

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday April 11 and 12, 1996 (wd 362 and 363)

Actions taken:

- Inspected project with Mr. Ashby.
- Reviewed casino building status with Mr. Ashby.
- Updated project procurement matrix for Casino Building (ca)

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH3 through BH5 - issue #8 dated February 8, 1996 (wd 308)
- Casino building - Sheets CSO1 through CSO6 - issue #9 dated March 22, 1996 (wd 345)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Current key dates:

The dates below are assumed to be current contract dates. When completion dates changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995). 65 working days from April 12, 1996 (wd 363)
- Hotel (excluding conference center) - target dates

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April 14, 1996

04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of
November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995 - 65 working days
from April 12, 1996 (wd 363)

- Site work - target dates

01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area
south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on
11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini,
DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 65 working days from April 12,
1996 (wd 363)

Working day assumptions for issue #6, #8, and #9 network models for site work, building substructure
work, building structural erection, and temporary close in of buildings to weather are based on working a
single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the
network sheets. Working day assumptions for building interior work are based on working two shifts
totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

The bingo hall and a portion of the parking deck was opened to the public on Sunday March 31, 1996
(wd 353). No further monitoring or reporting of bingo hall work will be made unless requested by the
project team. General inspections of the parking deck will continue to be made at each monitoring until
the facility is substantially complete.

Site installation is now starting on spring and summer work, and I shall meet with Ms. Debbie Anderson
and Mr. Jerry Seelbach on Thursday, April 18, 1996 (wd 368) to update the current network model.

No planning work was done by me on the hotel during the period between the monitoring on Friday
March 22, 1996 (wd 345) and the current date.

Work continues on the casino building with a heavy concentration of effort on horizontal close in of the
facility and construction of slabs on grade at all areas. Above floor rough mechanical and electrical
work is proceeding concurrently with close in and slab on grade work at most areas.

The weather has varied from very good to a return of low temperatures and heavy precipitation. These
changeable conditions continue to hamper nearly all work on buildings not closed to weather, and on all
outside work.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #10

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April 14, 1996

A detailed summary of the current status of the casino building is outlined below.

Casino Building - CA

Key dates:

05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of
November 27, 1995) - 65 working days from April 12, 1996 (wd 363)

Area H - central plant - measured against a current desired substantial completion target of the P.M. of April 29, 1996 (wd 378).

Close in of the central plant to exterior weather is substantially complete and trades are continuing work inside the building. Exterior yard work is continuing as weather permits, on installation of the cooling tower and other yard equipment. Oil tank delivery has been delayed due to frost laws in effect on some access roads to the site. Delivery is now set for April 18, 1996 (wd 368) provided load limit restrictions are lifted. The owner has added a heater to the oil tank system and delivery of the heater will require about six weeks from April 12, 1996 (wd 363). This date is to be confirmed.

At the interior of the central plant installation of above floor mechanical and electrical work continues concurrently with installation of architectural trades. Interior work lags by 2 to 4 working days as measured against the desired completion target.

Utility systems serving the hotel and the casino building will be brought on line as required by progress at these facilities.

Areas A and B - food service - measured against a current desired substantial completion target of the P.M. of May 16, 1996 (wd 393).

The food service area is substantially closed to weather and interior slab on grade and spray on fireproofing work is currently in progress. Slab on grade work lags by from 0 to 5 working days. Completed underground utility locations will be validated by the food service contractor. The food service equipment contract was awarded April 5, 1996.

Meanwhile above floor rough interior work is proceeding on slabs on grade already poured out. This work lags the desired completion target by from 3 to 5 working days. Studs for gyp board walls are being erected and some gyp board has been hung.

Delivery dates for food service equipment are not yet set. These are important milestones to meet since the food service fabrication will undoubtedly require some field measurements, and once installed will require a running in and training period. In addition installation of food service equipment may have to be closely related to installation of the Roto-clones, an air cleaning exhaust system for the food service

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #10

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April 14, 1996

areas. At present these units are due on the project about May 10, 1996.

Areas C and D - main gaming area - measured against a current desired substantial completion target of the P.M. of June 27, 1996 (wd 428).

The roof structure, metal deck, and blocking is being completed at area C, with roofing being installed concurrently. The current lag on roof close in is about 3 working days.

Underground utility installation is proceeding and work on the lean concrete mud mat upon which the underfloor conduit will be set is expected to start in the very near future. This will allow slab on grade work to start when enough underfloor conduit is set to permit a proper size pour. The current start date shown for slab on grade work is May 2, 1996 (wd 380). The lag in installation of underground work and mud mat work is currently about 3 working days.

Installation of overhead sheet metal ductwork and other rough in work is proceeding off the rough graded subbase. This work currently is slightly ahead of critical early start dates.

Area E - main entry area - measured against a current desired substantial completion target of the P.M. of June 6, 1996 (wd 410).

Structural steel, metal deck, and blocking is being completed, and roofing is just starting at the main entry area. Entry area work is currently about 15 working days behind the desired completion target of June 6, 1996 (wd 410). This is a critical functional part of the casino building and should be given careful attention over the near future to attempt to recapture some of the lag.

Areas F and G - services areas - measured against a current desired substantial completion target of the P.M. of June 10, 1996 (wd 413).

Most work at areas F and G is currently meeting target dates between early and late starts and finishes. Filling and fine grading, and installation of the floor slab on grade is in work and nearly complete. Spray on fireproofing is about 60% complete.

Temporary slot machine area

This area is intended to allow early occupancy to temporarily house slot machines. It is still under consideration and to date no decision has been made as to how the work in this area on the boundary of areas A, B, C, and D is to proceed. There is some concern that interim access and operating difficulties of the temporary slot machine area might act as a deterrent to its proper utilization.

General:

The project procurement matrix for the casino was updated in conjunction with Mr. Ashby at this session. The status report shows that there are still a considerable numbers of items for which submittals must be prepared, processed, and from which equipment and materials must be fabricated and delivered to

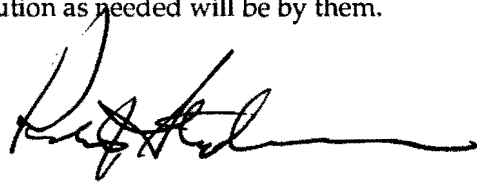
Soaring Eagle Resort
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the job site. A copy of the matrix is attached to Mr. Ashby's and Mr. Lewis' copy of the monitoring report.

I shall plan to monitor the project again in mid April, 1996 and will be in touch with Mr. Ashby and Mr. Lewis to set a mutually convenient date.

This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, Ms. Debbie Anderson and Mr. Amedeo Piccinini. Further distribution as needed will be by them.

A handwritten signature in black ink, appearing to read 'Ralph J. Stephenson', with a long horizontal flourish extending to the right.

Ralph J. Stephenson, P.E.

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 04/12/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde
1	Concrete mix designs	Colasanti	X	X	X	X	X	pd/bh/ca/ ho/si/	X	03300	
2	Masonry units	Davenport - ext only Interior - pending	X	X	X	X	X	pd/bh/ca/ ho/	X	04400	
3	Stone work - exterior	Davenport Masonry	X	X	X	X	X	ca/	X	04400	
4	Stone work - interior	Davenport Masonry - unit prices	X	X	X	X	p	ca/	X	04400	
5	Structural steel	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/	X	05100	
6	Steel joists	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/	X	05200	
7	Metal floor & roof deck	Ross Structural Steel	X	X	X	X	X	bh/ca/ho/	X	05300	
8	Metal fabrication	Ross Structural Steel	X	X	X	X	p	ca/	X	05500	
9	Metal railings	Ross Structural Steel	X	X	X	X	p	pd/bh/ca/ ho/	X	05500	
10	Miscellaneous iron frames	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/ ho/	X	05500	
11	Miscellaneous metal stairs	Ross Structural Steel	X	X	X	X	p	pd/bh/ca/ ho/	X	05500	
12	Architectural metal work	Architectural Specialties Trading Co.	X	X	X	X	p	ca/	X	05700	
13	Ornamental iron	Architectural Specialty Trading Company	X	X	X	p	p	ca/	X	05700	
14	Rough carpentry	Architectural Specialties Trading Corporation	X	X	X	X	X	ca/	X	06100	
15	Rough carpentry - roof only	National Roofing	X	X	X	X	X	ca/	X	06100	
16	Wall blocking information	Architectural Specialties Corporation	X	X	X	X	p	pd/bh/ca/ ho/?	X	06100	
17	Wood laminated trusses - special pieces required	Unit Structures & WW Timbers	X	X	X	X	X	ca/	X	06170	
18	Finish carpentry	Architectural Specialties Trading Corporation	X	X	X	p		ca/	X	06200	
19	Architectural woodwork	Architectural Specialties Trading Co.	X	X	X	X	X	ca/	X	06400	
20	Millwork and trim	Architectural Specialties Trading Company	X	X	p			pd/bh/ca/ ho/	X	06400	
21	Fiberglas reinforced wall panels	Harrison Construction Co.	X	X	X	X	p	ca/	X	06600	
22	Plastic laminates (special colors)	Architectural Specialties Trading Company	X	X	X	p		pd/bh/ca/ ho/?	X	06600	
23	Firestopping	Harrison Construction Co.	X	X	X	X	p	ca/	X	07000	
24	Building insulation	Harrison Construction Company	X	X	X	X	X	ca/	X	07200	
25	Building insulation - roof only	National Roofing	X	X	X	X	X	ca/	X	07210	
26	Roof accessories	National Roofing	X	X	X	X	X	ca/	X	07220	
27	Fiberglas roof shingles	National Roofing	X	X	X	X	X	ca/	X	07310	
28	Aluminum plate building panels	National Roofing	X	X	X	X	X	ca/	X	07420	
29	Modified bituminous roofing	National Roofing	X	X	X	X	X	ca/	X	07520	
30	Joint sealers	American Seal and Restoration	X	X	X	X	X	ca/	X	07900	
31	Joint sealers - roof only	American Seal and Restoration	X	X	X	X	X	ca/	X	07900	
32	Access doors	Harrison Construction Co. - furnish and install all doors shown on plans	X	X	X	X	X	ca/	X	08100	
33	Hollow metal doors	Doors, Inc.	X	X	X	X	X	pd/bh/ca/ ho/	X	08100	
34	Hollow metal frames	Doors, Inc.	X	X	X	X	X	ca/	X	08100	

Location abbreviations:
si - Site work
ho - Hotel
ca - Casino building
bh - Bingo hall
pd - Parking deck

blank - item has not started
p - item is in progress
x - item is complete

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CA

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 04/12/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde
35 Rolling doors & grills	Payne - Rosso	x	x	x	x	p	ca/	x	08100	
36 Wood doors	Architectural Specialties Trading Corporation	x	x	x	x	p	ca/	x	08200	
37 Aluminum sash and entries	Metal Buildings Specialties	x	x	x	x	x	pd/bh/ca/ ho/	x	08400	
38 Aluminum store front	Metal Buildings Specialties	x	x	x	x	x	ca/	x	08400	
39 Hardware	Doors, Inc.	x	x	x	x	x	pd/bh/ca/ ho/	x	08700	
40 Exterior glass at all areas	Metal Building Specialties	x	x	x	x	x	pd/bh/ca/ ho/	x	08800	
41 Glass & glazing	Metal Building Specialties	x	x	x	x	x	ca/	x	08800?	
42 Interior glass at all areas (need type, color, and size)	Metal Building Specialties	x	x	x	p		pd/bh/ca/ ho/	x	08800	
43 Drywall work	Harrison Construction Company	x	x	x	x	x	ca/	x	09250	
44 Non standard length metal studs - may not have any at casino	Ann Arbor Ceilings & Harrison Construction Company	x	x	x	x	x	pd/bh/ca/ ho/	x	09250	
45 Ceramic & quarry tile work	Not selected	x					ca/	x	09300	
46 Acoustical ceilings	Harrison Construction Co.	x	x	x	x	x	ca/	x	09500	
47 Wood flooring	?	x	p				ca/	x	09550	
48 Concrete flooring (stamped pavers?)	Custom Rock	x	x	p	p	p	ca/	x	09600?	
49 Resilient base	?	x	p				ca/bh/pd/ ho/	x	09650	
50 Resilient tile flooring	?	x	p				ca/bh/pd/ ho/	x	09650	
51 Carpet (bought by others - installed by Perini?)		-	-	-	-	-	pd/bh/ca/ ho/	x	09680	
52 Carpet (bought & installed by owner) - available May 1, 1996	Provided & installed by owner	x	x				ca/	x	09680	
53 Painting	Madias Brothers under contract to Perini	x	x	x	x	p	ca/	x	09900	
54 Wall covering	Provided by owner-installed by Madias Brothers under contract to Perini	x	x	x	x	p	ca/	x	09950	
55 Artificial rock formations	Custom Rock	x	x	x	x	p	pd/bh/ca/ ho/	x	10000?	
56 Entrance grates & floor mats	?	x	x	x	x	p	ca/	x	10000?	
57 Wall & corner guards	?	x	p				ca/	x	10260	
58 Signage	By owner	x	-	-	-	-	pd/bh/ca/ a/si?	x	10400	
59 Lockers - metal	?	x	p				ca/	x	10500	
60 Fire extinguishers & cabinets	International Building Products	x	x	x	p		ca/	x	10520	
61 Folding partitions and tracks - none shown at casino	?						pd/bh/ca/ ho/?	x	10650	
62 Toilet partitions	International Building Products	x	x	p			pd/bh/ca/ ho/	x	10800	
63 Toilet room accessories	International Building Products	x	x	x	p		ca/	x	10800	
64 Wardrobe & closet specialties	International Building Products	x	x	x	p		ca/	x	10900	
65 Food service equipment - furnish & set by owner	Owner - with New Serve & Rykoff/Sexton	x	x	p			bh/ca/ho/	x	11400	
66 Food service equipment hook up	Limbach & Motor City	x	x	x	x	-	bh/ca/ho/	x	11400	
67 Food service rough in	Limbach & Motor City	x	x	x	x	x	ca/ho/	x	11400	
68 Wall covering - special design	Provided by owner - installed by owner	x	x	x	x	p	pd/bh/ca/ ho/?	x	12100	

Location abbreviations:

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CA

Casino Building - Chippewa Resort
Project Procurement Matrix

Status as of 04/12/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi ode	resp cde
69	Wall treatments	Provided by owner - installed by owner	x	x	x	x	p	pd/bh/ca/ ho/?	x	12100	
70	Window treatment - by owner	?						ca/	x	12500	
71	Trees	Custom Rock?	x	x	p			bh/ca/ho/	x	12800?	
72	Fountain construction	Custom Rock	x	p	p			ca/	x	13000?	
73	Fountains in buildings	Custom Rock	x	x	p			pd/bh/ca/ ho/?/	x	13000?	
74	Centrifugal fans	Limbach	x	x	x	x	p	ca/	x	15000	
75	Cooling tower	Limbach	x	x	x	x	x	ca/	x	15000	
76	Roto-clones	Limbach	x	x	x	x	p	ca/	x	15000	
77	Life safety systems	Limbach, Motor City, & John E. Green	x	x	x	x	p	pd/bh/ca/ ho/	x	15000 16000	
78	Plumbing fixtures	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15400	
79	Boilers	Limbach	x	x	x	x	x	ca/	x	15500	
80	Chillers	Limbach	x	x	x	x	x	ca/	x	15500	
81	Fan coil units	Limbach	x	x	x	x	x	ca/	x	15500	
82	Grills and diffusers	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15500	
83	Roof exhaust fans	Limbach	x	x	x	x	x	ca/	x	15500	
84	Heat exchanger	Limbach	x	x	x	x	p	ca/	x	15750	
85	Air handling units	Limbach	x	x	x	x	p	ca/bh/	x	15850	
86	Light fixtures - special for building interiors	Motor City Electrical	x	x	x	p	p	pd/bh/ca/ ho/	x	16000	
87	Light fixtures - standard for building interiors	Motor City Electrical	x	x	x	x	p	pd/bh/ca/ ho/	x	16000	
88	Neon lighting - exterior	Heller	x	x	x	x	p	pd/ca/	x	16000	
89	Neon lighting - interior	Heller	x	x	x	x	p	pd/ca/	x	16000	

Location abbreviations:
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CA

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #11

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phone 517 772 2537
May 13, 1996

Subject: Monitoring Report #11

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday, April 18, 1996 (wd 368) and Friday, May 10, 1996 (wd 387)

Actions taken:

April 18, 1996 (wd 368)

- Reviewed site work status with Ms. Debbie Anderson.
- Prepared partial updating of site work networks with Ms. Anderson.
- Reviewed status of landscaping spring package.

May 10, 1996 (wd 387)

- Inspected project with Mr. Ashby.
- Reviewed casino building status with Mr. Ashby.
- Updated project procurement matrix for Casino Building (ca).
- Prepared interior work plan for typical 10,000 square foot section of Casino Building areas B and C.
- Prepared monitoring report #11 and reviewed with Mr. Ashby at site.

Monitored from:

- Parking deck - Sheet PG1- issue #6 dated November 17, 1995 (wd 242)
- Bingo hall - Sheets BH3 through BH5 - issue #8 dated February 8, 1996 (wd 308)
- Casino building - Sheets CSO1 through CSO6 - issue #9 dated March 22, 1996 (wd 345)
- Site work - Sheets SW1 and SW2 - issue #9 dated December 21, 1995 (wd 270)

Note: Monitoring report #11 summarizes project status for the casino building only.

Current key dates:

The dates below are assumed to be current contract dates. When completion date changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)

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Mt. Pleasant, Michigan
Monitoring Report #11**

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May 13, 1996

- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995). 41 working days from May 10, 1996 (wd 387)
- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995 - 41 working days from May 10, 1996 (wd 387)
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed) - 41 working days from May 10, 1996 (wd 397)

Working day assumptions for issue #6, #8, and #9 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

The parking deck and the bingo hall were not monitored since they have been turned over and are being used for the purposed for which they were designed. Additionally, site work is not included in this report since the site network plan is yet to be updated to reflect current design, contract, and procurement status. I shall be in touch with Ms. Debbie Anderson to establish a date for a full scale updating of the work plan in the near future.

Completion dates for the hotel are currently being reviewed by the project team and the owner. At

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May 13, 1996

present the assumed completion is being held as noted above.

A summary of the current status of the casino building is given below.

Casino Building - CA

Key dates:

05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of
November 27, 1995) - 41 working days from May 10, 1996 (wd 387)

Area H - central plant - measured against a current desired substantial completion target of the P.M. of April 29, 1996 (wd 378).

The fuel oil tank has been set and is being piped to the equipment: Oil heaters are on the job: The cooling tower is operational. Building close in to weather is completed, although there still remains exterior architectural work on close in items.

Interior work at the central plant has been concentrated on installing and hooking up plant systems to provide utility services to the hotel and the casino as required. Mr. Ashby estimates that these systems are about 95% functionally complete. Utility services systems to the bingo hall are complete and operative.

Other interior work at the central plant including painting, ceilings, lighting, mechanical piping and trim, millwork, trim, and flooring will be brought to completion concurrent with completion of the functional systems. A present this work lags the desired April 29, 1996 (wd 378) target completion by about 21 working days. Central plant work, however, should be able to be completed, if desired, by the proposed end date for the entire casino base building completion date of June 27, 1996 (wd 478).

Areas A and B - food service - measured against a current desired substantial completion target of the P.M. of May 16, 1996 (wd 393)

Close in of the food service areas lags in a direct comparison with the close in network model dates. However close in has proceeded far enough to allow most interior trades to be started close to desired dates. At present the interior work lag over the desired completion date of May 16, 1996 (wd 393) is about 26 working days. However the position of the job compared to the official target completion of the pm of June 27, 1996 shows the project to be slightly ahead of the current plan of work.

At the food service area overhead rough mechanical and electrical work is about 60% complete and metal stud work on the slab on grade is nearly complete. Some main ceiling framing is installed and the drywall contractor is hanging gyp board.

Food service equipment may not be on the job until mid June, 1996. This is later than desirable since the

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May 13, 1996

staff has to be trained and the equipment run-in. I have suggested to Mr. Ashby that he prepare a project history of the food service work from start of design through the projected delivery of the equipment. Contract awards on food service equipment have experienced some serious delays and these should be identified and documented for future reference.

Areas C and D - main gaming area - measured against a current desired substantial completion target of the P.M. of June 27, 1996 (wd 428).

Close in and related interior rough work at the main gaming area lags desired targets by about 8 working days, primarily in the projected completion of the slab on grade work. The completion target for the slab on grade is the pm of May 15, 1996 (wd 392) The actual completion date is expected to be the pm of May 24, 1996 (wd 400).

However overhead mechanical and electrical work has begun and there is no lag in this activity at present measured against the completion target of June 27, 1996 (wd 428). Some of the gaming area remains to be totally closed to weather. Total close in will be essential to complete this work as the interior finish work starts. This is particularly applicable to hard and soft acoustic ceiling work.

Mr. Ashby and I prepared a network model for a typical 10,000 square foot section of areas C and D. Mr. Ashby will use this typical network to determine what turnover cycles might be needed to meet end dates presently desired. The turnover cycle is the amount of time required to complete sections of the total as each previous section is completed.

Area E - main entry area - measured against a current desired substantial completion target of the P.M. of June 6, 1996 (wd 410).

Work is proceeding as rapidly as weather permits on closing in the entry area E. Heavy rains the past week have imposed considerable delays in close in of this section of the casino. Slab on grade work is proceeding as it is possible to prepare the subbase and the lag of slab work is currently 15 working days over a completion of slab work of May 8, 1996 (wd 388).

Rough interior overhead work at area E is just starting and some sheet metal ductwork has been installed. Other overhead work is scheduled to begin no later than May 13, 1996 (wd 389) to meet the desired completion date of the pm of June 6, 1996 (wd 410). The entry area interior finish work is somewhat complex and it will be important to expedite rough construction activity at the entry to meet completion targets for finish work.

Areas F and G - services areas - measured against a current desired substantial completion target of the P.M. of June 10, 1996 (wd 413).

Roofing at areas F and G is not yet complete and this work must be finished quickly to maintain continuity of work at the areas. Rough overhead work has been able to proceed on mechanical and electrical installation over the slab on grade that has been poured. This tight sequencing of overhead trades has helped keep the lag relatively small at 4 working days over the target of June 10, 1996 (wd

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May 13, 1996

413).

It will be necessary to complete close in, slab on grade work, and fireproofing very soon to maintain progress on this interior work. Mr. Ashby plans to have the roof complete by May 24, 1996 (wd 400). This should, in turn, allow the slab on grade and fireproofing to be complete by about June 3, 1996. This should then permit rough and finish work to be completed by June 27, 1996 (wd 428)

Temporary slot machine area

Use of the temporary slot machine area was not discussed in detail at this monitoring. It is still under consideration by the owner.

General:

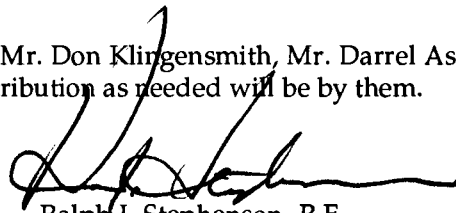
Mr. Ashby and I updated the Casino Building project procurement matrix to check and validate the current design, submittal, and delivery needs of the project. A copy of this is appended to Mr. Dave Lewis' and Mr. Ashby's copy of this monitoring report. At present there are several major items in the matrix that are not complete. These should be reviewed carefully and brought to completion as soon as possible.

Overall the major casino needs at present are

- To complete all roof work as quickly as possible
- To firm up all food service equipment field measurement requirements, equipment deliveries, and installation, training, and run-in requirements.
- To identify and continuously expedite all deliveries for close in items such as windows, doors, roof walls and facings, and roof mounted equipment
- To complete all slabs on grade
- To establish and publish a clear, comprehensive, and workable close out plan for the casino building.
- To determine all owner's needs for move in, and plan the move in process with the owner.
- To continuously expedite procurement of all items for which submittals must be made and checked.

I shall plan to monitor the project again in the latter part of May, 1996 and will be in touch with Mr. Ashby and Mr. Lewis to set a mutually convenient date.

This report is being sent to Mr. Dave Lewis, Mr. Kirk Baker, Mr. Don Klingensmith, Mr. Darrel Ashby, Ms. Debbie Anderson and Mr. Amedeo Piccinini. Further distribution as needed will be by them.



Ralph J. Stephenson, P.E.

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 05/10/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi code	resp cde
1	Concrete mix designs	Colasanti	X	X	X	X	X	pd/bh/ca/ ho/si/	x	03300	
2	Masonry units	Davenport - ext only interior - pending	X	X	X	X	X	pd/bh/ca/ ho/	x	04400	
3	Stone work - exterior	Davenport Masonry	X	X	X	X	X	ca/	x	04400	
4	Stone work - interior	Davenport Masonry - unit prices	X	X	X	X	p	ca/	x	04400	
5	Structural steel	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/	x	05100	
6	Steel joists	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/	x	05200	
7	Metal floor & roof deck	Ross Structural Steel	X	X	X	X	X	bh/ca/ho/	x	05300	
8	Metal fabrication	Ross Structural Steel	X	X	X	X	p	ca/	x	05500	
9	Metal railings	Ross Structural Steel	X	X	X	X	p	pd/bh/ca/ ho/	x	05500	
10	Miscellaneous iron frames	Ross Structural Steel	X	X	X	X	X	pd/bh/ca/ ho/	x	05500	
11	Miscellaneous metal stairs	Ross Structural Steel	X	X	X	X	p	pd/bh/ca/ ho/	x	05500	
12	Architectural metal work	Architectural Specialties Trading Co.	X	X	X	X	p	ca/	x	05700	
13	Ornamental iron	Architectural Specialty Trading Company	X	X	X	p	p	ca/	x	05700	
14	Rough carpentry	Architectural Specialties Trading Corporation	X	X	X	X	X	ca/	x	06100	
15	Rough carpentry - roof only	National Roofing	X	X	X	X	X	ca/	x	06100	
16	Wall blocking information	Architectural Specialties Corporation	X	X	X	X	X	pd/bh/ca/ ho/?	x	06100	
17	Wood laminated trusses - special pieces required	Unit Structures & WW Timbers	X	X	X	X	X	ca/	x	06170	
18	Finish carpentry	Architectural Specialties Trading Corporation	X	X	X	p		ca/	x	06200	
19	Architectural woodwork	Architectural Specialties Trading Co.	X	X	X	X	X	ca/	x	06400	
20	Millwork and trim	Architectural Specialties Trading Company	X	X	X	p		pd/bh/ca/ ho/	x	06400	
21	Fiberglas reinforced wall panels	Harrison Construction Co.	X	X	X	X	p	ca/	x	06600	
22	Plastic laminates (special colors)	Architectural Specialties Trading Company	X	X	X	p		pd/bh/ca/ ho/?	x	06600	
23	Firestopping	Harrison Construction Co.	X	X	X	X	p	ca/	x	07000	
24	Building insulation	Harrison Construction Company	X	X	X	X	X	ca/	x	07200	
25	Building insulation - roof only	National Roofing	X	X	X	X	X	ca/	x	07210	
26	Roof accessories	National Roofing	X	X	X	X	X	ca/	x	07220	
27	Fiberglas roof shingles	National Roofing	X	X	X	X	X	ca/	x	07310	
28	Aluminum plate building panels	National Roofing	X	X	X	X	X	ca/	x	07420	
29	Modified bituminous roofing	National Roofing	X	X	X	X	X	ca/	x	07520	
30	Joint sealers	American Seal and Restoration	X	X	X	X	X	ca/	x	07900	
31	Joint sealers - roof only	American Seal and Restoration	X	X	X	X	X	ca/	x	07900	
32	Access doors	Harrison Construction Co. - furnish and install all doors shown on plans	X	X	X	X	X	ca/	x	08100	
33	Hollow metal doors	Doors, Inc.	X	X	X	X	X	pd/bh/ca/ ho/	x	08100	
34	Hollow metal frames	Doors, Inc.	X	X	X	X	X	ca/	x	08100	

Location abbreviations:

si - Site work
ho - Hotel
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bh - Bingo hall
pd - Parking deck

blank - item has not started
p - item is in progress
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CA

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 05/10/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde
35	Rolling doors & grills	Payne - Rosso	x	x	x	x	p	ca/	x	08100	
36	Wood doors	Architectural Specialties Trading Corporation	x	x	x	x	p	ca/	x	08200	
37	Aluminum sash and entries	Metal Buildings Specialties	x	x	x	x	x	pd/bh/ca/ ho/	x	08400	
38	Aluminum store front	Metal Buildings Specialties	x	x	x	x	x	ca/	x	08400	
39	Hardware	Doors, Inc.	x	x	x	x	x	pd/bh/ca/ ho/	x	08700	
40	Exterior glass at all areas	Metal Building Specialties	x	x	x	x	x	pd/bh/ca/ ho/	x	08800	
41	Glass & glazing	Metal Building Specialties	x	x	x	x	x	ca/	x	08800?	
42	Interior glass at all areas (need type, color, and size)	Metal Building Specialties	x	x	x	p		pd/bh/ca/ ho/	x	08800	
43	Drywall work	Harrison Construction Company	x	x	x	x	x	ca/	x	09250	
44	Non standard length metal studs - may not have any at casino	Ann Arbor Ceilings & Harrison Construction Company	x	x	x	x	x	pd/bh/ca/ ho/	x	09250	
45	Ceramic & quarry tile work	Not selected	x					ca/	x	09300	
46	Acoustical ceilings	Harrison Construction Co.	x	x	x	x	x	ca/	x	09500	
47	Wood flooring	?	x	p				ca/	x	09550	
48	Concrete flooring (stamped pavers?)	Custom Rock	x	x	x	x	p	ca/	x	09600?	
49	Resilient base	Space Planning & Contract Environment	x	x	p			ca/bh/pd/ ho/	x	09650	
50	Resilient tile flooring	Space Planning & Contract Environment	x	x	p			ca/bh/pd/ ho/	x	09650	
51	Carpet (bought by others - installed by Perini?)		-	-	-	-	-	pd/bh/ca/ ho/	x	09680	
52	Carpet (bought & installed by owner) - available May 1, 1996	Provided & installed by owner	x	x				ca/	x	09680	
53	Painting	Madias Brothers under contract to Perini	x	x	x	x	p	ca/	x	09900	
54	Wall covering	Provided by owner-installed by Madias Brothers under contract to Perini	x	x	x	x	p	ca/	x	09950	
55	Artificial rock formations	Custom Rock	x	x	x	x	p	pd/bh/ca/ ho/	x	10000?	
56	Entrance grates & floor mats	Payne Rosso	x	x	x	x	p	ca/	x	10000?	
57	Wall & corner guards	Payne Rosso	x	x	p			ca/	x	10260	
58	Signage	By owner	x	-	-	-	-	pd/bh/ca/ a/si?	x	10400	
59	Lockers - metal	?	x	p				ca/	x	10500	
60	Fire extinguishers & cabinets	International Building Products	x	x	x	x	p	ca/	x	10520	
61	Folding partitions and tracks - none shown at casino	?						pd/bh/ca/ ho/?	x	10650	
62	Toilet partitions	International Building Products	x	x	x	x	p	pd/bh/ca/ ho/	x	10800	
63	Toilet room accessories	International Building Products	x	x	x	x	p	ca/	x	10800	
64	Wardrobe & closet specialties	International Building Products	x	x	x	x	p	ca/	x	10900	
65	Food service equipment - furnish & set by owner	Owner - with New Serve & Rykoff/Sexton	x	x	p	p		bh/ca/ho/	x	11400	
66	Food service equipment hook up	Limbach & Motor City	x	x	x	x	-	bh/ca/ho/	x	11400	
67	Food service rough in	Limbach & Motor City	x	x	x	x	x	ca/ho/	x	11400	
68	Wall covering - special design	Provided by owner - installed by owner	x	x	x	x	p	pd/bh/ca/ ho/?	x	12100	

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CA

Casino Building- Chippewa Resort
Project Procurement Matrix

Status as of 05/10/96

Listed by CSI code & item
in alphabetical sequence

Ralph J. Stephenson, P. E.
Consulting Engineer

	item	mfr or vendor	iss cnstr doc	awd ctr	p/s sbmtl	appv sbmtl	fab & dlvr	loc	ca	csi cde	resp cde
69	Wall treatments	Provided by owner - installed by owner	x	x	x	x	p	pd/bh/ca/ ho/?	x	12100	
70	Window treatment - by owner	?						ca/	x	12500	
71	Trees	Custom Rock?	x	x	p			bh/ca/ho/	x	12800?	
72	Fountain construction	Custom Rock	x	x	x	x	p	ca/	x	13000?	
73	Fountains in buildings	Custom Rock	x	x	x	p		pd/bh/ca/ ho/?/	x	13000?	
74	Centrifugal fans	Limbach	x	x	x	x	p	ca/	x	15000	
75	Cooling tower	Limbach	x	x	x	x	x	ca/	x	15000	
76	Roto-clones	Limbach	x	x	x	x	p	ca/	x	15000	
77	Life safety systems	Limbach, Motor City, & John E. Green	x	x	x	x	p	pd/bh/ca/ ho/	x	15000 16000	
78	Plumbing fixtures	Limbach	x	x	x	x	x	pd/bh/ca/ ho/	x	15400	
79	Boilers	Limbach	x	x	x	x	x	ca/	x	15500	
80	Chillers	Limbach	x	x	x	x	x	ca/	x	15500	
81	Fan coil units	Limbach	x	x	x	x	x	ca/	x	15500	
82	Grills and diffusers	Limbach	x	x	x	x	p	pd/bh/ca/ ho/	x	15500	
83	Roof exhaust fans	Limbach	x	x	x	x	x	ca/	x	15500	
84	Heat exchanger	Limbach	x	x	x	x	p	ca/	x	15750	
85	Air handling units	Limbach	x	x	x	x	x	ca/bh/	x	15850	
86	Light fixtures - special for building interiors	Motor City Electrical	x	x	x	p	p	pd/bh/ca/ ho/	x	16000	
87	Light fixtures - standard for building interiors	Motor City Electrical	x	x	x	x	p	pd/bh/ca/ ho/	x	16000	
88	Neon lighting - exterior	Heller	x	x	x	x	p	pd/ca/	x	16000	
89	Neon lighting - interior	Heller	x	x	x	x	p	pd/ca/	x	16000	

Location abbreviations:

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CA

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #12

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
May 29, 1996

Subject: Monitoring Report #12

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Wednesday, May 29, 1996 (wd 402)

Actions taken:

- Reviewed site work status with Mr. Seelbach and Ms. Debbie Anderson.
- Updated site work networks with Ms. Anderson and Mr. Seelbach.
- Inspected project with Mr. Ashby.
- Reviewed casino building status with Mr. Ashby.
- Prepared monitoring report #11 and reviewed with Mr. Ashby at site.

Monitored from:

- Casino building - Sheets CSO1 through CSO6 - issue #9 dated March 22, 1996 (wd 345)

Current key dates:

The dates below are assumed to be current contract dates. When completion date changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995)
- Hotel (excluding conference center) - target dates
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #12

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
May 29, 1996

05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995

06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995

• Site work - target dates

01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed)

Working day assumptions for issue #6, #8, #9, #10, and #11 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

At this monitoring Mr. Seelbach, Ms. Anderson, and I updated the issue #10 network model dated April 18, 1996 (wd 368). The issue #10 network was not issued except to Ms. Anderson for her review and study.

The updated site network model prepared at this session was printed out for Ms. Anderson's review and comments. I shall check with her to set a further updating of the model in the near future.

Mr. Ashby and I inspected the casino building and evaluated its current status measured against an end date for construction of the P.M. of June 27, 1996 (wd 428). There is some discussion of revising the end date to a full opening on the Labor Day weekend (August 31 and September 1, 1996). However we shall continue to measure project progress against an end date of the P.M. of June 27, 1996 (wd 428) as shown in the schedule report of November 27, 1995.

Completion dates for the hotel are currently being reviewed by the project team and the owner. At present the assumed completion is being held as noted above.

A summary of the current status of the casino building is given below.

Casino Building - CA

Key dates:

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #12

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
May 29, 1996

05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of
November 27, 1995)

Area H - central plant - measured against a current desired substantial completion target of the P.M. of April 29, 1996 (wd 378).

The building is substantially closed to weather and exterior siding is being installed. Interior systems work is complete to the point where utility services could be provided within a very short time to the casino building.

Interior finish work at the central plant lags desired dates but is well enough along to be able to meet the target end date for the entire building of the P.M. of June 27, 1996 (wd 428).

Areas A and B - food service - measured against a current desired substantial completion target of the P.M. of May 16, 1996 (wd 393)

Interior work at areas A and B lags the desired end date by about 39 working days, but lags the total casino end date of June 27, 1996 (wd 428) by about 4 working days. However the increase in lag from the previous monitoring is considerable. I suggested to Mr. Ashby that we update the current plan of work in the near future to determine what is needed to bring the project into alignment with the revised dates being considered.

Most rough interior mechanical and electrical work has been completed, metal studs are substantially complete, dry wall is about 85% hung, and taping and sanding is about 45% complete. There still remains some mechanical equipment to be set on structural platforms at the ceilings. The roof structure is being reinforced to receive these supports and setting the equipment is due to begin in the near future.

Food service equipment is to be delivered about June 24, 1996 (wd 424) and coolers and freezers are to be delivered about June 15, 1996 (wd 417). These are critical items in making the food service area operative.

Areas C and D - main gaming area - measured against a current desired substantial completion target of the P.M. of June 27, 1996 (wd 428).

Close in of areas C and D is still in work. Roofing installation is nearly complete and erection of exterior walls is in work. Some glazing has begun at the casino area.

Rough mechanical and electrical work is about 85% complete and dry wall suspension at the curved roof of the main gaming area is moving well. The general lag in areas C and D is about 7 working days over the desired end date of the P.M. of June 27, 1996 (wd 428). This end date is being restudied at present. If it is to be revised this change will be taken into account in the updating of the Casino Building plan.

Area E - main entry area - measured against a current desired substantial completion target of the P.M.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #12

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phone 517 772 2537
May 29, 1996

of June 6, 1996 (wd 410).

The slab on grade at the entry is complete, and interior and exterior wall erection is in work. The weather has been rainy but with periods of sun and light winds. This has helped progress at the entry.

Rough interior overhead work at area E lags the desired end date of June 6, 1996 (wd 410) by about 10 working days. However compared to the casino building target end date of June 27, 1996 (wd 428) work is slightly ahead.

Areas F and G - services areas - measured against a current desired substantial completion target of the P.M. of June 10, 1996 (wd 413).

Horizontal close in is substantially complete at areas F and G, and rough interior work is proceeding well. Metal studs and in-wall work is about 80% complete, and board is about 25% complete. Taping and sanding has not started.

Overall the lag at the services area is about 11 working days measured against the desired target of June 10, 1996 (wd 413). There is no lag over the Casino Building target date of June 27, 1996 (wd 428).

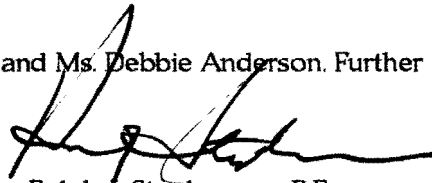
Temporary slot machine area

Use of the temporary slot machine area was not discussed in detail at this monitoring. It is still under consideration.

General:

I shall plan to monitor the Casino Building in the near future and will be in touch with Mr. Ashby to set a mutually convenient date. I shall also plan to monitor site work with Ms. Anderson and Mr. Seelbach. I shall set this date with the project team as appropriate

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby, and Ms. Debbie Anderson. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #13

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
June 22, 1996

Subject: Monitoring Report #13

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Friday, June 7, 1996 (wd 410), and Thursday, June 13, 1996 (wd 415)

Actions taken:

- Completed updating and printing site work networks to issue #12, dated June 13, 1996 (wd 415) with Mr. Seelbach and Ms. Debbie Anderson
- Inspected project and reviewed casino building status with Mr. Ashby.
- Updated casino building networks A, B and C, D with Mr. Ashby
- Printed casino building networks for areas A, B and C, D issue #11, dated June 13, 1996 (wd 415) and provided copies to Mr. Ashby

Monitored from:

- Casino building - Sheets CSO1 through CSO6 - issue #9 dated March 22, 1996 (wd 345)

Current key dates:

The dates below are assumed to be current contract dates. When completion date changes are made I suggest that they be processed as contract revisions and that an official change order be issued.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy (per schedule report of November 27, 1995)
- Hotel (excluding conference center) - target dates

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #13

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
June 22, 1996

04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of
November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995

- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed)

Working day assumptions for issue #6, #8, #9, #10, and #11 network models for site work, building substructure work, building structural erection, and temporary close in of buildings to weather are based on working a single shift 10 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets. Working day assumptions for building interior work are based on working two shifts totaling 18 to 20 hours per day, 6 days per week with exceptions as noted on the network sheets.

General summary:

On Friday, June 7, 1996 (wd 410) and Thursday, June 13, 1996 (wd 415) Mr. Ashby and I inspected the casino building together and evaluated work progress. From these inspections we began updating the casino network model. As part of this planning Mr. Ashby divided areas C and D into ten sections to be done in sequence from west to east and north to south. At present it appears that the Tribe is considering a soft opening of the casino in mid or late August, 1996 with a formal opening near Labor Day, 1996. We used a Labor Day, 1996 target in the updating. On Thursday, June 7, 1996 (wd 415) Mr. Ashby and I conferred briefly on the earlier updating and further revised the work plan to better conform to the mid to late August, 1996 and Labor Day, 1996 targets.

On Thursday, June 7, 1996 (wd 415) I also discussed the site work plan in detail with Mr. Seelbach and Ms. Anderson. We completed updating the site work plans and I printed the updated network models and issued them to Ms. Anderson at the job site. These are subject to further editing and checking when the landscape and hardscape construction documents are issued on June 14, 1996 (wd 418).

Planning for the hotel and conference center complex was discussed briefly with Mr. Bernard and he has provided me with copies of the current models. He and I are to meet in the near future to further refine a hotel plan of work through to completion of the facility.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #13

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
June 22, 1996

A summary of the current project status is given below.

Site Work - (SIW)

Site work is being installed in areas needed for visitor and construction access as required. Full construction documents for the landscape and hardscape elements of the site work design have not been finally nor formally issued as of June 13, 1996 (wd 415). They are expected by June 14, 1996 (wd 416) and at that time it should be possible to prepare a site work construction plan of work out to completion of the site work.

We updated the network models for the site sections to the degree that Perini could partially anticipate what the scope of work was to be for these areas. We also set late completion dates for each area so as to get an approximate set of latest allowable start and finish dates. These dates can be then used to set time boundaries on activities for which the scope of work has not yet been finally set. I recommend that the site work models be updated when the landscaping and hardscape contracts are let and the work sequence and scope can be more accurately determined than at present.

Casino Building - CAS

Area H - central plant

Work at the central plant is proceeding as required to provide utility services to the casino building and the hotel by their projected opening dates. No major problems are being encountered presently in the central plant work. Exterior finishes are being applied, and interior finish work is being completed as work at adjoining spaces permits.

Areas A and B - food service

Work at areas A and B is closely related to interior work and turnover of the C and D spaces in the casino building. Therefore we decided that the network model for A and B should be updated concurrently with the updating for C and D. This resulted in the updating shown on sheet #CSO3, issue #11, dated June 13, 1996 (wd 415). The revised desired completion date for A and B in the issue #11 network is the pm of August 4, 1996 (wd 459).

Delivery of food service equipment is presently anticipated by an early date of June 24, 1996 (wd 426) and of coolers and freezers by an early date of June 15, 1996 (wd 417). We have set a desired end date for training and run in of food service equipment by the pm of August 2, 1996 (wd 458). This may be somewhat early since it will be essential to guard against construction damage to the equipment, and premature occupancy of spaces. However we will hold this target for the present.

I shall review the issue 11 plan of work with Mr. Ashby at our next monitoring to insure it meshes properly with occupancy of the main gaming areas.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #13

Ralph J. Stephenson, P. E.
Consulting Engineer
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phone 517 772 2537
June 22, 1996

Areas C and D - main gaming area

Main gaming area work continues to require careful attention, and we decided to adopt a sequence of interior work that proceeded from east to west, and from north to south within the C and D areas. Each of the 10 sectors included in this revised sequencing was planned using a three working day starting cycle. The planning was also done using a macro work plan in which the work sequencing was shown moving in general from trade to trade and through less specifically defined areas as in the 10 sector approach.

These networks showed completion dates from mid to late August, 1996. Mr. Ashby is currently working from the 10 sector plan of work. Mr. Ashby and I shall evaluate results to be expected from this plan at our next monitoring on Thursday, June 27, 1996 (wd 426).

At present the target for opening the gaming area is for a soft opening in mid to late August, 1996 and a full opening near Labor Day 1996.

Area E - main entry area

The lag at the main entry area is currently about 16 working days measured against the issue #10 target of June 6, 1996 (wd 410). This lag added to the target date gives a projected finish of the entry near the end of June, 1996. However completion of work at the entry should tie closely with completion of work in areas C and D so as not to damage finish work installed at the entries. At our next monitoring we will further evaluate the status of the work and if necessary update the area E network to mesh with the other finish dates being currently used as target dates.

Overhead rough work ranges from 50% to 90% complete. Work is concurrently in progress on installation of metal studs, in wall work, and hanging dry wall. Installation of entry exterior stone, sash and glazing is due to begin soon.

Areas F and G - services areas

Areas F and G interior work lags the issue #10 network model by about 18 working days. This lag is measured against a target of the pm of June 10, 1996 (wd 413). As with the entry area, we will evaluate progress at our next monitoring session and decide then if it is necessary to update the network model to provide a match between areas F and G and the other related areas of the casino building.

Temporary slot machine area

Use of a temporary slot machine area was not discussed at this monitoring.

General

I plan to meet with Mr. Ashby on Thursday, June 27, 1996 (wd 427) to monitor and where necessary,

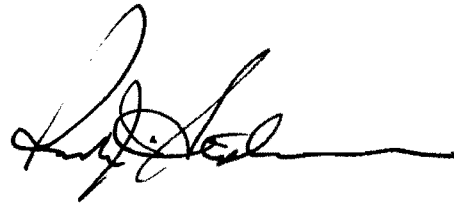
Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #13

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June 22, 1996

update the current plans of work. In addition I also plan to work with Mr. Bernard on the hotel network model for the first floor public areas and other sections of the building as he desires.

As time permits I recommend we review the status of the landscaping and hardscape construction documents and determine when the the site work models should be updated.

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby, Ms. Debbie Anderson, and Mr. John Bernard. Further distribution will be by them as needed.

A handwritten signature in black ink, appearing to read 'Ralph J. Stephenson', with a long horizontal line extending to the right.

Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #14

Ralph J. Stephenson, P. E.
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July 1, 1996

Subject: Monitoring Report #14

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday, June 27, 1996 (wd 427), and Friday, June 28, 1996 (wd 428). Note: working day designations are from Chippewa Casino 6 working day per week calendar.

Actions taken:

- Began preparing network models for hotel 1st floor lobby and back of house areas - sheet LB1, issue #9, dated June 27, 1996
- Updated typical hotel guest room interior finish network plan - sheet HO 1, issue #9, dated June 27, 1996
- Updated hotel interior summary network models for upper floors - sheet HO 2, issue #9, dated June 27, 1996
- Printed hotel sheets HO 1, HO 2, and LB1, issue #9 network models and bar charts for Mr. John Bernard's preliminary discussions with project staff.
- Inspected Casino building with Darrel Ashby.
- Evaluated current status of Casino building.

Monitored from:

Casino building - working day dates from 6 working day calendar

CSO1 issue #9, dated March 22, 1996 (wd 345) - Close in work
CSO2 issue #9, dated March 22, 1996 (wd 345) - Interior work - H
CSO3 issue #11, dated June 13, 1996 (wd 415) - Interior work - A & B
CSO4 issue #11, dated June 13, 1996 (wd 415) - Interior work - C & D
CSO4A issue #11, dated June 13, 1996 (wd 415) - Interior summary - C & D
CSO5 issue #9, dated March 22, 1996 (wd 345) - Interior work - F & G
CSO6 - issue #9 dated March 22, 1996 (wd 345) - Interior work - E

Hotel

LB1 issue #9, dated June 27, 1996 - 1st floor lobby and back of house
HO1 issue #9, dated June 27, 1996 - typical 1/2 floor guest rooms
HO2 issue #9, dated June 27, 1996 - summary 1/2 floor guest rooms

Current key dates:

Dates below are assumed to be current contract dates. I recommend that any revisions to these contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

**Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #14**

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July 1, 1996

Working days shown below are derived from the six working day week calendars currently in use for the Soaring Eagle Resort project

- General project - these are actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Bingo Hall - target dates
01/31/96 P.M. (wd 302) - Bingo hall complete - original
02/29/96 P.M. (wd 327) - Bingo hall beneficial occupancy (per schedule report of November 27, 1995)
- Parking garage - target dates
01/31/96 P.M. (wd 301) - Bus access to bingo available
02/07/96 P.M. (wd 308) - Area 1 (west half) complete
02/26/96 P.M. (wd 324) - Area 2 (east half) complete
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 27, 1995
- Hotel (excluding conference center) - target dates - from 6 working day calendar
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete (to be confirmed)

Working day assumptions for casino building network models are based on working a double shift 18 to 20 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets.

Working day assumptions for the hotel are based on working one 8 hour shift per day, 5 days per week with exceptions as noted on the network sheets.

Please note that the parking deck and the bingo hall are occupied and have been in use by the owner for the purpose intended since March 11, 1996 (wd 335) for the soft openings, and from March 31, 1996 (wd 351) for the formal public opening.

General Summary:

Hotel - HOT

On Thursday and Friday, June 27 and 28, 1996 (wd 427 and 428)¹ Mr. John Bernard and I prepared and updated the previously prepared hotel networks. Our initial effort was concentrated on preparing a partial network of the hotel 1st floor shown on sheet #LB 1, issue #9, dated June 27, 1996. This network was prepared for the lobby only but may be expanded to include other first floor areas; namely the lobby (LOB), the spa (SPA), the fine dining area (RES), the food service areas (FSA), the guest room areas at each end of the first floor (ROM), and the office areas off the lobby (OFF). The pool area plan has been kept separate.

We were able to complete a generalized first floor work plan to which many items must yet be added for the special areas mentioned above. Areas included in the current first floor plan of work are basically the lobby, offices, and general use public areas.

This issue #9 network has been given to Mr. Bernard, the hotel project manager. He has marked it as a preliminary plan and will review it with the project team. Following the review it will put into final for formal issue to the project team.

First floor and back of house hotel areas are often more difficult to complete than the guest room area since they contain many special items. Mr. Bernard and I reviewed some of the long lead items still pending on the hotel and he is currently obtaining design, contract, detailing, approval, and delivery information on these to incorporate into the final work plan. Special items include:

- Entrance doors
- Aluminum storefront
- 1st to 2nd floor stair components - structural steel, millwork, flooring and other
- Slate flooring
- Chandelier and chandelier supports
- Toilet partitions and hangers
- Fireplace components
- Food service equipment
- Fixtures, furnishings, and equipment (FFE)

¹ Note that the working days specified in () are derived from the 6 working day week calendar being used for the overall Soaring Eagle project work. However dates within the hotel project from this point will be based on a 5 working day week as noted on the hotel network models.

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July 1, 1996

Other special items will be identified as the remainder of the first floor work plan is prepared.

Another important consideration in planning for the first floor is that the office and lobby desk areas are often needed for early occupancy, training, and run-in of the hotel by the hotel operating staff. This requires that a partial occupancy and interim user traffic plan be prepared early to keep the operating staff and the construction forces separated. These considerations will be made a part of our ongoing planning discussions.

The other work done by Mr. Bernard and me was to update the half floor interior template shown on sheet #HO 1. This plan of work was used to derive the duration and turnover cycle requirements for the guest rooms at the 2nd, 3rd, 4th, 5th, 6th, and 7th floors of the hotel. At 2, 3, 4, and 5 the areas have been designated south half (S) and north half (N), while at 6 and 7 the floor areas consist of a half floor located at mid building (M). There are 10 half floor areas in the total hotel guest room areas.

The template prepared by Mr. Bernard and I contained several major milestones. We located these by time and logic position in the detailed diagram and then prepared a single summary network model showing the milestones in each of the ten half floor areas. Half floor areas were shown starting at eight working day intervals.

Mr. Bernard will review both the detailed work plan and the summary plan with his team and we will incorporate any revisions in the models and issue the networks for construction as Mr. Bernard desires. Present projections indicate the hotel work being completed in December, 1996. This is contingent upon having the equipment and materials for the first floor and the guest rooms specified, designed, contracted, detailed, approved, fabricated, and delivered as needed by the installing forces.

Casino Building - CAS

On Thursday and Friday, June 27 and 28, 1996 (wd 427 and 428) Mr. Ashby and I inspected the casino building together and evaluated the current status from the detailed network model and from the summary network model for the main gaming areas. A brief summary of the status of each major area is given below.

Area H - central plant

Interior work at the central plant is proceeding as required for the forces presently operating the facility. The technical requirements for bringing the plant on line for the casino and the hotel will be met as these facilities are occupied. At our next planning and monitoring meeting I shall discuss the need for updating with Mr. Ashby.

Areas A and B - food service

The lag at areas A and B over the current desired completion date of the pm of August 4, 1996 (wd 459) is about 7 working days. The lag is basically in installation of interior gyp board, painting, and the

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July 1, 1996

finishes that follow these trades.

Coolers have been delivered and installed, and food service equipment has been delivered and is being set as areas become available. Sheet flooring is being installed at the food service areas. The present target is to be able to begin operator training and run in of food service equipment is early August, 1996.

Generally the A and B areas are moving well and Mr. Ashby is working to mesh completion dates of adjoining areas so occupancy of the building by the owner can be as seamless and as smooth as possible.

Areas C and D - main gaming area

Gaming area progress is being measured against two networks - a detailed plan of work for the entire area, and a summary plan of work for each of ten sectors of areas C and D. Measured against the detailed plan of work the current position of the areas is about 15 working days ahead of the desired turnover of August 30, 1996 (wd 482). Measured against the summary network model the initial areas 1L and 1H lag by about 5 working days. Using the overall desired turnover date of August 8, 1996 (wd 463) as projected in the summary work plan shows similar estimated turnover dates for the two plans of work.

There are still many elements of the work that must be given careful attention. The conditions under which the carpet must be laid, and then protected from damage is one of the more serious. Keeping the trades moving in a consistent pattern of work from area to area is another. However Mr. Ashby and the casino building project team are doing a good job to date in sequencing the work through the main gaming areas.

At present the targets being maintained for opening the gaming area include a soft opening in mid to late August, 1996 and a full opening near Labor Day 1996.

Area E - main entry area

Currently overhead rough mechanical and electrical work at the entry is substantially complete and work is in progress on stone formations, entry framing work, and gyp board installation. The lag over the issue #9 target dated of June 6, 1996 (wd 410) is about 33 working days. This lag if added to the June 6, 1996 (wd 410) date gives a projected finish of mid July or early August, 1996. Construction of the entry areas must be closely matched to those of the interior work at the casino building since finishes at the entry are of a nature that they could be damaged by ongoing construction traffic. At present the projected dates match adjoining area dates relatively well.

Areas F and G - services areas

Currently work at F and G is proceeding with installation of gyp board partitions and other related interior trades. The lag at F and G over the desired planned date of June 10, 1996 (wd 413) shown in the issue #9 network model is about 36 working days. This indicates a probable current projected completion

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July 1, 1996

date of late July or early August, 1996.

Temporary slot machine area

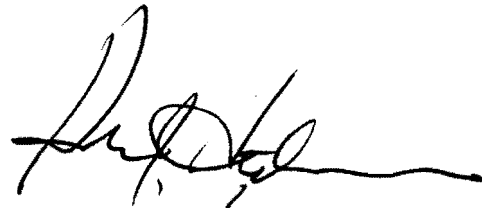
The temporary slot machine area was not discussed at this monitoring.

General

Currently projections of dates for casino building areas based on job status as of June 28, 1996 indicate a possible late August or early September, 1996 turnover. Overlapping of the owner's installation of fixtures, furnishings, and owner -furnished equipment will undoubtedly be considered as the project nears the turnover point. Plans for staged occupancy should be made early to accommodate the owner's and contractor's needs.

I suggest that Mr. Ashby and I update the casino building in mid July, 1996 to more firmly set projected end dates. By that time most of the procurement should be well in hand, and the projected work sequence in the gaming area should be well under control. I shall talk to Mr. Ashby soon to determine his desires in this matter and to set a monitoring and updating time for our meeting.

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby, Ms. Debbie Anderson, and Mr. John Bernard. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #15

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July 14, 1996

Subject: Monitoring Report #15

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Wednesday, July 10, 1996 (wd 437), and Thursday, July 11, 1996 (wd 438). (Note: working day designations are from the Chippewa Casino six working day per week calendar.)

Actions taken:

- Inspected Casino building with Darrel Ashby.
- Evaluated current status of Casino building.
- Updated Casino building networks to issue #12, dated 07/10/96 (wd 437).

Monitored from:

CSO1 issue #9, dated March 22, 1996 (wd 345) - Close in work
CSO2 issue #9, dated March 22, 1996 (wd 345) - Interior work - H
CSO3 issue #11, dated June 13, 1996 (wd 415) - Interior work - A & B
CSO4 issue #11, dated June 13, 1996 (wd 415) - Interior work - C & D
CSO4A issue #11, dated June 13, 1996 (wd 415) - Interior summary - C & D
CSO5 issue #9, dated March 22, 1996 (wd 345) - Interior work - F & G
CSO6 - issue #9 dated March 22, 1996 (wd 345) - Interior work - E

Current key dates:

Dates below are assumed to be current contract dates. I recommend that revisions to these contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

- General project - actual dates
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 27, 1995

Working day assumptions for Casino building network models are based on working a double shift 18 hours per day, 6 days per week. Exceptions to this schedule of work are noted on the network sheets.

Please note that the parking deck and the bingo hall are occupied and have been in use by the owner for their intended purpose since March 11, 1996 (wd 335) for the soft openings, and from March 31, 1996 (wd 351) for the formal public opening.

Soaring Eagle Resort
Mt. Pleasant, Michigan
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July 14, 1996

Casino Building - CAS - General Summary:

On Wednesday and Thursday, July 10 and 11, 1996 (wd 437 and 438) Mr. Ashby and I inspected the Casino building, and evaluated its current status from the detailed network models, and from the summary network model for the main gaming areas C and D. Subsequent to our monitoring we updated each of the interior networks for areas C and D. These updated networks have been issued to Mr. Ashby for distribution as required.

Target substantial completion dates shown in the issue #12 updated networks for each area are as follows:

- August 16, 1996 pm (wd 470) - Area A and B - Food service area
- August 14, 1996 pm (wd 468) - Area C and D - Main gaming area - from summary network model sheet #CSO4A.
- August 31, 1996 pm (wd 483) - Area C and D - Main gaming area - from detailed network model sheet #CSO4
- August 31, 1996 pm (wd 483) - Area E - Main entrance area
- August 28, 1996 pm (wd 480) - Area F and G - services area
- August 6, 1996 pm (wd 461) - Area H - Central plant area

A brief summary of the status of each major area is given below.

Areas A and B - food service - desired completion date from issue #12 network, August 16, 1996 pm (wd 470)

Most interior rough above ceiling installation is complete and work is now being concentrated on floor finishes, painting, food service equipment installation and hook up, toilet rooms, and ceiling trim items and acoustic tile. Heavy efforts are also being made to complete millwork, trim, painting and other finish work at the restaurant areas.

Since there will be a need for owner involvement in the early turnover of the food service areas the plan of work anticipates owner participation in training food service staff, and turn over of the equipment at an earlier date than the present total completion target for areas A and B of August 16, 1996 (wd 470). Therefore planning for the effective dates at which warranties begin is a critical element to review on an ongoing basis from now till occupancy of the facility. Somewhat related to this turnover is the preparation and submission of operations and maintenance manuals (OEM). These are an important part of the total close out process and require considerable lead time to be properly prepared.

Areas C and D - main gaming area - desired earliest completion date from issue #12 network, August 14, 1996 pm (wd 468)

We are currently measuring the main gaming areas C and D from a summary network model of the two areas, and from a plan of work for the entire C and D sections without a detailed area breakdown.

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July 14, 1996

Measured against the overview plan of work shown on sheet #CSO4, issue #11, dated June 13, 1996 (wd 415) the current status of the area is about 16 working days ahead of a desired turnover of August 30, 1996 (wd 482). Measured against the summary network model shown on sheet CSO4A, issue #11, dated June 13, 1996 (wd 415) the projected lag is about 5 working days behind a desired turnover date of August 8, 1996 (wd 463).

Applying the lags and adjusting the desired end dates gives a projected completion from the issue 11, #CSO4 network of the pm of August 12, 1996 (wd 466). Correcting the desired end dates from the issue 11, #CSO4 summary network gives a projected completion of the pm of August 14, 1996 (wd 468). These dates closely match the summary network updated issue #12 target completion of the pm of August 14, 1996 (wd 468).

In the summary plan of work the main gaming areas C and D have been divided into 10 sections designated as 1L (area 1 low portion at north end), 1H (area 1 high portion at north end), 2H, 2L, 3L, 3H/5H, 4H/6H, 4L, 5L, and 6L. The designations move from north to south.

Gyp board is substantially complete in all areas except 3H/5H, 4L, 5L, and 6L. Acoustic ceiling suspension is well along in the early low areas work, and painting is closely following gyp board. Carpet installation started on July 9, 1996 (wd 436) at area 1L.

After considerable discussion the owner and the design team decided that the carpet should be installed without special carpet markings for electrical outlets. This is the installation procedure being followed currently. It should be noted that in some instances, particularly where roll carpet is laid over underfloor duct, the outlet locations are marked on the carpet for ease in setting equipment to be serviced by the outlets. I suggest this matter be reviewed carefully to insure that adequate dimensional information is easily available to locate duct runs and outlets when the carpet is down and the columns are enclosed.

I also suggest that grid line designations be placed on all columns so as to expedite location of structural and architectural elements in the completed facility. The Soaring Eagle project is a large complex of buildings with varying dimensional characteristics. In such projects it is difficult to accurately establish geographic points needed for determining locations of repairs, additions, remodeling, and changes once the structure is covered and the facility is in operation.

Mr. Ashby and I determined that it would be advisable to update the summary and the overview network models for units C and D to help maintain a check on job progress at each level of detail and for each logic sequence. However, the main monitoring will be conducted from the summary model. Revised completion dates are as shown above in the Casino Building - General Summary:

At present the targets being held for opening the gaming area include a soft opening in mid to late August, 1996 and a full opening near Labor Day 1996.

Area E - main entry area - desired earliest completion date from issue #12 network, August 31, 1996 pm

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #15

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July 14, 1996

(wd 483)

Overhead rough mechanical and electrical work is substantially complete at the main entry, and work is now being concentrated on stone formations, flooring, entry framing and glazing, and installation of gyp board surfaces. Due to the need to balance available resources so most critical areas are served first, in the updated networks we reallocated activity durations on tasks yet to be done at the main entry. This reallocation is shown in the issue #12 network model.

Area F and G - services area - desired earliest completion date from issue #12 network, August 28, 1996 pm (wd 480)

Current work at F and G is concentrated on installation of gyp board partitions and related interior trades. Some ceiling grid has been started and painting is in work. Snack bar equipment arrived about July 5, 1996 and will be installed as the food service areas are available.

Mr. Ashby is planning to complete the C, D, E, F, and G areas concurrently since their circulation patterns and function are closely related.

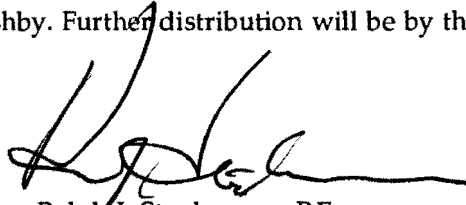
Area H - central plant - desired completion date from issue #12 network, August 6, 1996 pm (wd 461)

Most of the functional mechanical and electrical areas at the central plant are being brought on line as required by service demands from the various areas of the total complex. Interior architectural, mechanical, and electrical finish work at H is being installed as needed. The target date for substantially completing remaining finish work at the central plant was set at the pm of August 6, 1996 (wd 461) to match the pace of other Casino building work and allow management of the plant to operate in a more comfortable working environment.

General

We will now measure job progress from the issue #12 network models, dated July 10, 1996 (wd 437). These updated work plans were prepared from our monitoring as described above and have been issued to Mr. Ashby for his further distribution and use. The next Casino building monitoring is scheduled for Wednesday, July 31, 1996 (wd 455). I shall confirm this date in the near future with Mr. Ashby.

This report is being sent to Mr. Dave Lewis and Mr. Darrel Ashby. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #16

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July 31, 1996

Subject: Monitoring Report #16

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday, July 18, 1996 (wd 444), Monday, July 29, 1996 (wd 453) and Wednesday, July 31, 1996 (wd 455) (Note: working day designations are from the Chippewa Casino six working day per week calendar.)

Actions taken:

- Identified conditions required for hotel occupancy.
- Updated hotel network interior template to issue #10A dated July 19, 1996 (wd 445).
- Updated summary hotel network model for floor production and issued to Mr. John Bernard for monitoring.
- Discussed issue procedures for hotel networks with Mr. John Bernard.
- Reviewed production assumptions for guest rooms and related owner fee installation
- Prepared action-to-be-taken list for meetings to be conducted by Mr. John Bernard the week of July 28, 1996.
- Inspected Casino Building with Mr. Darrel Ashby.
- Discussed current status of Casino building as measured against the issue #12 networks dated July 10, 1996 (wd 437).

Monitored from:

- HO2 issue #10, dated July 18, 1996 (wd 444).
- HO1 issue #10A, dated July 19, 1996 (wd 445).
- CSO1 issue #9, dated March 22, 1996 (wd 345) - Close in work (work shown on this network model is substantially complete).
- CSO2 issue #12, dated July 10, 1996 (wd 437) - Interior work - H
- CSO3 issue #12, dated July 10, 1996 (wd 437) - Interior work - A & B
- CSO4 issue #12, dated July 10, 1996 (wd 437) - Interior work - C & D
- CSO4A issue #12, dated July 10, 1996 (wd 437) - Interior summary - C & D
- CSO5 issue #12, dated July 10, 1996 (wd 44) - Interior work - F & G
- CSO6 - issue #12 dated July 10, 1996 (wd 412) - Interior work - E

Current key dates:

Dates below are assumed to be current contract dates. I recommend that revisions to these contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

- Actual dates as recorded
07/26/96 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field

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Mt. Pleasant, Michigan
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phone 517 772 2537
July 31, 1996

- Casino - target dates
05/20/95 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 27, 1995
- Hotel (excluding conference center) - target dates - from 6 working day calendar
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995
- Site work - target dates
01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete.

Working day assumptions for Casino building network models are based on working a double shift 18 hours per day, 6 days per week. Working day assumptions for the Hotel networks are based on working one 8 hour shift per day, 5 days per week. Exceptions to this schedule of work are noted on the network sheets.

Please note that the parking deck and the bingo hall are occupied and have been in use by the owner for their intended purpose since March 11, 1996 (wd 335) for the soft openings, and from March 31, 1996 (wd 351) for the formal public opening.

Site work is not being actively monitored by me at present.

Hotel - HOT

In our meeting of July 18, 1996 (wd 444) Mr. Bernard and I updated the detailed guest room 1/2 floor template. From this template we prepared a summary plan of interior work showing the finishing sequences of the guest room floors. These preliminary summary networks for floors 2 through 7, issue 10A, dated July 18, 1996 (wd 444) were based on the assumption of starting each half floor on an 8 working day start cycle and on restraining interior work with known interior procurement restraints. A primary approval restraint was release of wood stain colors, and delivery of wood doors. Door delivery was assumed to start to the site on October 17, 1996 (wd 459 - 5 wd per week calendar). Plans are to deliver a completed 1/2 floor each 8 working days.

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July 31, 1996

This network model is currently being reviewed by the hotel project team. Meanwhile several other restraints have been identified as critical to being able to continue hotel work on a predictable basis. These were discussed in detail with Mr. Bernard in our meeting of July 29, 1996 (wd 402)¹ and tabulated in a data base for discussion by the designers and contractors on Tuesday through Thursday, July 30, 1996 (wd 403) through August 1, 1996 (wd 405).

When the several items covered in these discussions are settled we will revise and update the current summary and detailed network models of the hotel for formal issue. I shall be in touch with Mr. Bernard to set appropriate updating dates.

Casino Building - CAS - General Summary:

On July 29, 1996 (wd 453)² and July 31, 1996 (wd 455) Mr. Darrel Ashby and I inspected the Casino building and measured progress in the casino against the issue #12 network models dated July 10, 1996 (wd 437).

It should be noted that the current committed date for completion of Perini work at the entire Casino Building is the P.M. of September 30, 1996 (wd 507). Perini desired substantial completion dates as shown in the issue #12 networks for each area are as follows:

- August 16, 1996 pm (wd 470) - Area A and B - Food service area
- August 14, 1996 pm (wd 468) - Area C and D - Main gaming area - from summary network model sheet #CSO4A.
- August 31, 1996 pm (wd 483) - Area C and D - Main gaming area - from detailed network model sheet #CSO4
- August 31, 1996 pm (wd 483) - Area E - Main entrance area
- August 28, 1996 pm (wd 480) - Area F and G - services area
- August 6, 1996 pm (wd 461) - Area H - Central plant area

A brief summary of the status of each major area is given below.

Areas A and B - food service - desired earliest completion date from issue #12 network, August 16, 1996 pm (wd 470).

Most interior rough above ceiling installation is complete and work is being concentrated on floor finishes, painting, food service equipment installation and hook up, toilet rooms, ceiling trim items and acoustic tile. Heavy efforts are being made to complete millwork, trim, painting and other finish work at the restaurant areas.

In areas A and B final design of custom rock work and art work are needed to allow completion of

¹ Note that these working days are based on a 5 day week for the hotel network models.

² Based on 6 working day per week calendar.

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interior finish installation.

It appears that from the current position of the work that there are about 29 working days of work remaining to completion of the area. This would bring the projected completion to about September 3, 1996.

I suggest that planning begin now for owner involvement in turnover and training on food service equipment, and that the warranty start dates and operating and maintenance manuals be given early attention. They are important to a smooth turn over process.

Areas C and D - main gaming area - desired earliest completion date from issue #12 network - August 14, 1996 pm (wd 468)

Several impacts have been imposed on areas C and D since the networks were updated on July 10, 1996 (wd 437). The major of these was the owner stopping installation of carpet on July 19, 1996 (wd 445). At the point where carpet installation was halted carpet had been laid at areas CD1L, CD1H, and CD2H. There still remain 7 areas in which carpet must be installed. Tentatively, installation of carpet is due to resume on August 5, 1996.

Other restraints include the owner stopping work on custom rock installation on July 19, 1996 (wd 445), and stopping interior art work on the same date.

It is not possible to accurately set new projected completion dates until work is able to resume on the stopped items.

Area E - main entry area - desired earliest completion date from issue #12 network, August 31, 1996 pm (wd 483)

Overhead rough mechanical and electrical work is substantially complete at the main entry, and work continues on entry framing and glazing, and on installation of gyp board surfaces. Projecting from the issue #12 network model and based on the current status it appears that area E could be completed by about September 20, 1996.

Area F and G - services area - desired earliest completion date from issue #12 network, August 28, 1996 pm (wd 480)

Current work at F and G is still being focussed on installation of gyp board partitions and related interior trades. Ceiling grid and interior painting is in work. Snack bar equipment will be installed as the food service areas become available.

Based on the current status of the work it appears the projected end date of areas F and G is about September 14, 1996

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Area H - central plant - desired completion date from issue #12 network, August 6, 1996 pm (wd 461)

The central plant is being brought on line as required by service demands from the various areas of the total complex. Interior finish work at H is being installed as needed. The owner has added a toilet room at the central plant and slab patching is in progress.

Overall central plant interior work is moving somewhat slowly and I recommend the entire area be finished, and turned over as quickly as possible to avoid becoming sources of discussion later when damage to finish work is expensive to repair.

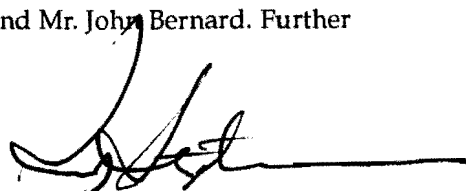
General

Hotel work is still being restrained by a considerable number of unresolved items. Intensive design and construction workshops are being conducted currently by Mr. Bernard to clear away these items so work can proceed as continuously as possible.

Construction progress evaluation at the Casino building is based on completing Perini's work on the facility by the P.M. of September 29, 1996 (wd 506). The desired dates as set in the issue #12 network model, date July 10, 1996 (wd 437) are somewhat earlier but still represent desirable targets if the the owner is ready to take over areas as they are completed. I suggest the project team mutually prepare an occupancy plan of work in the near future to assure a successful punch out, a proper close out of the facility, and a smooth turn over to the owner.

No monitoring of the site work was accomplished over the past month. I shall resume monitoring when the status of the work allows setting accurate target completion dates. Meanwhile, I shall confirm my next planning and monitoring sessions with Mr. Ashby, Mr. Bernard, and Mr. Lewis in the near future.

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby and Mr. John Bernard. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

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Monitoring Report #17

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August 27, 1996

Subject: Monitoring Report #17

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Friday, August 23, 1996 (wd 475) - Note: working day designations are from the Chippewa Casino six working day per week calendar.)

Actions taken:

- Inspected casino building with Mr. Darrel Ashby.
- Discussed current status of casino building as measured against the issue #12 networks dated July 10, 1996 (wd 437).
- Reviewed preparation of summary bar charts with Mr. Arthur G. Folster, P. E., Manager of Contract Administration for Perini.

Monitored from:

- CSO1 issue #9, dated March 22, 1996 (wd 345) - Close in work (work shown on this network model is substantially complete).
- CSO2 issue #12, dated July 10, 1996 (wd 437) - Interior work - H
- CSO3 issue #12, dated July 10, 1996 (wd 437) - Interior work - A & B
- CSO4 issue #12, dated July 10, 1996 (wd 437) - Interior work - C & D
- CSO4A issue #12, dated July 10, 1996 (wd 437) - Interior summary - C & D
- CSO5 issue #12, dated July 10, 1996 (wd 437) - Interior work - F & G
- CSO6 - issue #12 dated July 10, 1996 (wd 412) - Interior work - E

Current key dates:

Dates below are assumed to be actual dates as noted, and current contract dates. I recommend that revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

- Actual dates as recorded
07/26/95 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field
- Casino - target dates
05/20/96 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 27, 1995
- Hotel (excluding conference center) - target dates - from 6 working day calendar
04/01/96 P.M. (wd 354) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 388) - Hotel opening - original
05/19/96 P.M. (wd 395) - Hotel beneficial occupancy per schedule report of November 27, 1995

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06/27/96 P.M. (wd 428) - Hotel opening per schedule report of November 27, 1995

- Site work - target dates

01/31/96 P.M. (wd 302) - Boulevard and parking area south of boulevard complete & parking area south of bingo hall and parking structure complete.

Note: Parking lot work adequate to meet these requirements was completed and available on 11/22/95 P.M. (wd 246). This information was provided to the Tribal task force, CHQ, Perini, DiLeonardo and others at a meeting on 11/27/95 (wd 249).

06/27/96 P.M. (wd 428) - All site work complete.

Working day assumptions for casino building network models are based on working a double shift 18 hours per day, 6 days per week. Working day assumptions for the hotel networks are based on working one 8 hour shift per day, 5 days per week. Exceptions to this schedule of work are noted on the network sheets.

Please note that the parking deck and the bingo hall have been in use by the owner for their intended purpose since March 11, 1996 (wd 335) for the soft openings, and from March 31, 1996 (wd 351) for the formal public opening of the bingo hall.

Site work is not being actively monitored by me at present. However Mr. Lewis has asked that as soon as the irrigation system water source is identified we update the network models for site work in each section.

The hotel project was not monitored at this meeting. I shall plan to meet with John Bernard early in September, 1996 to continue preparing detailed network models of the first floor and of the guest room floors as required.

Casino Building - CAS - General Summary:

Mr. Darrel Ashby and I inspected the casino building and measured work progress in the casino against the issue #12 network models dated July 10, 1996 (wd 437).

It should be noted that the current committed date for completion of Perini work at the entire casino building is the pm of September 30, 1996 (wd 507). Perini's desired substantial completion dates as shown in the issue #12 networks for each area are as follows:

- August 16, 1996 pm (wd 470) - Area A and B - Food service area
- August 14, 1996 pm (wd 468) - Area C and D - Main gaming area - from summary network model sheet #CSO4A.
- August 31, 1996 pm (wd 483) - Area C and D - Main gaming area - from detailed network model sheet #CSO4

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- August 31, 1996 pm (wd 483) - Area E - Main entrance area
- August 28, 1996 pm (wd 480) - Area F and G - services area
- August 6, 1996 pm (wd 461) - Area H - Central plant area

A brief summary of the status of each major area is given below.

Areas A and B - food service - desired earliest completion date from issue #12 network, August 16, 1996 pm (wd 470).

Currently the lag over the August 16, 1996 completion target is about 15 working days. This brings estimated substantial completion of the food service area to about September 12, 1996.

Much of the interior finish work has been completed or is actively in work. Installation of food service equipment is about 80% complete. Toilet room work is well along with partitions and accessories presently being installed. Mirrors for casino toilet rooms will be on the job September 7, 1996 (wd 487) and will be installed as they arrive.

Restaurant finish work is moving well and these facilities should be able to open concurrently with the other areas of the casino.

Areas C and D - main gaming area - desired earliest completion date from issue #12 summary network - August 14, 1996 pm (wd 468)

Currently interior work at areas C and D is moving generally in a sequence from areas 1 through 6 with a planned substantial completion of Perini work by the pm of September 12, 1996 (wd 492). Carpet installation by the owner is just restarting at area 3L. The planned starting sequence of carpet installation is currently as follows:

- Area 3L - am August 23, 1996 (wd 475)
- Areas 3H and 5H - am August 27, 1996 (wd 478)
- Areas 4H and 6H - am August 31, 1996 (wd 482)
- Areas 4L - am September 4, 1996 (wd 484)
- Area 5L - am September 8, 1996 (wd 488)
- Area 6L - am September 12, 1996 (wd 491)

Installation of Perini work will proceed to completion concurrently with installation of carpet and other owner installed items. At present art work at the currency booths and on the high walls is needed to finish these elements. At areas 3H and 5H cloud art work is still pending.

Area E - main entry area - desired earliest completion date from issue #12 network, August 31, 1996 pm (wd 483)

Prime painting is about to start at area E. This work was due to begin the am of July 27, 1996 (wd 452).

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Thus the current lag is about 23 wd, giving a projected completion at the entry interior of the pm of September 27, 1996 (wd 505).

Area F and G - services area - desired earliest completion date from issue #12 network, August 28, 1996 pm (wd 480)

Ceiling work is in progress at areas F and G along with toilet room interior work. The current lag measured against the issue #12 network model is about 28 working days. Projecting from the completion target in the issue #12 network model gives an estimated completion of the pm of October 1, 1996 (wd 508). However Mr. Ashby plans to bring this completion target back to the pm of September 30, 1996 (wd 507) by reducing the durations of selected remaining activities at the area.

Area H - central plant - desired completion date from issue #12 network, August 6, 1996 pm (wd 461)

Central plant painting is expected to start very shortly. This will be followed by installation of remaining interior finish work. Completion of the central plant will generally match completion of other areas of the casino building.

General

Substantial completion of the entire casino building is based on Perini completing their work by the P.M. of September 30, 1996 (wd 507). The dates as set in the issue #12 network models dated July 10, 1996 (wd 437) are being used as desired targets. Mr. Ashby is currently preparing a mutually agreed-on plan of punching out and move into the areas by the owner. Punching out is due to begin in mid September, 1996.

I shall be in touch with Mr. Bernard in the near future to set a meeting date as for hotel monitoring and planning. I shall also plan to work with Mr. Ashby to complete a preliminary planned and actual date analysis.

This report is being sent to Mr. Dave Lewis and Mr. Darrel Ashby. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #18

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September 5, 1996

Subject: Monitoring Report #18

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday August 29, 1996 (wd 425) - Note: working day designations are from the Soaring Eagle Hotel five working day per week calendar.

Actions taken:

- Monitored hotel project with Mr. John Bernard
- Continued preparation of bar chart histories with Darrel Ashby

Monitored from:

- Sheet #LB 1 issue #9, dated June 27, 1996 (wd 381) - hotel 1st floor interior work - general plan
- Sheet #HO 2 issue #10, dated July 18, 1996 (wd 395) - hotel summary network for guest rooms

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

- Actual dates as recorded

07/26/95 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field

- Hotel (excluding conference center) - target dates - from 5 working day calendar

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 349) - Hotel opening - original
05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995

Working day assumptions for the hotel networks are currently based on working one 8 hour shift per day, 5 days per week. Exceptions to this schedule of work are noted on the network sheets.

Hotel - HO

Mr. Bernard and made a detailed review of the preliminary network models for the hotel and monitored the project from our discussions. First floor work was evaluated against the network shown on sheet #LB 1, issue 9, dated June 27, 1996 (381). Guest room work was evaluated against the model

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shown on sheet #HO 2, issue #10, dated July 18, 1996 (wd 395).

The target end date for first floor work shown on sheet #LB 1 is the pm of December 9, 1996 (wd 496). The target end date for completion of owner's work at floors 2 through 7 shown on sheet #HO 2 is the pm of February 18, 1996 (wd 545).

As of August 29, 1996 (wd 425) interior work at the first floor lags by about 9 working days primarily in installation of gyp board. Exterior close in at the first floor also lags. We have not as yet prepared a detailed network model for first floor close in due in the need for additional information on sections of the close in system. First floor close in is becoming increasingly critical due to the approach of colder weather and fall precipitation. We will work on this plan of work at my next meeting with Mr. John Bernard.

At present the interior network for the first floor area is in a generalized form and gives only a summary of the details at each specific functional area. These are very likely to be occupied at different times for different purposes. I have therefore recommended to Mr. John Bernard that we address each major area in separate work plans. First floor areas include the following:

- Lobby (lob)
- Spa (spa)
- Fine dining area (res)
- Food service area (fsa)
- Room areas at 1st floor (rom)
- Office areas adjacent lobby (off)
- Pool area (par)

We will discuss how the detailed planning is best done at our next meeting on Tuesday, September 10, 1996 (wd 432).

Work at the upper guest room floors, 2, 3, 4, 5, 6, and 7 has been shown in a summary network model for each floor. The model breaks the floor into 6 major work groups. The network from which the summary diagram was built is shown on sheet #HO 1, issue 9, dated June 27, 1996 (wd 381). I suggest this detailed plan of work be reviewed in detail and updated in the near future.

Presently guest floor work is meeting dates between early and late starts and finishes measured against a target end date of the pm of February 18, 1996 (wd 545) for completion of owner fixtures, furniture, and equipment at the seventh floor.

A major potential guest floor delaying item is delivery of wood doors and trim. The door stain color was selected by the owner on August 8, 1996 (wd 410). Door delivery will begin on October 17, 1996 (wd 459). The floor turnover cycle is set by the start of door installation along with the duration for installation of trim, doors, and hardware. Present plans are to move finish work from the north half of the second floor to the south half of the floor and then up in an 8 day turnover cycle per half floor. I suggest that

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September 5, 1996

at our next planning session we update the summary plan of work and the detailed 1/2 floor network.

Job records

Mr. Ashby and I are presently preparing a set of bar charts comparisons for major areas of the project including the following:

- Bingo hall
- Casino building
- Site work
- Hotel
- Parking ramp

Data is being abstracted from network models, monitoring reports and input from the project managers and superintendents on the projects.

General summary

The parking ramp and bingo hall are in full use by the owner.

The casino was not formally monitored at this session, but project history data was discussed with Darrel Ashby and a comparison of originally scheduled dates to actual dates is being prepared.

Hotel work is proceeding on a regular working shift basis and slightly lags the current plan of work at the first floor. Guest floor work is currently meeting dates between early and late starts and finishes.

Site work is proceeding as work areas are freed up, and as information becomes available about landscaping, irrigation systems and other site elements yet to be completed.

I shall continue working with Mr. Ashby and Mr. John Bernard on the remaining building work to be done and further work that might be needed on the project history bar charts.

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby, and Mr. John Bernard. Further distribution will be by them as needed.

Ralph J. Stephenson, P.E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #19

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September 19, 1996

Subject: Monitoring Report #19

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday, September 5, 1996 (wd 429),
Tuesday, September 10, 1996 (wd 432),
Monday, September 16, 1996 (wd 436)
Tuesday, September 17, 1996 (wd 437)

Actions taken:

- Reviewed hotel networks for guest floors, 1st floor main office, and 1st floor personnel offices with Mr. John Bernard.
- Completed preparation of bar chart histories with Mr. Arthur Folster and Mr. Darrel Ashby.
- Prepared hotel network models for 1st floor lobby (LOB), and 1st floor dining and food service areas (DFS).
- Continued preparing and updating hotel *Actions to be Taken* list with John Bernard. (copy attached.)
- Made informal inspection of hotel 1st floor area.
- Made informal inspection of casino building with Mr. Darrel Ashby.

Monitored from:

- Sheet #LB 1 issue #9, dated June 27, 1996 (wd 381) - hotel 1st floor interior work - general plan
- Sheet #HO 2 issue #10, dated July 18, 1996 (wd 395) - hotel summary network for guest rooms
- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 (wd 145) - Perini released to proceed
08/02/95 (wd 151) - Perini started work in field

- Hotel (excluding conference center) - target dates - from 5 working day calendar

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original

05/10/96 P.M. (wd 349) - Hotel opening - original

05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995

06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995

Working day assumptions for the hotel networks are currently based on working one 8 hour shift per day, 5 days per week.

Hotel - HQ

Mr. Bernard and I continued preparing hotel first floor networks including the following:

- Sheet #OFF1 issue #10 dated September 10, 1996 (wd 432) - main office
- Sheet #OFF2 issue #10 dated September 10, 1996 (wd 432) - personnel office
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436) - lobby area
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437) - dining and food service area

The work shown in each of these networks is affected by pending design items referenced in the *Actions to be Taken* list. This list contains several data fields in which is listed information needed to maintain continuity of field operations on the hotel. The first list in this series was monitored and updated on August 29, 1996. The second list was monitored and updated on September 16, 1996. These have been designated monitoring #1 and #2.

Currently, monitoring list #2 contains 43 items which need varying degrees of attention from the project team. To assist in identifying the relative importance of the items, Mr. Bernard and his project staff have assigned each of the action items an importance rating or weight. The criteria for making the evaluations is listed below:

1. Rating 1 - Action item is of extremely high importance to being able to maintain project construction continuity. If the action is taken promptly it will contribute greatly to construction quality, predictable costs, and above all, to establishing predictable completion and occupancy dates. These actions are absolutely critical to job cost and schedule success.
2. Rating 2 - Action item is of above average importance to being able to maintain project construction continuity. If the action is taken promptly its contribution to achieving construction quality and predictable costs, will be above average, and of assistance in meeting dates consistent with technical limitations. These actions are of great importance to job cost and schedule success.
3. Rating 3 - Action item is of average importance to achieving project continuity. Taking the action described is routine, and expected on the project so as to maintain construction quality and controllable costs, and to meet committed dates within normal job operations. These actions are of

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normal importance to job cost and schedule success.

4. Rating 4 - Action item is just below average importance to achieving project continuity. Taking the action will help meet routine project quality and costs as expected from a normal flow of project information consistent with the project delivery system in effect. These actions are of importance but are not necessarily critical at this time to job cost and schedule success.

5. Rating 5 - Action item is of only moderate importance to maintaining project continuity. Taking the action will help, but not fully insure, to meet total project quality and achieve controlled costs. Not taking these actions in a timely manner will however ultimately damage the potential for project success.

In the monitoring #2 list, dated September 16, 1996 (wd 436) there are 17 items with a 1 rating, 9 items with a 2 rating, 2 items with a 3 rating, 7 items with a 4 rating, and 8 items with a 5 rating.

The material listed in the *Actions to be Taken* tabulation is presently being reviewed with the owner's representatives, the design team, and the Perini hotel staff. When this group has developed a resolution process to provide the needed data I recommend we update the list.

It is important to realize that resolving all design matters that affect close in and installation of rough and finish interior work at the hotel first floor is critical. Without the first floor properly functioning to receive guests it will be difficult to open the hotel for public use. Many of the pending items affect first floor work.

At our next meeting Mr. Bernard and I will strive to fully update the guest room network models at the upper floors, monitor and update the first floor networks already prepared, and complete preparing network models for the guest room areas at the first floor, for the spa area, and for the exterior skin work needed to close the floor to winter weather.

Job records

Mr. Ashby and I substantially completed preparing a set of bar charts comparisons for major areas of the project including the following:

- Bingo hall
- Casino building
- Site work
- Hotel
- Parking ramp

The information available was sent to Mr. Arthur Folster on Friday September 6, 1996 by fax.

Several items of information are still needed to fully complete the hotel bar charts. This data is

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #19

Ralph J. Stephenson, P. E.
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phone 517 772 2537
September 19, 1996

currently being gathered by Mr. John Bernard. I shall hold additional work on these records until the Perini staff requests additional work on the records.

Casino Building

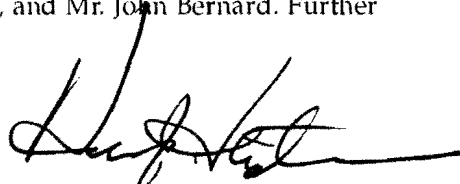
While at the site I inspected the casino building with Mr. Ashby. This was not a formal monitoring but was for the purpose of gaining an overview of the facility progress. The target date for substantial completion of the casino building by Perini is being held at the P.M. of September 30, 1996 (507).

Substantial completion is assumed by the Perini casino building staff as being when the progress of the work, or of a designated portion, is sufficiently complete in accordance with the contract documents so the owner can occupy or utilize the work for its intended use.

Mr. Ashby and I plan to make a closing monitoring of the casino building near the end of September, 1996. I shall set a mutually satisfactory date with Mr. Ashby in the near future.

* * *

This report is being sent to Mr. Dave Lewis, Mr. Darrel Ashby, and Mr. John Bernard. Further distribution will be by them as needed.



Ralph J. Stephenson, P.E.

Attachment: *Actions to be Taken* list

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #02

Date monitored: Sept 16, 1996

Page: 1

owner

resolvd	action to be taken	current status	ratg	csi cde	csi all	location	who's resp	who takes action	chq appvl	enr appvl	finish decsn
1	17-Issue design documents for lighting controls for 1st floor public areas and conference center. Long lead item. (11)	design still pending - same as mtrg 1	1	1600/		public areas & conf ctr	dunham	chq			
2	45-Need 1st floor and conference center lighting circuitry & lighting locations - added to action list on 8/19/96	need full set of electrical drawings for areas - same as mtrg 1	1	1600/		1st fl & conf	chq	chq			
3	44-Complete prepare & issue reflected ceiling plans for 1st floor public areas & conference center- added to action list on 8/19/96	need full set of reflected ceiling plans - same as mtrg 1	1	all	all	1st fl & conf	chq	chq			
4	23-Close out rfi's currently open in log. (16)	35 elect, 30 arch, 3 mech & 15 struct outstanding rfi's as of 09/16/96	1	all	all	all	varies	chq			reqd
5	59-Prepare & issue complete finish schedules for all 1st floor areas	need all info immediately to avoid work delays	1	all		1st floor	chq	chq			
6	60- Select, document and issue const documents for lobby area floor and millwork finishes & configurations	need construction documents	1	all		1st floor lobby	chq	chq			
7	16-Issue design documents for direct vent grand fireplace. (10)	have partial struct design - full arch/engr design still pending - same as mtrg 1	1	1500/		lobby	dunham	chq			
8	36-Approve guest room samples of ceiling finishes. (29)	approved as of 08/28/96 - no documented approval	1	0900/		guest rooms	chq	chq	reqd		
9	54-Documentation at casino/conference ceiling, duct relocation - added to action list on 09/16/96	need details	1	0900/		conf ctr	chq	chq			
10	52-Mechanical mezz stair duct/pipe conflicts - added to action list on 09/16/96	need information	1	1500/		mech mezz conf ctr	chq	dun			
11	49-Need recessed slab area locations at health club - added to action list on 09/16/96	need information	1	0300/		health club	chq	chq			
12	01-Need hardware & door schedules for 1st floor and conference rooms in public areas. (01)	have partial appvl on both - remainder of a/e approval pending	1	0800/		public areas & conf ctr	chq	chq	reqd		
13	55-Documentation for Jacuzzi base platform - added to action list on 09/16/96	need details	1	0900/		guest rooms	chq	chq			
14	03-Make decision on bathroom and entry floor material. (02)	design still pending - same as mtrg 1	1	0900/		guest rms	chq	chq			reqd
15	04-Decision on bathroom and entry floor medallions. (03)	design still pending - same as mtrg 1	1	0900/		guest rms	chq	chq			reqd
16	15-Issue design documents for pool area roof drain connections to storm water system. Must define where to drain. (09)	design still pending - same as mtrg 1	1	1500/		pool	dunham	chq			

- Items from line 1 through 38 arranged in original John Bernard order as of July 29, 1996.
- Items from line 39 through line 43 added August 6, 1996
- Items from line 44 through line 48 added August 19, 1996

- Items from line 49 through line 58 added September 16, 1996

- Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance
- Rankings are from 1 to 44 with 1 being the most important & 44 the least

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #02

Date monitored: Sept 16, 1996

Page: 2

owner

resolvd	action to be taken	current status	ratg	csi cde	csi all	location	who's resp	who takes action	chq appvl	enr appvl	finish decsn
17	30-Make decision and issue construction documents on vanity top materials at guest rooms. (23)	decision still pending - (long lead time) - same as mtrg 1	1	0600/		guest rooms	chq	chq			reqd
18	25-Resolve differences between grand stair interior design drawings and architectural drawings. (18)	arch & int design still pending - stl shop dwgs in for appvl - same as mtrg 1	2	0500/0600/		lobby	chq & di leonardo	chq	reqd	reqd	reqd
19	10-Issue underground plumbing design and rough in drawings for main bar. (06)	design still pending - same as mtrg 1	2	1500/		bar	dunham, chq, & owner	chq			reqd
20	12-Issue design documents for interiors of main bar area. (06)	design still pending - same as mtrg 1	2	all	all	bar	chq	chq			reqd
21	51-Documentation to eliminate pool house dormer - added to action list on 09/16/96	need information	2	0600/		pool house	chq	chq			
22	22-Select hotel exit light and issue design documents. (15)	selection of fixt still pending - same as mtrg 1	2	1600/		guest rooms & corridor	dunham	chq			
23	47-Need lighting and circuiting details for exterior ornamental iron at all locations - added to action list on 8/19/96	need documents to show details - same as mtrg 1	2	1600/		1st fl & roof line ext	chq	chq			
24	29-Resolve conflicts in room designations between specifications and architectural drawings. (22)	14 conflicts still pending - being resolved	2	all	all	public areas & conf ctr	chq	chq			
25	56-Need revised ASK H121 room finish schedule - added to action list on 09/16/96	need information	2	all		all	chq	chq			
26	53-Documentation for steel beam/door header conflict at ballroom - added to action list on 09/16/96	need information	2	0900/		ballroom	chq	dun			
27	07-Select fabric for folding partitions. (05)	design still pending - same as mtrg 1	3	0900/1000/		conf ctr	chq	chq	reqd		reqd
28	08-Select fabric for wall panel.(05)	design still pending - same as mtrg 1	3	0900/1000/		conf ctr	chq	chq	reqd		reqd
29	57-Documentation for accessible room thermostat locations - added to action list on 09/16/96	need details in writing	4	1500/		guest rooms	chq	chq			
30	58-Documentation for exterior ornamental steel lighting - added to action list on 09/16/96	need details & circuiting	4	1600/		exterior	chq	chq/dun			
31	40-Hotel landscape design (41) site drainage - added to action list on 8/6/96	design pending - same as mtrg 1	4	0200/		exterior of hotel	chq	chq	reqd	reqd	reqd
32	42-Remote starts/stops needed for fire pump room generators - added to action list on 8/6/96	design still pending - same as mtrg 1	4	1600/		public areas	dunham & chq	chq	reqd	reqd	

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Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #02

Date monitored: Sept 16, 1996

Page: 3

owner

resolved	action to be taken	current status	ratg	csi cde	csi all	location	who's resp	who takes action	chq appvl	enr appvl	finish decsn
33	43-Need to complete show interior dimensions at conference center - added to action list on 8/6/96	on 08/22/96 chq delivered about 90% of the info needed. same as mtr 1	4	all	all	conf center	chq	chq			
34	48-Need revised layout for entry vestibule at 1209 and 1208a - added to action list on 8/19/96	no revision available - same as mtrg 1	4	0900/		conf center	chq	chq			
35	02-Resolve architectural and interior door & hardware design drawing conflicts. (01)	90% resolved - 10% pending - same as mtrg 1	4	0800/		public areas & conf ctr	chq	chq	reqd		
36	20-Issue design documents for pool area interior design. (14)	recd arch/enr dwgs 08/20/96 minus elevations - still need elevations	5	all	all	pool	chq	chq			reqd
37	21-Issue design documents for pool area mechanical and electrical design. (14)	Now followg Wtr Tech dwgs - <u>do not meet Mich. code</u>	5	1500/1600		pool	dunham	chq	reqd	reqd	
38	24-Where do the hotel downspouts discharge into the site drainage system? (17)	design still pending - same as mtrg 1	5	1500/		hotel ext & site	dunham	chq			
39	50-Need sketch of switch gear room landing - change of elevation not addressed - added to action list on 09/16/96	need information	5	0300/		health club	chq	chq			
40	46-Clarify need or not for fire walls in attic areas - added to action list on 8/19/96	decision must be made on need for fire walls - same as mtrg 1	5	0900/		attic	chq	chq			
41	61-Check need for exterior window washing provisions for all floors - Perini has made query	need to have formal response to query	5			exterior	chq	chq			
42	62-Check need for tie-off cable on roof for owner's maintenance staff - Perini has made query	need to have formal response to query	5			exterior	chq	chq			
43	35-Approve revised stair #4. (28)	approval of redesign still pending - <u>critical!!</u>	5	0500/		stair #4	perini & chq	chq			

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Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #20

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
October 1, 1996

Subject: Monitoring Report #20

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Monday, September 30, 1996 (wd 506)

Actions taken:

- Inspected Casino building with Mr. Darrel Ashby.
- Monitored Casino building status.
- Reviewed current status of Casino building work with Mr. Ashby.
- Inspected hotel 1st and 2nd floor with Mr. John Bernard.
- Reviewed current status of hotel work with Mr. John Bernard.
- Updated hotel *Actions to be Taken* data list with Mr., Jon Bernard.
- Discussed hotel items on which design information is needed with Mr. David Lewis and Mr. John Bernard.
- Monitored hotel status at 1st floor and guest rooms.
- Made informal inspection of Conference Center with Mr. John Bernard.

Monitored from:

Hotel:

- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)
- Sheet #HO 2 issue #10, dated July 18, 1996 (wd 395) - guest room summary

Casino:

- CSO2 issue #12, dated July 10, 1996 (wd 437) - Interior work - H
- CSO3 issue #12, dated July 10, 1996 (wd 437) - Interior work - A & B
- CSO4 issue #12, dated July 10, 1996 (wd 437) - Interior work - C & D
- CSO4A issue #12, dated July 10, 1996 (wd 437) - Interior summary - C & D
- CSO5 issue #12, dated July 10, 1996 (wd 437) - Interior work - F & G
- CSO6 - issue #12 dated July 10, 1996 (we 412) - Interior work - E

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Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed
08/02/95 P.M. (wd 151) - Perini started work in field

- Casino - target dates

05/20/96 P.M. (wd 396) - Casino complete - original
06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 17, 1995.
09/30/96 P.M. (wd 507) - Casino substantially complete per verbal target dates

- Hotel - target dates excluding conference center - from 5 working day calendar

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 349) - Hotel opening - original
05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995
11/30/96 P.M. (wd 490) - Completion of approved Perini work at guest rooms. Verbal commitment.

Working day assumptions for the hotel networks are currently based on working one 8 hour shift per day, 5 days per week.

Casino Building

The current target for substantial completion of the Casino building is the P.M. of September 30, 1996 (wd 507). Substantial completion is defined by the Perini staff as being when the progress of the work, or of a designated portion is sufficiently complete in accordance with the contract documents so the owner can occupy or utilize the work for its intended use. Owner occupancy for installing owner work in the Casino building began several weeks ago and has been continuing as the facility is brought to full completion of Perini work.

Currently, ongoing owner work includes installing gambling equipment and accessories, installing casino signage, stocking kitchen coolers, laying carpet, installing play equipment at the children's area, and storing food warmers in the employee lounge.

At the AB area - food and general services - most Perini work is complete and is being punched out by the design team. Staff training and run in of kitchen equipment is currently in work. Some finish trim, and joint punch list correction items are being completed as owner work proceeds.

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At the CD area - main gaming - the owner is occupying each area progressively as it is cleaned and punched out. Gambling equipment is being installed and the owner is completing installation of carpet. Art work at the high perimeter walls is being prepared off-site and is scheduled for installation starting the last week in October, 1996.

At the E area - entry - installation of sash and glazing is almost complete and most trim items and floor finishes are complete. The floor medallions are ready to receive infill mortar and will be completed soon.

At the FG area - general service - toilet room trim work is being completed and installation of play equipment by the owner is almost complete. Owner occupancy of the financial areas is expected to start very soon.

At the H area - central plant - most work needed to service the entire Soaring Eagle complex is available as needed. Work remaining at the central plant includes replacing a service toilet room door, touching up floor sealer, and recleaning the area. The owner is, for the most part, occupying and using the space.

No official word is available on the target date for soft and hard openings of the Casino building.

Additional monitoring of the Casino building by me will not be necessary except for special or unusual conditions. I feel the total project team has performed extremely well on the job under difficult pressure conditions, and am certain they will all continue to be proud of their contribution to the entire program as the Casino building is opened for full operation.

Hotel - HO

Mr. John Bernard and I first monitored and updated the pending *Actions to be Taken* data file to Monitoring #4 dated September 30, 1996 (wd 446). A copy of the list is attached to this monitoring report #20.

The file currently contains 37 items of which 21 are assigned a priority rating of 1. This means that the item is of extremely high importance to being able to maintain project construction continuity. If the action is taken promptly it will contribute greatly to construction quality, predictable costs, and above all, to establishing predictable completion and occupancy dates.

These high priority actions are absolutely critical to job cost and schedule success. (for a full description of the rating criteria see my monitoring report #19, dated September 19, 1996).

After updating the *Actions* list we inspected the hotel 1st and 2nd floors. At the first floor the main areas to be monitored include the following. Network model sheet numbers are given for reference.

- Lobby (lob) - sheet LOB #1

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- Spa (spa) - not diagramed yet
- Fine dining area (res) - sheet DFS #1
- Food service area (fsa) - sheet DFS #1
- Room areas at the 1st floor (rom) - not formally diagramed yet
- Operational areas adjacent lobby (off 1) - OFF 1
- Personnel offices (off 2) - OFF 2
- Pool area (par)

At the lobby area overhead rough work is in progress and some metal wall studs are installed. Apparently some of the mechanical design has been considerably revised, and some of this work will have to be removed and reinstalled at the lobby. There was no specific information on this item available during the monitoring. Mr. Bernard will check on the nature and extent of this work.

Currently measuring progress against a projected completion date of the P.M. of January 2, 1997 (512) work is just meeting late finish dates. There are several pending items that will require resolution to be able to proceed with this and other 1st floor operations on an ongoing basis. These are identified in the *Actions to be Taken* listing, monitoring #4, dated September 30, 1996 (wd 446).

At the fine dining and food service area work is about at the same point as in the lobby. Overhead rough mechanical and electrical work is in progress and some metal wall studs have been installed. Work here measured against a completion target of March 6, 1997 P.M. (wd 558) is currently meeting targets between early and late starts and finishes.

Lobby office area and personnel office work is currently just meeting, or slightly lagging late starts and finishes. The projected completion date for owner carpet at the lobby office area is January 23, 1997 P.M. (wd 527) and at the personnel office area is January 31, 1997 P.M. (wd 574). These dates are from the current issue #10 network models. Mr. John Bernard said that the personnel office would probably not be complete until February 28, 1997 (wd 553) based on design information currently needed. Several design items remain to be resolved at these areas and these are detailed in the *Actions to be Taken* document.

At the pool area the building structure is erected and the pool is presently being concreted. This area is not yet closed in.

Mr. Bernard and I also inspected the north and south halves of the 2nd floor. The area is almost all guest rooms with some conference and service space at the center section. Dry wall is in work and proceeding fairly well at all areas. Apparently the desire is to complete dry wall work, and base building work at all guest floors by November 30, 1996 P.M. (wd 490). However there still remain unresolved design decisions needed to complete in accordance with this target. These are identified as guest room items in the *Actions to be Taken* listing.

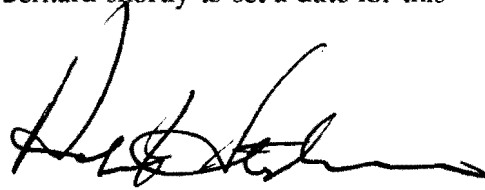
An important consideration in the guest room completion is the timing of wall covering selection and delivery. This work should follow closely behind completion of taping and sanding dry wall surfaces. No information is currently available on when wall covering will be on the job site. It is being furnished by the owner.

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October 1, 1996

Mr. John Bernard will continue tracking and attempting to resolve the list of pending design items. Meanwhile we will complete prepare the remaining 1st floor network models and monitor from these and the network plans currently in effect.

A very important factor in the ongoing planning is completion of the 1st floor close-in planning. We are rapidly approaching cold weather, and to effectively complete much of the hotel 1st floor we must have the floor closed with the permanent closure to weather. I recommend we address this matter early in our next planning session. I shall be in touch with Mr. Bernard shortly to set a date for this meeting.



Ralph J. Stephenson, P. E.

Attachment: *Actions to be Taken* list
monitoring #4 dated 09/30/96

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #04

Date monitored: Sept 30, 1996

Page: 1

owner

item #	rsld	action to be taken	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	enrg appvl	finish decsn
03		Make decision on bathroom and entry floor material.	design still pending - formal release not given to Perini	1	guest rms	0900/		chq	owner			reqd
04		Decision on bathroom and entry floor medallions.	design still pending - formal release not given to Perini	1	guest rms	0900/		chq	chq & owner			reqd
17		Issue design documents for lighting controls for 1st floor public areas and conference center. Long lead item.	design still pending - was promised 08/19/96 - no word - <u>very critical</u> *	1	1st fl & conf ctr	1600/		dunham	chq			
22		Select hotel exit light locations and issue design documents.	need light locations	1	guest rooms & corridor	1600/		dunham	chq			
23		Close out rfi's currently open in log - will get statistics to update.	35 elect, 30 arch, 3 mech & 15 struct outstanding rfi's as of 09/16/96	1	all & 1st fl	all	all	varies	chq			reqd
30		Make decision and issue construction documents on vanity top materials at guest rooms.	decision still pending on selection of marble - need formal appvl to order	1	guest rooms	0600/		chq	owner			reqd
35		Approve revised stair #4.	approval of redesign still pending - <u>critical!</u>	1	stair #4	0500/		perini & chq	chq & owner			
44		Complete prepare & issue reflected ceiling plans for 1st floor public areas & conference center- added to action list on 8/19/96	20% of area issued - need full set of reflected ceiling plans to proceed	1	1st fl & conf	all	all	chq	chq			
45		Need 1st floor and conference center lighting circuitry & lighting locations - added to action list on 8/19/96	need full set of electrical drawings for areas	1	1st fl & conf	1600/		chq	chq			
47		Need circuiting details for exterior ornamental iron at all locations - added to action list on 8/19/96	need documents to show details	1	1st fl & roof line ext	1600/		chq	chq			
54		Documentation at casino/conference ceiling, duct relocation - added to action list on 09/16/96	need details	1	conf ctr	0900/		chq	chq & owner			reqd
59		Prepare & issue complete finish schedules for all 1st floor areas	need all info immediately to avoid work delays	1	1st fl	all		chq	chq			
60		Select, document and issue const documents for lobby area floor and millwork finishes & configurations.	need construction documents	1	1st fl lobby	all		chq	owner			reqd
63		Provide attic mechanical room wall, ceiling, convenience lighting, and insulation design - added 9/30/96	Need construction documents	1	attic	all	all	chq	chq			
64		Provide head height for employee entry, stairwell #4 - added 9/30/96	Need detail and dimension	1	off 2 - 1st fl	0500		chq	chq			
65		Provide additional attic power for ventilation, communication & sprinkler system circuiting and terminations - added 9/30/96	No design - need construction documents	1	attic	1600		chq	chq			

* Item #'s are from John Bernard lists

* Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #04

Date monitored: Sept 30, 1996

Page: 2

item #	rslvd	action to be taken	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish
66		Provide design and color for 1st floor wood moldings - added 9/30/96	need construction documents	1	1st fl	0600		chq	chq			reqd
67		Issue construction documents for bathroom & shower wall finishes - added 9/30/96	need selection	1	guest rooms	0900/		chq	chq & owner	reqd		reqd
68		Provide delivery information on vinyl wall coverings - added 9/30/96	need information	1	guest rooms	0900/		chq	chq, owner & nsi	reqd		reqd
69		Issue mech and elect design for personnel offices (office area #2) - added 9/30/96	need construction documents	1	off 2	1500/1600/		chq	chq & dunham			
70		Issue mechanical revisions to work at lobby area - added 9/30/96 - added 9/30/96	need construction documents	1	1st fl & lobby	1500/		chq	chq & dunham			
25		Resolve differences between grand stair interior design drawings and architectural drawings.	arch & int design still pending - stl shop dwgs in for appvl	2	lobby - 1st fl	0500/0600/		chq & di leonardo	chq	reqd	reqd	reqd
40		Hotel landscape design & site drainage - added to action list on 8/6/96	design pending	2	exterior of hotel	0200/		chq	chq	reqd	reqd	reqd
51		Documentation to eliminate pool house dormer - added to action list on 09/16/96	need confirmation that pool house dormer has been deleted.	2	pool house	0600/		chq	chq			
53		Documentation for steel beam/door header conflict at ballroom - added to action list on 09/16/96	need information	2	conf ctr - ballroom	0900/		chq	dun			
56		Need revised ASK H121 room finish schedule - added to action list on 09/16/96	need information	2	all - 1st fl	all		chq	chq			
58		Documentation for exterior ornamental steel lighting - added to action list on 09/16/96	need circuiting	2	exterior	1600/		chq	chq/dun			
12		Issue design documents for interiors of main bar area.	design still pending.	3	bar - 1st fl	all	all	chq	chq			reqd
01		Need hardware & door schedules for 1st floor and conference rooms in public areas.	most appvd - still ±10% to be appvd. As of 9/15/96 Perini gave subs ok	4	1st fl & conf ctr	0800/		chq	chq	reqd		
07		Select fabric for folding partitions.	selection still pending	4	conf ctr	0900/1000/		chq	chq	reqd		reqd
08		Select fabric for wall panel.	selection still pending	4	conf ctr	0900/1000/		chq	chq	reqd		reqd
16		Issue design documents for direct vent grand fireplace.	have partial struct design - full arch/enr design still pending	4	lobby & 1st fl	1500/		dunham	chq			

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #04

Date monitored: Sept 30, 1996

Page: 3

item #	rslvd	action to be taken	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	engr appvl	owner finish decsn
42		Remote starts/stops needed for fire pump room generators - added to action list on 8/6/96	design still pending	4	1st fl public areas	1600/		dunham & chq	chq	reqd	reqd	
15		Issue design documents for pool area roof drain connections to storm water system. Must define where to drain.	design still pending - slab was poured 09/27/96 - no word on drain location	5	pool	1500/		dunham	chq			
20		Issue design documents for pool area interior design.	recd arch/engr dwgs 08/20/96 minus elevations - still need elevations	5	pool	all	all	chq	chq & owner			reqd
29		Resolve conflicts in room designations between specifications and architectural drawings.	Some conflicts still pending	5	1st fl - conf ctr	all	all	chq	chq			
62		Check need for tie-off cable on roof for owner's maintenance staff - Perini has made query	need to have formal response to query	5	exterior			chq	chq & owner			

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• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #21

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
October 14, 1996

Subject: Monitoring Report #21

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Thursday and Friday, October 10 and 11, 1996 (wd 454 and 455)

Actions taken:

- Reviewed current status of hotel work with Mr. John Bernard.
- Updated hotel *Actions to be Taken* data list to monitoring #05, dated October 9, 1996 (wd 453) with Mr. John Bernard.
- Briefly discussed Casino Building and hotel impact bar charts with Mr. Arthur Folster, Mr. John Bernard, and Mr. Darrel Ashby.
- Prepared Actions to be Taken (ATBT) impact analysis on hotel work.

Monitored from:

Hotel:

- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)
- Sheet #HO 2 issue #10, dated July 18, 1996 (wd 395) - guest room summary

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project

08/02/95 P.M. (wd 151) - Perini started work in field

- Casino - target dates

05/20/96 P.M. (wd 396) - Casino complete - original

06/27/96 P.M. (wd 428) - Casino beneficial occupancy per schedule report of November 17, 1995.

09/30/96 P.M. (wd 507) - Casino substantially complete per verbal target dates

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #21

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October 14, 1996

- Hotel - target dates excluding conference center - from 5 working day calendar

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 349) - Hotel opening - original
05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995
11/30/96 P.M. (wd 490) - Completion of approved Perini work at guest rooms - per verbal commitment.

Working day assumptions for the hotel network modes are currently based on working one 8 hour shift per day, 5 days per week.

Hotel - HQ

Mr. John Bernard and I monitored and updated the Actions to be Taken file to monitoring #5, date October 9, 1996 (wd 453). A copy of the monitoring #5 ATBT file is enclosed with this report .

The number of unresolved items in the ATBT monitoring #5 was 39 of the total of 74 listed. Of the 39 items, 24 were assigned a priority rating of 1. For a full description of the rating criteria see the project monitoring report #19, dated September 19, 1996.

Mr. John Bernard and I discussed in detail how best to depict, or translate, the information contained in the ATBT file so the impact of the pending items could be easily seen. We decided to show the estimated impact of the actions needed from a common base date of the A.M. of October 10, 1996 (wd 454). This assumption means that on the morning of October 10, 1996 (wd 454) all 39 unresolved items in the ATBT file were resolved by those responsible.

We then identified the Perini, CHQ, Tribe, and subcontractor actions that were necessary to bring each item resolution to completion in the hotel in the field. This analysis required Mr. John Bernard and I to make assumptions about procurement, approval of submittals, delivery of materials and equipment, and installation, plus the estimated time of hotel completion presuming the action was the only item impacting on the current construction network models.

All durations used were best estimates, and will be checked through discussions with those affected. The information will then be inserted in the actual network models for the various areas of the hotel. This is an ongoing monitoring function and I recommend it be carefully followed and updated every two to four weeks.

The current interim documents produced from the analysis described above include the following:

1. A network model sheet ATBT1, dated October 10, 1996 (wd 454) showing the actions needed to be taken to resolve each pending item. This network is for review and discussion.
2. A data base run of the summary activity showing the full duration of each pending item as a

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #21

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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October 14, 1996

single task having a duration equal to the estimated time to the end of the hotel completion if this task were the only item impacting on the current construction plans.

3. A bar chart of the activities shown in the data base run showing the resolution date of October 10, 1996 (wd 454), and the estimated completion date of the area affected in the hotel.

As an example - the current longest impact on hotel construction is that produced by Item 59 - Prepare and issue complete finish schedules for all 1st floor areas. Once these finish schedules are available (assumed at October 10, 1996), Mr. John Bernard and I listed the actions needed and estimated their durations would be as follows:

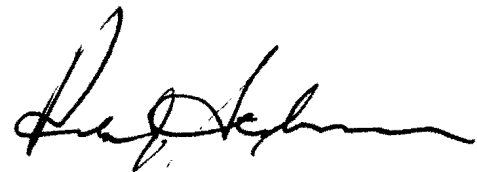
- Prepare and provide submittals - 10 working days.
- Review and approve submittals - 10 working days.
- Fabricate and deliver materials - 70 working days.
- Install interior finishes and complete construction hotel - 85 working days.

A similar analysis was made for each of the 39 pending items appearing in the ATBT file as of October 9, 1996 (wd 453).

A copy of the base network model was then prepared showing the actions in detail. This material plus the corresponding data runs arrayed in descending order from the longest to the shortest impact line, and a bar chart showing the data in descending order from the longest to the shortest duration were provided to Mr. John Bernard for his use, and for his project team's review and comments. Once the information format is reviewed and checked, we will add each of the 39 impacts to their corresponding network models to test the impact on the actual model affected.

I recommend we complete this full analysis and the resulting plan of action as quickly as possible and will be in touch with Mr. John Bernard shortly to set our next meeting and monitoring date.

A copy of this report is being sent to Mr. John Bernard, Mr. Dave Lewis, and Mr. Darrel Ashby.



Ralph J. Stephenson, P. E.

Attachment: *Actions to be Taken* list
monitoring #5 dated 10/09/96

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #05

Date monitored: Oct. 9, 1996

Page: 1

item #	rsld	action to be taken	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	engr appvl	finish appvl	owner decsn
03		Make decision on bathroom and entry floor material.	design still pending - formal release not given to Perini	1	guest rms	0900/		chq	owner				reqd
04		Decision on bathroom and entry floor medallions.	design still pending - formal release not given to Perini	1	guest rms	0900/		chq	chq & owner				reqd
17		Issue design documents for lighting controls for 1st floor public areas and conference center. Long lead item.	received const doc 10/09/96. Being revwd by Perini & Motor City. May be resolved.	1	1st fl & conf ctr	1600/		dunham	chq				
22		Select hotel exit light locations and issue design documents.	need light locations	1	guest rooms & corridor	1600/		dunham	chq				
23		Close out rfi's currently open in log	15 elect, 15 arch, 3 mech & 10 struct outstanding rfi's as of 09/16/96	1	all & 1st fl	all	all	varies	chq				reqd
30		Make decision and issue construction documents on vanity top materials at guest rooms.	decision still pending on selection of marble - need formal appvl to order	1	guest rooms	0600/		chq	owner				reqd
35		Approve revised stair #4.	approval of redesign still pending - <u>critical!</u> - x raying slab 10/10/96 for possible removal	1	stair #4	0500/		perini & chq	chq & owner				
44		Complete prepare & issue reflected ceiling plans for 1st floor public areas & conference center- added to action list on 8/19/96	20% of area issued - need full set of reflected ceiling plans to proceed	1	1st fl & conf	all	all	chq	chq				
45		Need 1st floor and conference center lighting circultry & lighting locations - added to action list on 8/19/96	need full set of electrical drawings for areas	1	1st fl & conf	1600/		chq	chq				
47		Need circuiting details for exterior ornamental iron at all locations - added to action list on 8/19/96	need documents to show details	1	1st fl & roof line ext	1600/		chq	chq				
54		Documentation at casino/conference ceiling, duct relocation - added to action list on 09/16/96	need details	1	conf ctr	0900/		chq	chq & owner				reqd
59		Prepare & issue complete finish schedules for all 1st floor areas	need all info immediately to avoid work delays	1	1st fl	all		chq	chq				
60		Select, document and issue const documents for lobby area floor and millwork finishes & configurations.	need construction documents	1	1st fl lobby	all		chq	owner				reqd
64		Provide head height for empolyee entry, stairwell #4 - added 9/30/96	Need detail and dimension	1	off 2 - 1st fl	0500		chq	chq				
65		Provide additional attic power for ventilation, communication & sprinkler system circuiting and terminations - added 9/30/96	No design - need construction documents	1	attic	1600		chq	chq				
66		Provide design and color for 1st floor wood moldings - added 9/30/96	need construction documents	1	1st fl	0600		chq	chq				reqd

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #05

Date monitored: Oct. 9, 1996

Page: 2

Item #	rsld	action to be taken	current status	ratg	location	csi	cde	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish
67		Issue construction documents for bathroom & shower wall finishes - added 9/30/96	need selection	1	guest rooms	0900/			chq	chq & owner	reqd		reqd
68		Provide delivery information on vinyl wall coverings - added 9/30/96	need information	1	guest rooms	0900/			chq	chq, owner & nsi	reqd		reqd
69		Issue mech and elect design for personnel offices (office area #2) - added 9/30/96	need construction documents	1	off 2	1500/1600/			chq	chq & dunham			
70		Issue mechanical revisions to work at lobby area - added 9/30/96	need construction documents	1	1st fl & lobby	1500/			chq	chq & dunham			
72		Need electrical layout for 2nd floor hospitality rooms - added 10/10/96	need construction documents	1	2nd fl	1600/			chq	chq			
73		Need approvals on bronze/aluminum entry shop drawings and colors - added 10/10/96	need all approvals to start fabrication	1	1st fl	0800 /			chq	chq			
74		Need hotel hardscape & snow-melt const documents	need revised information	1									
75		Hotel hardscape design & ext lighting and power for hardscape items - added to action list on 10/10/96	need const documents	1	site				chq	chq			
25		Resolve differences between grand stair interior design drawings and architectural drawings.	CHQ issue prelim design dwgs on 10/10/96. Still need const documents.	2	lobby - 1st fl	0500/0600/			chq & di leonardo	chq	reqd	reqd	reqd
40		Hotel landscape design & site drainage - added to action list on 8/6/96	hotel landscape design resolved - site drainage design still unresolved	2	exterior of hotel	0200/			chq	chq	reqd	reqd	reqd
53		Documentation for steel beam/door header conflict at ballroom - added to action list on 09/16/96	need information	2	conf ctr - ballroom	0900/			chq	dun			
56		Need revised ASK H121 room finish schedule - added to action list on 09/16/96	need information	2	all - 1st fl	all			chq	chq			
58		Documentation for exterior ornamental steel lighting - added to action list on 09/16/96	need circuiting	2	exterior	1600/			chq	chq/dun			
12		Issue design documents for interiors of main bar area.	design still pending.	3	bar - 1st fl	all		all	chq	chq			reqd
01		Need hardware & door schedules for 1st floor and conference rooms in public areas.	most appvd - still ±10% to be appvd. As of 9/15/96 Perini gave subs ok	4	1st fl & conf ctr	0800/			chq	chq	reqd		
07		Select fabric for folding partitions.	selection still pending	4	conf ctr	0900/1000/			chq	chq	reqd		reqd

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #05

Date monitored: Oct. 9, 1996

Page: 3

Item #	rslvd	action to be taken	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	engr appvl	owner finish
08		Select fabric for wall panel.	selection still pending	4	conf ctr	0900/1000/		chq	chq	reqd		reqd
16		Issue design documents for direct vent grand fireplace.	have partial struct design - full arch/engr design still pending	4	lobby & 1st fl	1500/		dunham	chq			
42		Remote starts/stops needed for fire pump room generators - added to action list on 8/6/96	design still pending	4	1st fl public areas	1600/		dunham & chq	chq	reqd	reqd	
15		Issue design documents for pool area roof drain connections to storm water system. Must define where to drain.	design still pending - slab was poured 09/27/96 - no word on drain location	5	pool	1500/		dunham	chq			
20		Issue design documents for pool area interior design.	recd arch/engr dwgs 08/20/96 minus elevations - still need elevations	5	pool	all	all	chq	chq & owner			reqd
29		Resolve conflicts in room designations between specifications and architectural drawings.	Some conflicts still pending	5	1st fl - conf ctr	all	all	chq	chq			
62		Check need for tie-off cable on roof for owner's maintenance staff - Perini has made query	need to have formal response to query	5	exterior			chq	chq & owner			

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Soaring Eagle Resort Hotel - Actions to be Taken &

Listed in rating sequence from most to least important - 1 most, 5 least

item #	rslvd	action to be taken	current status	iss	ratg	location	who's resp	who takes action	chq appl	enr appl	finish	owner
03		Make decision on bathroom and entry floor material.	design still pending - formal release not given to Perini	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	guest rms	chq	owner			reqd	1
04		Decision on bathroom and entry floor medallions.	design still pending - formal release not given to Perini	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	guest rms	chq	chq & owner			reqd	2
17		Issue design documents for lighting controls for 1st floor public areas and conference center. Long lead item.	received const doc 10/09/96. Being revwd by Perini & Motor City. May be resolved.	2 wks sbmtls - 1 wk appvl - 10 wks fab & delvr	1	1st fl & conf ctr	dunham	chq				3
22		Select hotel exit light locations and issue design documents.	need light locations	iss const doc 10/10/96 - no further impact except const delays	1	guest rooms & corridor	dunham	chq				4
23		Close out rfi's currently open in log	15 elect, 15 arch, 3 mech & 10 struct outstanding rfi's as of 09/16/96	answer rfi's 10/10/96 - no further impact except const delays	1	all & 1st fl	varies	chq			reqd	5
30		Make decision and issue construction documents on vanity top materials at guest rooms.	decision still pending on selection of marble - need formal appvl to order	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	guest rooms	chq	owner			reqd	6
35		Approve revised stair #4.	approval of redesign still pending - <u>critical!</u> - x raving slab 10/10/96 for possible removal	design appvl 10/10/96 - no further impact	1	stair #4	perini & chq	chq & owner				7
44		Complete prepare & issue reflected ceiling plans for 1st floor public areas & conference center- added to action list on 8/19/96	20% of area issued - need full set of reflected ceiling plans to proceed	issue const doc 10/10/96 - 2 wk sbmtl - 1 wk appvl - 12 wk delvr mtl	1	1st fl & conf	chq	chq				8
45		Need 1st floor and conference center lighting circultury & lighting locations - added to action list on 8/19/96	need full set of electrical drawings for areas	iss const doc 10/10/96 - no further impact if no changes to mtl's on order except const dlys	1	1st fl & conf	chq	chq				9
47		Need circuiting details for exterior ornamental iron at all locations - added to action list on 8/19/96	need documents to show details	iss const doc 10/10/96 - no further impact if no changes except const delays	1	1st fl & roof line ext	chq	chq				10
54		Documentation at casino/conference ceiling, duct relocation - added to action list on 09/16/96	need details	iss const doc 10/10/96 - no further impact except const delays	1	conf ctr	chq	chq & owner			reqd	11
59		Prepare & issue complete finish schedules for all 1st floor areas	need all info immediately to avoid work delays	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	1	1st fl	chq	chq				12
60		Select, document and issue const documents for lobby area floor and millwork finishes & configurations.	need construction documents	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	1	1st fl lobby	chq	owner			reqd	13
64		Provide head height for empolyee entry, stairwell #4 - added 9/30/96	Need detail and dimension	iss const doc 10/10/96 - no further impact except const delays	1	off 2 - 1st fl	chq	chq				14
65		Provide additional attic power for ventilation, communication & sprinkler system circuiting and terminations - added 9/30/96	No design - need construction documents	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	attic	chq	chq				15
66		Provide design and color for 1st floor wood moldings - added 9/30/96	need construction documents	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	1	1st fl	chq	chq			reqd	16

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken & Assumptions re their resolution

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #05

Date monitored: Oct. 9, 1996

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item #	rslvd	action to be taken	current status	assumptions	ratg	location	who's resp	who takes action	chq appvl	enr appvl	owner finish
67		Issue construction documents for bathroom & shower wall finishes - added 9/30/96	need selection	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	guest rooms	chq	chq & owner	reqd		reqd
68		Provide delivery information on vinyl wall coverings - added 9/30/96	need information	owner delvr material 11/30/96 - no further impact except const delays	1	guest rooms	chq	chq, owner & nsi	reqd		reqd
69		Issue mech and elect design for personnel offices (office area #2) - added 9/30/96	need construction documents	iss const doc 10/10/96 - no further impact except const delays	1	off 2	chq	chq & dunham			
70		Issue mechanical revisions to work at lobby area - added 9/30/96	need construction documents	iss const doc 10/10/96 - may be no further impact except const delays	1	1st fl & lobby	chq	chq & dunham			
72		Need electrical layout for 2nd floor hospitality rooms - added 10/10/96	need construction documents	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	1	2nd fl	chq	chq			
73		Need approvals on bronze/aluminum entry shop drawings and colors - added 10/10/96	need all approvals to start fabrication	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	1	1st fl	chq	chq			
74		Need hotel hardscape & snow-melt const documents	need revised information	iss const doc 10/10/96 - winter weather will impact - spring completion	1						
75		Hotel hardscape design & ext lighting and power for hardscape items - added to action list on 10/10/96	need const documents	iss const doc 10/10/96 - winter weather will impact - spring completion	1	site	chq	chq			
25		Resolve differences between grand stair interior design drawings and architectural drawings.	CHQ issue prelim design dwgs on 10/10/96. Still need const documents.	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	2	lobby - 1st fl	chq & di leonardo	chq	reqd	reqd	reqd
40		Hotel landscape design & site drainage - added to action list on 8/6/96	hotel landscape design resolved - site drainage design still unresolved	iss const doc 10/10/96 - winter weather will impact - spring completion	2	exterior of hotel	chq	chq	reqd	reqd	reqd
53		Documentation for steel beam/door header conflict at ballroom - added to action list on 09/16/96	need information	iss const doc 10/10/96 - no further impact except const delays	2	conf ctr - ballroom	chq	dun			
56		Need revised ASK H121 room finish schedule - added to action list on 09/16/96	need information	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	2	all - 1st fl	chq	chq			
58		Documentation for exterior ornamental steel lighting - added to action list on 09/16/96	need circuiting	iss const doc 10/10/96 - no further impact except const delays	2	exterior	chq	chq/dun			
12		Issue design documents for interiors of main bar area.	design still pending.	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	3	bar - 1st fl	chq	chq			reqd
01		Need hardware & door schedules for 1st floor and conference rooms in public areas.	most appvd - still ±10% to be appvd. As of 9/15/96 Perini gave subs ok	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	4	1st fl & conf ctr	chq	chq	reqd		
07		Select fabric for folding partitions.	selection still pending	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 25 wks delvr mtl	4	conf ctr	chq	chq	reqd		reqd

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken & Assumptions re their resolution

Listed in rating sequence from most to least important - 1 most, 5 least

Monitoring #05

Date monitored: Oct. 9, 1996

Page: 3

item #	rslvd	action to be taken	current status	assumptions	ratg	location	who's resp	who takes action	chq appvl	enr appvl	owner finish decsn	
08		Select fabric for wall panel.	selection still pending	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	4	conf ctr	chq	chq	reqd		reqd	33
16		Issue design documents for direct vent grand fireplace.	have partial struct design - full arch/engr design still pending	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	4	lobby & 1st fl	dunham	chq				34
42		Remote starts/stops needed for fire pump room generators - added to action list on 8/6/96	design still pending	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 12 wks delvr mtl	4	1st fl public areas	dunham & chq	chq	reqd	reqd		35
15		Issue design documents for pool area roof drain connections to storm water system. Must define where to drain.	design still pending - slab was poured 09/27/96 - no word on drain location	iss const doc 10/10/96 - winter weather will impact - spring completion	5	pool	dunham	chq				36
20		Issue design documents for pool area interior design.	recd arch/engr dwgs 08/20/96 minus elevations - still need elevations	iss const doc 10/10/96 - 2 wks for smple sbmtl - 2 wks smpl appvl - 14 wks delvr mtl	5	pool	chq	chq & owner			reqd	37
29		Resolve conflicts in room designations between specifications and architectural drawings.	Some conflicts still pending	iss const doc 10/10/96 - no further impact except const delays	5	1st fl - conf ctr	chq	chq				38
62		Check need for tie-off cable on roof for owner's maintenance staff - Perini has made query	need to have formal response to query	iss const doc 10/10/96 - no further impact except const delays	5	exterior	chq	chq & owner				39

• Item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #22

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
November 15, 1996

Subject: Monitoring Report #22

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Monday, November 11 and Tuesday, November 12, 1996 (wd 476 and 477)

Those attending:

- John Bernard - Project Manager - Hotel and Convention Center - Shingobee
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected all major Hotel areas
- Inspected Convention Center
- Reviewed current status of hotel work with Mr. John Bernard.
- Reviewed format of hotel *Actions to be Taken* data list with Mr., John Bernard.
- Monitored current status of hotel and convention center.
- Made brief inspection of Casino Building

Monitored from:

- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)
- Sheet #SM1 issue #12, dated October 19, 1996 (wd 461) - guest room summary

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project

08/02/95 P.M. (wd 151) - Perini started work in field

- Hotel - target dates excluding conference center - from 5 working day calendar

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original

05/10/96 P.M. (wd 349) - Hotel opening - original

05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995

06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #22

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phone 517 772 2537
November 15, 1996

11/30/96 P.M. (wd 490) - Completion of approved Perini work at guest rooms - per verbal commitment.

Working day assumptions for the hotel network modes are currently based on working one 8 hour shift per day, 5 days per week.

Hotel - HQ

Mr. John Bernard and I first monitored the Hotel project directly from the network models currently in effect. The status was then checked against a visual inspection of the Hotel and Conference Center. We also discussed the Actions to be Taken (ATBT) file as monitoring proceeded.

Currently the Hotel and Conference Center project is divided into several major areas. These include:

- 1st floor lobby - lob
- 1st floor dining and food service - dfs
- 1st floor interior at office area 1 - off 1 - general lobby 1
- 1st floor interior at office area 2 - off 2 - personnel office 2
- 1st floor guest room area at north end - rom
- 1st floor spa areas between pool and lobby - spa
- 1st floor pool area - pol
- Guest rooms at floors 2 through 7 - detailed plan
- Guest rooms at floors 2 through 7 - summary plan
- Conference Center - cce

A brief description of the status of these areas is given below.

1st floor lobby - lob - sheet # LOB1 - issue 10 dated September 16, 1996 (wd 436) - target completion date shown - P.M. January 2, 1997 (wd 512)

Most above ceiling rough work is complete except for chandelier miscellaneous iron, fire protection piping and electrical conduit and feeders. Metal studs are being erected and in-wall work is progressing concurrent with stud erection. No major dry wall installation has begun as yet. Mr. John Bernard said he plans to start hanging board about November 21, 1996 (wd 484).

The first floor area is not yet completely closed to weather, but it is sufficiently dried in so board work can proceed. The date shown in issue #10 for start of hanging board is the A.M. of October 15, 1996 (wd 457). The projected lag in this area is therefore about 27 working days. This gives a finish date, if there are no other delays to finish work installation, of about February 11, 1997 (wd 539).

It should be kept in mind that at the office area, as well as other areas in the Hotel, there remain a considerable number of items for which information is lacking. These items are detailed in the request-for-information (rfi) log and in the Actions to be Taken (ATBT) listing.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #22

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November 15, 1996

1st floor dining and food service - dfs - sheet #DFS 1 - issue #10 dated September 17, 1996 (wd 437) - target completion date shown for owner's work - P.M. March 6, 1997 (wd 557)

Most above ceiling rough work is nearly complete and metal stud erection and installation of in-wall work is in progress. No substantial amount of dry wall has been hung. Dry wall work was due to have started the A.M. of September 24, 1996 (wd 442) and will begin in about 7 working days. This work has a projected lag over late starts and finishes of approximately 42 working days. Projecting this lag into the current target finish date of the P.M. March 6, 1997 (wd 558) gives an anticipated completion of the dining and food service of about the P.M. of May 7, 1996.

1st floor interior at lobby office area 1 - off 1 - sheet #OFF 1 - issue #10 dated September 10, 1996 (wd 432) - target completion date shown for Perini work - P.M. January 15, 1996 (wd 521)

Above ceiling rough work at the office 1 interior is well along and metal stud erection and installation of in-wall work is in progress. No substantial amount of dry wall has been hung. Dry wall work was due to have started the A.M. of September 9, 1996 (wd 431). Taking a revised start of hanging board at the A.M. of November 12, 1996 (wd 477) gives a current lag over the plan of work of about 46 working days. The present target date for completion of Perini work is the P.M. of January 15, 1997 (wd 521) which indicates that area O1 will be completed about the P.M. of March 20, 1997 (wd 567).

It has been assumed in the above analyses for the lobby, dining, and office areas that construction work will be able to be maintained continuously in each area, and that all unresolved Actions to be Taken will be cleared so as to be able to meet critical dates in the network plan of action.

1st floor interior at personnel office area - off 2 - sheet #OFF 2 - issue #10 dated September 10, 1996 (wd 432) - target completion date shown for Perini work - P.M. January 23, 1997 (wd 527)

Much of the above ceiling rough work at the office 2 interior is complete and metal stud erection and installation of in-wall work is in progress. No substantial amount of dry wall has been hung. Dry wall work was due to have started the A.M. of September 17, 1996 (wd 437). It is planned now to begin in about 10 wd and thus has a projected lag over the plan of work of about 50 working days. The present target date for completion of Perini work is the A.M. of January 23, 1997 (wd 527). The lag indicates that area O2 will be completed about the P.M. of April 3, 1996 (wd 577).

1st floor guest room area at north end - area D1 - summary sheet SM1 - issue #12 dated October 19, 1996 (wd 461) - target completion date shown for completion of Perini work - P.M. June 19, 1997 (wd 631).

Dry wall work is in progress at 1st floor guest rooms concurrent with dry wall work at the upper guest room floors. Several areas of guest room sectors require additional information. Data requests for this information are tabulated in the request for information (rfi) log and in the Actions to be Taken files. At present the information in these two documents is being merged to provide an full picture of the information needs of the Perini Hotel team.

The target completion of June 19, 1996 (wd 631) is based on having room finish materials available on

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #22

Ralph J. Stephenson, P. E.
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phone 517 772 2537
November 15, 1996

the A.M. of February 4, 1997 (wd 534). Several items in the Action to be Taken file influence how quickly this work can move ahead. At present we are assuming that if construction documents for guest room bathroom and other room finishes were available by October 10, 1996 (wd 454) that fabrication and delivery of the items would allow a start of the finish cycle at guest rooms by the February 4, 1996 (wd 534) date.

1st floor spa areas between pool and lobby - spa

Not monitored at this inspection.

1st floor pool area - pool

Not monitored at this inspection.

Convention Center - cce

Not monitored at this inspection.

Guest rooms at floors 2 through 7 - sheet SM 1 issue #12 dated October 19, 1996 (wd 461), and sheets #1 and 2 - detailed network plans - dated October 18, 1996 (wd 460).

The current short range target at the guest rooms is to complete a major share of dry wall work by November 30, 1996 (wd 490). There are many areas still being held by lack of information. However strong efforts are being made to resolve these problems so that the work sequences needed can be reestablished as quickly as possible.

Casino Building

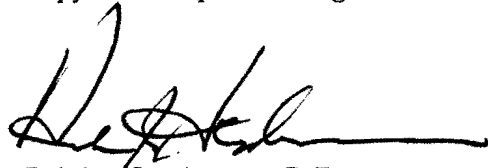
During our monitoring of the project Mr. John Bernard and I walked through the Casino Building. This facility is being readied for a near future opening. No official date has been set as yet. Mr. Darrel Ashby reported that Perini has been given a Certificate of Substantial Completion dated November 13, 1996 (wd 478) for Casino Building work.

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The Actions to be Taken report format for this period is being revised slightly and a full set of data was not available as an attachment for this monitoring report. The data should be available soon and will be distributed to those receiving this monitoring at that time. A copy of this report is being sent to Mr. John Bernard, Mr. Dave Lewis, and Mr. Darrel Ashby.



Ralph J. Stephenson, P. E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #23

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
December 16, 1996

Subject: Monitoring Report #23

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring: Monday, December 2, 1996 (wd 490), Monday, December 9, 1996 (wd 495), and Friday, December 13, 1996 (wd 499)

Those attending:

- John Bernard - Project Manager - Hotel and Convention Center - Shingobee
- Darrel Ashby - Project Director - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected major hotel areas
- Reviewed current status of hotel work with Mr. John Bernard and Mr. Ashby
- Updated Actions to be Taken lists with Mr. John Bernard and Mr. Ashby
- Monitored current status of hotel
- Prepared monitoring #9 of the *Actions to be Taken* file dated December 13, 1996 (wd 499)
- Prepared preliminary graph of FFE production measured against base building room production. Copies were left with Mr. Ashby for review, comment, and discussion with Mr. John Bernard.

Monitored from:

- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)
- Sheet #SM1 issue #12, dated October 19, 1996 (wd 461) - guest room summary
- Sheet #1 and #2 - Issue #12 dated October 18, 1996 (wd 460) - guest room detailed plans
- *Actions to be Taken* file - Monitoring #9 dated December 13, 1996 (wd 499)

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project
08/02/95 P.M. (wd 151) - Perini started work in field

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #23

Ralph J. Stephenson, P. E.
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phone 517 772 2537
December 16, 1996

- Hotel - target dates excluding conference center - from 5 working day calendar

Original dates

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 349) - Hotel opening - original

Revised dates

05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995
11/30/96 P.M. (wd 490) - Completion of approved Perini work at guest rooms - per verbal commitment.

Working day assumptions for the hotel network models are currently based on working one 8 hour shift per day, 5 days per week.

Hotel (HO)

Mr. John Bernard, Mr. Ashby, the hotel project team, and I monitored, evaluated, and began replanning the Soaring Eagle Hotel work in our meetings during November and December, 1996. The evaluations included updating the *Actions to be Taken* (ATBT) file as monitoring proceeded. The ATBT file was revised in accordance with a written request from the architect/engineer that we reference actions-needed against the requests for information (rfi's) in which the data needed was requested. At the December 13, 1996 (wd 499) monitoring Mr. Ashby and I prepared Monitoring #9 of the ATBT file. A copy is enclosed with this monitoring report.

Much of the field work for the hotel facility in the period covered by this report was concentrated on hanging, taping and sanding dry wall, and applying texturing at guest room areas. A brief summary of the status of the monitored areas is given below:

1st floor areas - as of December 13, 1996 (wd 499)

Most rough, architectural, mechanical, and electrical work is installed and production dry wall work is to be started in the near future. The sequence of work from production start of first floor dry wall to completion of hotel work will be updated at planning sessions to be held in the near future. At these meetings, all first floor and guest room networks will be updated taking into account the current information, the documents available, and the answers provided to pending requests for information.

It is imperative that design decisions and all matters affecting issue of construction documents for the hotel be cleared just as quickly as possible by the project team.

Guest rooms at floors 2 through 7 - sheet SM 1 issue #12 dated October 19, 1996 (wd 461), and sheets #1 and 2 - detailed network plans - dated October 18, 1996 (wd 460).

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #23

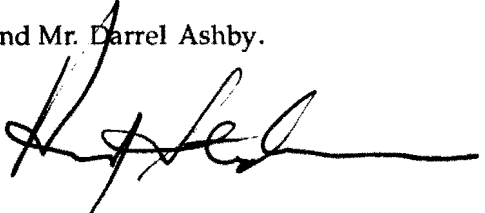
Ralph J. Stephenson, P. E.
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December 16, 1996

Work is progressing at all upper floors on dry wall and texturing work. It is currently not advisable to proceed much beyond dry wall installation until several pending matters are resolved. Most of these are identified in the requests for information lists issued over the past several weeks. At our near future updating sessions we will incorporate the pending information restraints into the current network models to determine and set new estimated completion dates for base building work on the project.

It is critical to mesh base building work with the owner's fixtures, furnishings, and equipment (FFE) work to be installed at each guest room area and at first floor and convention center areas. Mr. John Bernard, Mr. Ashby, and I have been testing base building guest room turnover rates against estimated FFE installation rates in our recent sessions. This early turnover analysis indicates that there may be sizable concurrent demands on service elevator capacity due to potential overlapping of base building work and delivery and installation of owner's FFE work.

Also to be considered is that there is limited on-site protected storage space available for stockpiled FFE items. Therefore these must be installed as soon as possible after they arrive on site. Planning a traffic route for FFE items from the site boundary to their ultimate room destination must be done well in advance of their arrival on site. We will address this matter within the framework of the information available as we replan the base building work.

A copy of this report is being sent to Mr. John Bernard, Mr. Dave Lewis, and Mr. Darrel Ashby.



Ralph J. Stephenson, P. E.

attachment: *Actions to be Taken* file
Monitoring #9 - December 13, 1996

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Monitoring #09

Date monitored: Dec 13, 1996

Page: 1

Listed in ascending rfi sequence

	item #	rfi #	date rfi issued	date info first req	description of rfi	action to be taken as a result of the rfi being answered	current status	rating	location	csi code	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish decon
1	059	HA179	10/10/96		HA179 - Millwork clarification - request for elev at hospitality suites & double queen rooms	1-Perini fab, delvr & instl millwork (est duration = ?)	need all info immediately to avoid work delays	1	2nd fl & all fls for double q	all		chq	chq			
2	015	HA216	11/01/96		HA216 - Fireplace dimensions at room 7066	1-Perini complete framing and sheet rock work at room 7066.	have partial struct design - full arch design still pending	1	guest rooms	1500/0900/		chq	chq			
3	003	HA252	11/18/96		HA252 - Decision on bathroom & entry floor material	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - received partial answer 11/25/96	1	guest rms	0900/		chq	chq & owner			reqd
4	004	HA253	11/18/96		HA253 - Decision on bathroom & entry floor medallions	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - bthrm med deleted 11/25/96	1	guest rms	0900/		chq	chq & owner			reqd
5	030	HA254	11/18/96		HA254 - Decision on details of bathroom vanity tops	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - decision still pending on selection of marble	1	guest rooms	0600/		chq	chq & owner			reqd
6	054	HA255	11/18/96		HA255 - Casino/conference ceiling details	1-ductwork to be revised and ceiling structure revised as necessary	have partial answer - being worked on in field by Perini & chq. Will result in final answer	1	conf ctr	0900/		chq	chq & owner			reqd
7	060	HA256	11/18/96		HA 256 - Lobby area floor & millwork finishes	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need construction documents	1	1st fl lobby	all		chq	chq & owner			reqd
8	066	HA257	11/18/96		HA257 - Detail & color of 1st floor wood moldings	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - have written release from chq but no owner approval	1	1st fl	0600		chq	chq			reqd
9	067	HA258	11/18/96		HA258 - Decision on bathroom wall & shower finishes	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval	1	guest rooms	0900/		chq	chq & owner	reqd		reqd
10	068	HA259	11/18/96		HA259 - Selection of vinyl wall coverings	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need information	1	guest rooms	0900/		chq	chq, owner & nai	reqd		reqd
11	70	HA260	11/18/96		HA260 - Lobby mechanical revision details	Issue mechanical revisions to work at lobby area - added 9/30/96	resolved 11/22/96	1	1st fl & lobby	1500/		chq	chq & dunham			
12	084	HA261	12/05/96		HA261 - Need elev & details for ornamental railings at grand stairway	1-Perini can submit shop dwgs: 2-chq approve submittals: 3-Perini fab delvr & install railings	waiting on requested info	3	grand stair	1000/		chq & owner	chq			
13	074	HA262	11/18/96		HA262 - Need hotel hardscape & lighting design	1-Commit to instl hardscape in spring of 1997	need const documents	1	site			chq	chq			
14	056	HA265	11/18/96		HA265 - Need revised room finish schedules	1-Perini submit samples: 2-chq approve samples: 3-Perini	on hold by chq pending owner approval	1	all - 1st fl	all		chq	chq			
15	58	HA266			HA266 - Need lighting design for exterior ornamental steel	Documentation for exterior ornamental steel lighting - added to action list on 09/16/96	arch requests more info	2	exterior	1600/		chq	chq/dun			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #09

Date monitored: Dec 13, 1996

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	item #	rtslvd	rfi #	dte rfi iss	dte info first req	description of rfi	action to be taken as a result of the rfi being answered	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	enrg appvl	owner finish decn
16	008		HA267	11/18/96		HA267 - Select fabric for wall panels at conference center	1-owner will purchase & install vinyl fabric	on hold by chq pending owner approval	4	conf ctr	0900/1000/		chq	chq	reqd		reqd
17	020		HA268	11/18/96		HA268 - Need interior elevations at pool building	1-Perini can complete construction of pool building	recd arch/enrg dwgs 08/20/96 minus elevations - on hold by chq pending owner approval	3	pool	all	all	chq	chq & owner			reqd
18	085		HA275	11/20/96		HA275 - Need shower enclosure elev & dimensions	1-Perini complete framing and sheet rock required to accept enclosures	waiting on requested info	1	guest rooms	0900/		chq	chq			
19	097		HA291	11/26/96		HA291 - Need ornamental iron installation information	1-Perini complete installation of ornamental iron	waiting on requested info	1	ext & int skin at 15 loc	0500/0900/		chq	chq			
20	099		HA294	11/26/96		HA294 - Need redesign of stained glass millwork at elevator lobbies	1-Perini complete framing: 1-Perini prepare & submit millwork shop drawings: 3-chq approve submittals: 4-Perini fab, delvr & install millwork	waiting on construction documents	1	elevator lobbies	0900/0700/		chq	chq			
21	104		HA295	11/04/96		HA295 - Need details of ext wood trim (added 12/13/96)	1-Perini submit shop dwgs: 2-chq approve submittals: 3-Perini fab, delivr & install materials & equip	waiting on construction documents	2	hotel ext	0560/		chq	chq	x		x
22	100		HA302	12/05/96		HA302 - Resolve conflict of hvac & elect installation ref E203, E208, & M401	1-Perini complete mech & elect work at affected areas	waiting on construction documents	1	??	1500/1600/		chq	chq			
23	105		HA303	12/05/96		HA303 - Confirm relocation of 3" refrig line below grade (added 12/13/96)	1-Perini relocate line	waiting on construction documents	2	food service area	1500/		chq	chq			
24	106		HA306	12/05/96		HA306 - Confirm dry wall detail per conversation with CHQ (added 12/13/96)	1-Construct affected dry wall	waiting on confirmation	1	guest rooms	0600/		chq	chq			
25	101		HA307	12/05/96		HA307 - Resolve wall placement conflicts between chq & ID drawings	1-Perini frame & install in wall work as needed at areas affected	waiting on construction documents	1	??	1500/1600/		chq	chq			
26	107		HA311	12/09/96		HA311 - Need info on door opening added #1154 (added 12/13/96)	1-Perini complete framing door opening	waiting on information	1	??	0600/		chq	chq			
27	108		HA313	12/09/96		HA313 - Question on NANA door hardware locksets - (added 12/13/96)	1-Perini install hardware	waiting on information	2	guest rooms	0560/		chq	chq			
28	072		HA314	12/09/96		HA314 - Apprvs of color samples for bronze & alum frms doors (was HA261)	1-complete fab and delivr doors & frames (will take about 40 working days after approval)	need all approvals to start fabrication	1	1st fl	0800 /		chq	chq			
29	103		HA316	12/09/96		HA316 - Need detailed documents to construct projection screen pockets	1-Perini construct projection screen pockets	waiting on legible construction documents	1	conf ctr, special rooms	0900/		chq	chq			
30	109		HA317	12/10/96		HA317 - Confirm no expansion joints required ? (added 12/13/96)	1-Perini proceed with construction at affected areas	waiting for information	2	??	0600/		chq	chq			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #09

Date monitored: Dec 13, 1996

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	item #	relvd	rfi #	dte rfi iss	dte info first req	description of rfi	action to be taken as a result of the rfi being answered	current status	ratg	location	csi cde	csi all	who's resp	who takes action	chq appvl	enrg appvl	owner finish decn
31	079		HE120	08/13/96		HE120 - Need design for lights & dimmers at jacuzzis	1-Perini complete install in wall elect work at jacuzzis: 1-Perini order necessary fixtures	construction documents to be issued	1	jacuzzi rooms (90)	1600/		chq	chq			
32	075		HE189	11/18/96		HE189 - Need elect design for presid gov, tribal, & hospitality suites & mtg rms	1-Perini complete electrical rough in at affected areas	on hold by chq pending owner approval	1	7th & 2nd fls	all	all	chq	chq			
33	077		HE191	11/22/96		HE191 - Lower attic power & control design	1-Perini install panels & distribution circuiting & terminations	on hold by chq pending owner approval	1	attic	1600/		chq	chq			reqd
34	081		HE193	11/27/96		HE193 - Need "L" type fixture information at health club	1-Perini order and install fixtures	waiting on requested info	1	1st fl health club	1600/		chq	chq			
35	080		HE194	12/05/96		HE194 - Need projection screen elect details at ballrms, mtg rms, & 7th fl suites	1-Perini complete elect in wall rough in	current documents not sufficient to proceed with work	1	conf ctr, 2nd & 7th fls	1600/		chq	chq			
36	083		HE196	12/05/96		HE196 - Open questions on deleted "J" boxes	1-Complete electrical rough in at attic	waiting on requested info	5	attic	1600/		chq & owner	chq			
37	012		HE197	12/13/96		HE197 - Need details & elevations of main bar area - was HE184	1-Perini can complete elect in wall rough in	on hold by chq pending owner approval	3	bar - 1st fl	all	all	chq	chq			reqd

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #24

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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phone 517 772 2537
January 14, 1997

Subject: Monitoring Report #24

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring:

- Saturday, December 21, 1996 (wd 504)
- Monday, December 23, 1996 (wd 505)
- Friday, December 27, 1996 (wd 508)
- Monday, December 30, 1996 (wd 509)

Those attending (part or all of meetings):

- John Bernard - Project Manager - Chippewa Hotel and Convention Center - Shingobee
- Ted Hagan - Project Superintendent - Chippewa Hotel and Convention Center
- Darrel Ashby - Project Director - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected Convention Center
- Inspected major Hotel areas
- Reviewed current status of Hotel work and Convention Center work with Mr. John Bernard and Mr. Ashby
- Updated *Actions to be Taken* lists with Mr. John Bernard and Mr. Ashby
- Monitored current status of Hotel
- Prepared various graphs simulating FFE production measured against base building room production.
- Updated Hotel and Convention Center network models to Issue #14, variously dated from December 23, 1996 (wd 507) through December 31, 1996 (wd 510).
- Prepared bar chart translations from network models for Issue #14 Hotel and Convention Center.
- Prepared summary network model for guest room floors using two teams of finish trades workers
- Prepared model for tracking progress of Hotel guest room base building production by section.

Monitored from:

- Sheet #OFF1 and #OFF2 issue #10 dated September 10, 1996 (wd 432)
- Sheet #LOB1 issue #10 dated September 16, 1996 (wd 436)
- Sheet #DFS1 issue #10 dated September 17, 1996 (wd 437)
- Sheet #SM1 issue #12, dated October 19, 1996 (wd 461) - guest room summary
- Sheet #1 and #2 - Issue #12 dated October 18, 1996 (wd 460) - guest room detailed plans
- *Actions to be Taken* file - Monitoring #9 dated December 13, 1996 (wd 499)

Current key dates:

Dates listed below are assumed by me to be actual dates and current contract dates as noted. I recommend that all revisions to the contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

**Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #24**

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phone 517 772 2537
January 14, 1997

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project
08/02/95 P.M. (wd 151) - Perini started work in field

- Hotel - target dates excluding conference center - from 5 working day calendar

Original dates

04/01/96 P.M. (wd 320) - Hotel beneficial occupancy - original
05/10/96 P.M. (wd 349) - Hotel opening - original

Revised dates

05/19/96 P.M. (wd 354) - Hotel beneficial occupancy per schedule report of November 27, 1995
06/27/96 P.M. (wd 382) - Hotel opening per schedule report of November 27, 1995
11/30/96 P.M. (wd 490) - Completion of approved Perini work at guest rooms - per verbal commitment.

Working day assumptions for the hotel network models are currently based on working one 8 hour shift per day, 5 days per week.

Hotel (HO)

Planning, scheduling, and monitoring of the Soaring Eagle Casino from December 16, 1996 (wd 500) through January 4, 1997 (wd 513) was concentrated on an update of Hotel 1st floor and guest room areas, and the Convention Center. These activities were accompanied by inspections of the Hotel, and review and analysis of the RFI logs being maintained by Perini. The RFI information was also translated into the *Actions to Be Taken* listing which is currently being updated.

Work on the Hotel first floor and Convention Center was divided into several functional areas. This was done to allow identification of areas adjoining each other and having a functional relationship that should be maintained as the areas are finished. The major areas are identified below. This list is to be reviewed at each monitoring to insure proper grouping of related construction activities.

ADMINISTRATIVE AREA - ADM - (Sheet #AD1):

- General offices
- Adjoining toilet rooms
- Front desk area
- Baggage storage areas
- Board room & pantry
- Waiting room
- Working conference room
- Reservation room

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January 14, 1997

- Computer room

CONVENTION CENTER - CC - (Sheet #CC1)

- Pre function area
- Small meeting room
- Toilet rooms
- Ballroom
- Vestibules (at least 4)
- Board room and pantry
- Entry foyer
- Phone rooms
- Coat rooms
- Beverage area
- Service corridors
- Ballroom storage
- Miscellaneous storage rooms (at least 6)
- Telephone equipment room
- Switchgear equipment room
- Fire pump equipment room
- Dishwashing room
- Water equipment room
- Loading dock area
- Recycle room
- Cable TV room
- Service elevator room
- Mezzanine access
- Equipment mezzanine
- Stair
- Related offices (at least 5)

LOBBY AND RESTAURANT AREA - LOB - (Sheet #LOB1):

- Lounge
- Grand lobby
- Corridor to restaurants
- Grand stair
- Restaurant
- Lobby bar
- Elevator lobby 1140
- Elevator lobby 1080b
- Elevator lobby 1051
- Wine tasting
- Corridor to pool area
- Electrical room
- Cable TV

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- Recycling
- Maintenance

PERSONNEL AREA - PER - (Sheet #PA1):

- General offices
- Adjoining toilet rooms
- Locker rooms
- Security room
- Associate dining area
- Food service area
- Food service office
- Private dining
- Waiting
- Pantry
- Dishwashing
- Storage
- Coolers
- Vestibule

POOL AND HEALTH CLUB - PH - (Sheet #PH1):

- Toilet rooms
- Pool room
- Shower rooms
- Pool equipment room
- Vestibule
- Storage
- Health club shell
- Mechanical equipment room
- Exercise room
- Future tenant space
- Retail spaces (2)
- Lobby
- Fire hose equipment room
- Steam room
- Locker room
- Dressing rooms
- Waiting room
- Corridors
- Steam equipment room
- Hydro room
- Treatment rooms (at least 3)
- Tanning room

Key procurement and construction at the various areas is heavily dependent on the owner releasing

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critical materials for procurement. In updating or preparing each of the above network models we have considered that the owner will approve critical items affecting work progress by March 3, 1997 (wd 553). In most cases the release is needed on hard tile, marble, millwork and other such long lead time items.

Following release of the item adequate time is required for preparation and submittal of shop drawings and samples, for review and approval of shop drawings, and samples, and for fabrication and delivery of the item. With several of the items this means delivery to the job site could be several months from now.

These restraints also apply to interior finish work at the guest rooms on the first through seventh floors. At the guest rooms the Hotel project team has considered that a section of the floor will be started every seven working days. The hard tile cycle starts concurrently at the 7th floor and the 6th floor. Trade work will move down and out of the Hotel at the 1st floor guest rooms. Each section of the Hotel guest room floors from the 2nd through the 5th floor contains four sections of approximately 25 rooms. Floors 6 and 7 contain 2 sections each occupying about 1/2 of the rooms on the floor. First floor work contains slightly more than one section of rooms.

Present plans are to construct the interior work using two teams of finish trades workers with team A working on the 7th, 5th, 3rd, and 1st floors in the seven day start cycle. Team B will work on the 6th, 4th, and 2nd floors in the seven day start cycle. Fixtures, furnishings, and equipment (FFE) for the rooms, installed by the owner can probably start following completion of base interior work at the 4th and 5th floor. FFE installation will require good planning and close cooperation of all trades to insure adequate access to vertical transportation and sufficient hoisting capacity to allow both base building and FFE work to proceed concurrently. In addition adequate opening height, width, and throughway will be required from the place where FFE is brought into the building to its destination in the building. It is important that planning for FFE installation start now so as the base building work proceeds no delays will be experienced in obtaining and setting the FFE items.

Completion dates under the above plan of work vary throughout the Hotel and Convention Center. For base building work it is anticipated it will require two interior finish crews, working 8 hours per day, 5 days per week. Base building completion dates presently being used as targets are:

Hotel 1st floor and Convention Center

Administrative Area (ADM) - pm September 15, 1997 (wd 691)
Convention Center (CC) - pm September 23, 1997 (wd 697)
Lobby and Restaurant Area (LOB) - pm October 8, 1997 (wd 707)
Personnel Area (PER) - pm October 1, 1997 (wd 703)
Pool and Health Club (PH) - pm September 15, 1997 (wd 691)

Guest Rooms

7th floor - pm July 28, 1997 (wd 657)
6th floor - pm July 28, 1997 (wd 657)
5th floor - pm September 5, 1997 (wd 684)

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4th floor - pm September 5, 1997 (wd 684)
3rd floor - pm October 15, 1997 (wd 713)
2nd floor - pm October 15, 1997 (wd 713)
1st floor - pm October 24, 1997 (wd 720)

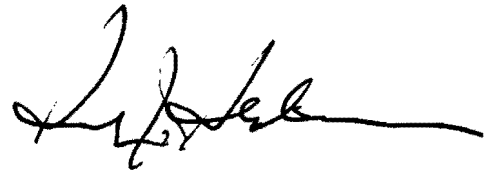
As of December 27, 1996 (wd 508) the general status of the project showed that at the first floor areas, metal studs, in-wall work, hanging gyp board and taping and sanding was proceeding at most areas. The amount of gyp board interior work yet to be done is shown in the updating of the 1st floor and Convention Center network models. Very little interior work beyond taping and sanding has been started at the first floor. The exterior skin of the 1st floor is still being installed and will continue as weather permits.

Guest room work is still in progress on hanging, taping and sanding gyp board surfaces, and texturing ceilings. Corridor work in progress includes gyp board wall surfaces, and installation of the gyp board in-ceiling work and framing for gyp board. Miscellaneous work on the exterior skin of the building at the upper floors is ongoing although the building appears to be substantially closed to weather.

Many items on the Request for Information list and the Actions to Be Taken lists remain unresolved. Mr. Bernard, Mr. Hagan, Mr. Ashby, and I will update both of these lists at our next monitoring session and review the impact of the unresolved items on work progress.

The next review and monitoring session is to be held on Thursday, January 16, 1997 (wd 522). At this time we shall inspect the project and evaluate it in accordance to the expected work status shown in the issue #14 network models and bar charts.

This report is being sent to Mr. John Bernard, Mr. Dave Lewis, and Mr. Darrel Ashby.

A handwritten signature in black ink, appearing to read 'R. Stephenson', with a long horizontal flourish extending to the right.

Ralph J. Stephenson, P. E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #25

Ralph J. Stephenson, P. E.
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January 17, 1997

Subject: Monitoring Report #25

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring:

- Thursday, January 16, 1997 (wd 521)

Those attending

- John Bernard - Project Manager - Chippewa Hotel and Convention Center - Shingobee
- Darrel Ashby - Project Manager - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected Hotel
- Inspected Convention Center
- Reviewed current status of Hotel work and Convention Center work with Mr. John Bernard and Mr. Ashby
- Monitored current status of Hotel and Convention Center
- Reviewed Actions to Be Taken file

Monitored from:

- Sheet #G1 issue #14 dated December 23, 1996 (wd 505) - 7th floor guest rooms
- Sheet #G2 issue #14 dated December 23, 1996 (wd 505) - 6th floor guest rooms
- Sheet #G3 issue #14 dated December 23, 1996 (wd 505) - 5th floor guest rooms
- Sheet #G4 issue #14 dated December 23, 1996 (wd 505) - 4th floor guest rooms
- Sheet #G5 issue #14 dated December 23, 1996 (wd 505) - 3rd floor guest rooms
- Sheet #G6 issue #14 dated December 23, 1996 (wd 505) - 2nd floor guest rooms
- Sheet #G7 issue #14 dated December 23, 1996 (wd 505) - 1st floor guest rooms
- Sheet #CC1 issue #14 dated December 31, 1996 (wd 510) - Convention Center
- Sheet #AD1 issue #14 dated December 31, 1996 (wd 510) - Administrative Area
- Sheet #PH1 issue #14 dated December 31, 1996 (wd 510) - Pool and Health Club
- Sheet #LOB1 issue #14 dated December 23, 1996 (wd 505) - Lobby and Restaurant Area
- Sheet #1A issue #14 dated December 27, 1996 (wd 508) - Personnel Offices

Current key dates:

Dates listed below are assumed to be actual dates and current contract dates as noted. I recommend that all revisions to contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project
08/02/95 P.M. (wd 151) - Perini started work in field

Soaring Eagle Resort
Mt. Pleasant, Michigan
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- **Current base building completion target dates**

- Guest rooms - PM of October 24, 1997 (wd 720)
 - Convention Center - PM of August 29, 1997 (wd 681)
 - Administrative Area - PM of August 22, 1997 (wd 676)
 - Pool and Health Club - PM of August 22, 1997 (wd 676)
 - Lobby and Restaurant area - PM of September 17, 1997 (wd 693)
 - Personnel area - PM of October 1, 1997 (wd 703)

Working day assumptions for the hotel network models are based on working one 8 hour shift per day, 5 days per week.

A brief summary of the status of each major area of the Hotel as of January 16, 1997 (wd 521) is given below:

- **Guest rooms** - completion date for base building work from issue #14 network models is PM of October 24, 1997 (wd 720)

As of January 16, 1997 (wd 521) the main work in progress at the guest rooms on the 7th floor through the 1st floor is installing metal studs and in-wall work, and hanging, taping and sanding gyp board walls. Corridor ceiling framing is being installed at all floors and hanging and taping dry wall is following as resources allow.

At the rooms whirlpool bases are being constructed, much of the ceiling texturing is complete and the guest floors are being brought to a point where they are ready to receive long lead items as they are delivered to the job site. The major restraint currently holding work at the guest rooms is bathroom hard finishes such as tile and marble. There are several other restraining action items that are outlined in the current Actions to Be Taken list. Some of these are awaiting approval or resolution by the owner; others are dependent on actions by the architect/engineer.

Many of the technical information items are presently being worked on by Perini and the architect and engineer. However the list of pending information needs contains several items that must be cleared. The list is being kept current by the project team.

The critical element of guest room work is to be able to start the cycle of interior finish work on bathrooms and other areas on the 7th and 6th floor by the PM of June 24, 1997 (wd 633). This requires release of restraining items, particularly hard tile and marble, by the AM of March 3, 1997 (wd 553).

- **Convention Center (CC)** - completion date for base building work from issue #14 network model is PM of August 29, 1997 (wd 681)

Currently all major work at the Convention Center area is meeting targets between early and late starts and finishes. Much of the hard ceiling framing is in place and a considerable amount of the wall framing and in wall work is complete. Production installation of gyp board is just getting underway.

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January 17, 1997

Key activities in the near future will be to continue hanging, taping, and sanding gyp board at walls and ceilings, and to follow this work closely with painting and related interior finish work. Owner's release of key items, particularly hard tile and marble is essential to maintaining continuity of work at the Convention Center. In addition vinyl wall covering material furnished by the owner must be released in the near future to meet the scheduled dates for installation.

Millwork at Convention Center ceilings will require careful attention and delivery of materials is critical. At present it is expected that the owner will release millwork for the ceilings on March 3, 1997 (wd 553). Following release, shop drawings will be submitted and approved, and the materials will be fabricated and delivered to the job site. Installation of ceiling millwork must be carefully meshed with installation of other ceiling trades, particularly those which also have long approval and fabrication lead times.

- **1st Floor Administrative Area** (ADM) - completion date for base building work from issue #14 network models is the PM of August 22, 1997 (wd 676)

Most current major work at the Administrative Area is meeting dates between early and late starts and finishes. Installation of metal studs and in-wall work is proceeding with hanging board following.

As with other areas of the Hotel, completion of construction at the Administrative Area is driven by the need for owner releases of key materials including hard tile and construction documents for the reception and front area. This area is usually critical for training of staff for the hotel operation. Base building work should be completed as soon as possible so the owner and operator of the facility has the space available for their occupancy.

- **Pool and Health Club Area** (PH) - completion date for base building work from issue #14 network models is PM of August 22, 1997 (wd 676)

Installation of the Pool area exterior skin continues with the present anticipated full close in date by early February, 1997. Interior work is in progress and the large pool concrete structure is installed. Other rough trades are in work currently. Work on the lap pool is expected to start in the near future.

There is considerable hard tile to be installed at the Pool areas and this material is currently not released for submittal processing, manufacture, and delivery. Present expectations are that the material will be released on March 3, 1997 (wd 553) with delivery to the job site about June 24, 1997.

Most major tasks at the Pool and Health Club are currently meeting target dates between early and late starts and finishes.

- **Lobby and Restaurant area** (LOB) - completion date for base building work from issue #14 network models is PM of September 17, 1997 (wd 693)

Considerable amount of work at the Lobby and Restaurant area is dependent on release of information

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January 17, 1997

and approvals from the owner and the architect/engineer. Therefore activities at this area are presently moving past their early start and early finish dates and using float time. This float time is available due to the late release dates expected for hard tile and other critical construction information. When this information becomes available it will be essential to move rapidly to pick up the tempo of installation to match delivery and installation work made possible by the releases.

As with all areas an ongoing assessment must be made to determine what areas can be worked on and resources allocated to such work to insure it is done in a timely manner. Present plans are to hold to an early start, early finish schedule for all 1st floor work. This will require constant evaluation of work areas that are available, particularly for dry wall, painting, acoustic, and hard tile trades.

• **Personnel Offices** (PER) - completion date for base building work from issue #14 network models is PM of October 1, 1997 (wd 703)

Considerable progress has been made at the Personnel Office areas over the past three weeks, and most of the partition dry wall has been hung, taped, sanded, and prime painted. Acoustic ceiling suspension and grid is to begin in the near future. A release on hard tile is needed and is assumed will be available, as at other Hotel areas, on the AM of March 3, 1997 (wd 553).

As painting trades move out into the Hotel 1st floor it will be important to maintain a clean building to prevent damage to finish surfaces. I suggest such clean up be done on a regular basis to insure building availability as finish work moves into full production and long lead items arrive on the job.

General

Overall, work at the Hotel guest room areas and first floor areas is moving at a pace somewhat consistent with long lead item approval and release expectations. Caution should be exercised so the current work is expedited as much as possible in the event that releases and approvals are received earlier than presently expected. An early release of some items could move needed sequencing of installation to an earlier date than presently shown in the issue #14 network models.

Detailed information about requests for information (RFI's) is being maintained by the project team. This information is being used to periodically update the Actions to Be Taken listing. In addition the project team is building a room by room completion model showing completion status of each room in the hotel as base building construction proceeds.

I shall be in touch with John Bernard and Darrel Ashby in the near future to set a mutually suitable monitoring date. This report is being sent to Mr. John Bernard, Mr. Dave Lewis, Mr. Darrel Ashby, and Mr. Ted Hagan.

Ralph J. Stephenson, P. E.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #26

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January 30, 1997

Subject: Monitoring Report #26

Project: Soaring Eagle Resort - rjs project 95:45

Dates of monitoring:

- Thursday, January 30, 1997 (wd 531)

Those attending

- John Bernard - Project Manager - Chippewa Hotel and Convention Center
- Darrel Ashby - Project Manager - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected Hotel
- Inspected Convention Center
- Reviewed current status of Hotel work and Convention Center work with Mr. John Bernard and Mr. Ashby
- Monitored current status of Hotel and Convention Center
- Reviewed and updated Actions to Be Taken file
- Reviewed estimated dry wall status at guest rooms

Monitored from:

- Sheet #G1 issue #14 dated December 23, 1996 (wd 505) - 7th floor guest rooms
- Sheet #G2 issue #14 dated December 23, 1996 (wd 505) - 6th floor guest rooms
- Sheet #G3 issue #14 dated December 23, 1996 (wd 505) - 5th floor guest rooms
- Sheet #G4 issue #14 dated December 23, 1996 (wd 505) - 4th floor guest rooms
- Sheet #G5 issue #14 dated December 23, 1996 (wd 505) - 3rd floor guest rooms
- Sheet #G6 issue #14 dated December 23, 1996 (wd 505) - 2nd floor guest rooms
- Sheet #G7 issue #14 dated December 23, 1996 (wd 505) - 1st floor guest rooms
- Sheet #CC1 issue #14 dated December 31, 1996 (wd 510) - Convention Center
- Sheet #AD1 issue #14 dated December 31, 1996 (wd 510) - Administrative Area
- Sheet #PH1 issue #14 dated December 31, 1996 (wd 510) - Pool and Health Club
- Sheet #LOB1 issue #14 dated December 23, 1996 (wd 505) - Lobby and Restaurant Area
- Sheet #1A issue #14 dated December 27, 1996 (wd 508) - Personnel Offices

Current key dates:

Dates listed below are assumed to be actual dates and current contract dates as noted. I recommend that all revisions to contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

07/26/95 P.M. (wd 145) - Perini released to proceed on full project

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08/02/95 P.M. (wd 151) - Perini started work in field

- Current base building completion target dates

Guest rooms - PM of October 24, 1997 (wd 720)
Convention Center - PM of August 29, 1997 (wd 681)
Administrative Area - PM of August 22, 1997 (wd 676)
Pool and Health Club - PM of August 22, 1997 (wd 676)
Lobby and Restaurant area - PM of September 17, 1997 (wd 693)
Personnel area - PM of October 1, 1997 (wd 703)

Working day assumptions for the hotel network models are based on working one 8 hour shift per day, 5 days per week.

A brief summary of the status of each major area of the Hotel as of January 30, 1997 (wd 531) is given below:

- Guest rooms - completion date for base building work from issue #14 network models is PM of October 24, 1997 (wd 720)

As of January 30, 1997 (wd 531) the main work in progress is installing dry wall suspension at corridors, completing erection of metal studs and in wall work at partitions, and hanging, taping, and sanding all remaining dry wall surfaces. Whirlpool bases at guest areas are being framed and dry wall is being installed at the bases.

Mr. Ashby and Mr. Bernard prepare and tabulate an estimate of the percent of studs, framing, and dry wall work complete as of each monitoring. A copy of the estimated dry wall status at hotel guest rooms as of January 30, 1997 (wd 531) is enclosed with this monitoring report.

Perini/Shingobee is currently working toward bringing all guest room areas to the point where they are ready for installation of vinyl wall covering, ceramic tile, and marble. These materials currently require owner approval and release. All items requiring decisions by the design team and the owner are noted in the current request-for-information (rfi) log. A translation of this log data into a list of pending actions to be taken as of January 30, 1997 (wd 531) is enclosed with this monitoring report.

We are basing our planning on that premise that the main elements needed will be released by March 3, 1997 (wd 553). After being released these materials will be submitted, approved, and then fabricated and delivered to the job site. Submission and approval of submittals has been allocated 20 working days, and fabrication and delivery has been allocated 60 working days. These time allotments bring ceramic tile and marble to the job about the P.M. of June 23, 1997 (wd 633). Installation will then begin at the 7th and the 6th floors concurrently. Presently Perini/Shingobee plans to use two finish trades crews installing their work down from the 7th floor to the 1st floor guest rooms.

Meanwhile work that can be installed now is being put in place so as to have adequate completed areas

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available by June 23, 1997 (wd 633) to move ahead with hard tile surfaces and other long lead finishes as materials arrive on the job.

As noted above, the critical element of guest room work still is to be able to start the cycle of interior finish work on bathrooms and other areas on the 7th and 6th floor by the PM of June 24, 1997 (wd 633). This requires release of restraining items, particularly hard tile and marble, by the AM of March 3, 1997 (wd 553).

- **Convention Center (CC)** - completion date for base building work from issue #14 network model is PM of August 29, 1997 (wd 681)

Currently all major work at the Convention Center area is meeting targets between early and late starts and finishes. Most hard ceiling framing is in place and wall studs and in wall work is nearly complete. Installation of gyp board is about 10% complete and moving fairly well.

Owner's release of key items, particularly hard tile and marble is essential to maintaining continuity of work at the Convention Center. Vinyl wall covering material furnished by the owner is due to be on the site by an early date of April 15, 1997 (wd 585).

Millwork at ballroom ceilings will require careful attention. At present the owner is expected to release millwork for the ceilings on March 3, 1997 (wd 553). Following release, shop drawings will be submitted and approved, and the materials will be fabricated and delivered to the job site. A current delivery date of millwork to the job site is being held in late March 1997. This will be a critical trade whose installation must be meshed closely with installation of surrounding work. The desired target dates should be monitored carefully as work proceeds.

- **1st Floor Administrative Area (ADM)** - completion date for base building work from issue #14 network models is the PM of August 22, 1997 (wd 676)

Major work at the Administrative Area is currently meeting dates between early and late starts and finishes. Most dry wall has been hung, taped and sanded and the area is ready for start of prime painting. As with most other areas at both the guest rooms and the first floor, owner releases of key materials is needed to maintain work continuity over the next four to six months

This area is normally critical and needed to help train operations personnel for the hotel. Therefore selective areas may have to be completed in advance of completion of base building work. I recommend that Perini/Shingobee and the owner's operating staff discuss, in the near future, the areas that will be needed for such training.

- **Pool and Health Club Area (PH)** - completion date for base building work from issue #14 network models is PM of August 22, 1997 (wd 676)

Construction of the lap pool structure is proceeding and spray on concrete is to be applied starting on January 30, 1997 (wd 531). Work at other areas of the pool structure is generally meeting early start and

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #26

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
January 30, 1997

early finish dates. Close in work is proceeding as weather allows. There is no current information on when the exterior skin of the pool building will be completed.

At health club areas metal studs and in-wall work is about 85% complete and hanging, taping, and sanding of gyp board is just starting.

Hard tile at the Pool areas is expected to be released on March 3, 1997 (wd 553) with delivery to the job site about June 24, 1997. Hard tile will be a critical material to completion of the areas by the current scheduled date. This is particularly the case at the Pool and Health Club since there are many other areas in which ceramic tile must be installed concurrently with the Pool and Health Club.

• **Lobby and Restaurant area** (LOB) - completion date for base building work from issue #14 network models is PM of September 17, 1997 (wd 693)

Work at the lobby and restaurant area is currently meeting targets between early and late start dates. However considerable amount of early work at this area is dependent on release of information and approvals from the owner and the architect/engineer.

Most of the work in progress as of this monitoring is installation of rough work in walls and overhead as information becomes available.

• **Personnel Offices** (PER) - completion date for base building work from issue #14 network models is PM of October 1, 1997 (wd 703)

Good progress is still being made been made at Personnel Office areas, and acoustic ceiling suspension and grid is about 30% complete. Some ceiling grills, diffusers, and light fixtures have been installed, and most activities are meeting early start and early finish dates. A release on hard tile is planned to be available, as at other Hotel areas, on the AM of March 3, 1997 (wd 553).

General

Overall, work at the Hotel guest room areas and first floor areas is moving at a pace somewhat consistent with long lead item approval and release expectations. However with the long lead time anticipated for delivery of many finish items it is becoming increasingly difficult to maintain a high intensity of finish trades work. An early release of some items could move needed sequencing of installation to an earlier date than presently shown in the issue #14 network models. This would help considerably to keep good trades workers on the job.

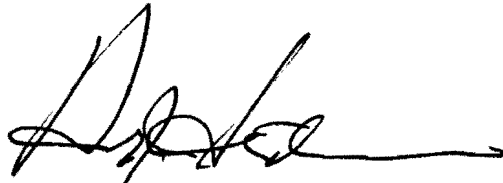
The project team has build a room by room completion model showing the completion status of each guest room in the hotel as base building construction proceeds. This model is being kept current along with the network models for each major area of the building. Tracking documents are displayed in the conference room at the job site for use in job progress meetings. I recommend duplicate copies or computer record copies be kept in a safe, secure location in the event of damage to the display set.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #26

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
January 30, 1997

The next project monitoring is presently set for Thursday, February 13, 1997 (wd 541). I shall be in touch with John Bernard and Darrel Ashby in the near future to confirm the monitoring date and set details of the meeting.

This report is being sent to Mr. Dave Lewis, Mr. John Bernard, Mr. Ted Hagan and Mr. Darrel Ashby.

A handwritten signature in black ink, appearing to read 'R. Stephenson', with a long horizontal flourish extending to the right.

Ralph J. Stephenson, P. E.

Data issue #3 - Estimated dry wall status at hotel guest rooms as of January 30, 1997

	location	hang gyp bd	tape sand gyp bd	avg	instl corr frmg	hang corr gyp bd	tape sand corr gyp bd	avg corr
1	7th fl sect C	95%	95%	95%	100%	90%	85%	92%
2	7th fl sect B	95%	95%	95%	100%	90%	90%	93%
3	6th fl sect C	90%	90%	90%	100%	100%	90%	97%
4	6th fl sect B	90%	90%	90%	100%	100%	90%	97%
5	5th fl sect D	90%	90%	90%	100%	100%	50%	83%
6	5th fl sect C	90%	90%	90%	100%	100%	50%	83%
7	5th fl sect B	90%	90%	90%	100%	100%	50%	83%
8	5th fl sect A	90%	90%	90%	100%	100%	90%	97%
9	4th fl sect D	90%	85%	88%	100%	0%	0%	33%
10	4th fl sect C	85%	75%	80%	100%	0%	0%	33%
11	4th fl sect B	75%	65%	70%	100%	0%	0%	33%
12	4th fl sect A	90%	90%	90%	100%	0%	0%	33%
13	3rd fl sect D	90%	85%	88%	100%	0%	0%	33%
14	3rd fl sect C	85%	75%	80%	100%	0%	0%	33%
15	3rd fl sect B	40%	35%	38%	0%	0%	0%	0%
16	3rd fl sect A	90%	80%	85%	100%	0%	0%	33%
17	2nd fl sect D	90%	85%	88%	100%	90%	50%	80%
18	2nd fl sect C	75%	65%	70%	100%	0%	0%	33%
19	2nd fl sect B	65%	45%	55%	100%	0%	0%	33%
20	2nd fl sect A	75%	70%	73%	100%	0%	0%	33%
21	1st fl sect D	90%	85%	88%	0%	0%	0%	0%
	avg %	84%	80%	82%	90%	41%	31%	54%

Averages are for data shown only

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #11
Date monitored: Jan 30, 1997

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	item #	rsld	rfi #	dte rfi iss	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi cde	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish decsn
1	059		HA179	10/10/96		10/10/96	HA179 - Millwork clarification - request for elev at hospitality suites & double queen rooms	2nd fl & all fls for double q	1-Perini fab, delvr & instl millwork (est duration = ?)	need all info immediately to avoid work delays	1	all		chq	chq			
2	015		HA216	11/01/96		11/01/96	HA216 - Fireplace dimensions at room 7066	guest rms	1-Perini complete framing and sheet rock work at room 7066.	have partial struct design - full arch design still pending	1	1500/0900/		chq	chq			
3	003		HA252	11/18/96		08/01/95	HA252 - Decision on bathroom & entry floor material	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - received partial answer 11/25/96	1	0900/		chq	chq & owner			reqd
4	004		HA253	11/18/96		08/01/95	HA253 - Decision on bathroom & entry floor medallions	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - bthrm med deleted 11/25/96	1	0900/		chq	chq & owner			reqd
5	030		HA254	11/18/96		08/01/95	HA254 - Decision on details of bathroom vanity tops	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - decision still pending on selection of marble	1	0600/		chq	chq & owner			reqd
6	060		HA256	11/18/96		11/18/96	HA 256 - Lobby area floor & millwork finishes	1st fl lobby	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need construction documents	1	all		chq	chq & owner			reqd
7	066		HA257	11/18/96		11/18/96	HA257 - Detail & color of 1st floor wood moldings	1st fl	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - have written release from chq but no owner approval	1	0600		chq	chq			reqd
8	067		HA258	11/18/96		11/18/96	HA258 - Decision on bathroom wall & shower finishes	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval	1	0900/		chq	chq & owner	reqd		reqd
9	068		HA259	11/18/96		08/01/95	HA259 - Selection of vinyl wall coverings	guest rooms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need information	1	0900/		chq	chq, owner & nsi	reqd		reqd
10	084		HA261	12/05/96		12/05/96	HA261 - Need elev & details for ornamental railings at grand stairway	grand stair	1-Perini can submit shop dwgs: 2-chq approve submittals: 3-Perini fab delvr & install railings	waiting on requested info	3	1000/		chq & owner	chq			
11	056		HA265	11/18/96		11/18/96	HA265 - Need revised room finish schedules	all at 1st fl	1-Perini submit samples: 2-chq approve samples: 3-Perini	on hold by chq pending owner approval	1	all		chq	chq			
12	008		HA267	11/18/96		11/18/96	HA267 - Select fabric for wall panels at conference center	conf ctr	1-owner will purchase & install vinyl fabric	on hold by chq pending owner approval	4	0900/1000/		chq	chq	reqd		reqd
13	020		HA268	11/18/96		08/01/96	HA268 - Need interior elevations at pool building	pool	1-Perini can complete construction of pool building	recd arch/enr dwgs 08/20/96 minus elevations - on hold by chq pending owner approval	3	all	all	chq	chq & owner			reqd
14	097		HA291	11/26/96		11/26/96	HA291 - Need ornamental iron installation information	ext & int skin at 15 loc	1-Perini complete installation of ornamental iron	waiting on requested info	1	0500/0900/		chq	chq			
15	099		HA294	11/26/96		11/26/96	HA294 - Need redesign of stained glass millwork at elevator lobbies	elevator lobbies	1-Perini complete framing: 1-Perini prepare & submit millwork shop drawings: 3-chq approve submittals: 4-Perini fab, delvr & install millwork	waiting on construction documents	1	0900/0700/		chq	chq			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #11
Date monitored: Jan 30, 1997

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	item #	relvd	rfi #	dte rfi iss	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi cde	csi all	who's resp	who takes action	chq appvl	enrg appvl	owner finish decsn
16	104		HA295	11/04/96		11/04/96	HA295 - Need details of ext wood trim (added 12/13/96)	hotel ext	1-Perini submit shop dwgs: 2-chq approve submittals: 3-Perini fab, deliver & install materials & equip	waiting on construction documents	2	0560/		chq	chq	x		x
17	106		HA306	12/05/96		12/05/96	HA306 - Confirm dry wall detail per conversation with CHQ (added 12/13/96)	guest rooms	1-Construct affected dry wall	waiting on confirmation	1	0600/		chq	chq			
18	108		HA313	12/09/96		12/09/96	HA313 - Question on NANA door hardware locksets - (added 12/13/96)	pool area	1-Perini install hardware	waiting on information	2	0560/		chq	chq			
19	110		HA324	12/17/96		12/17/96	HA324 - Operation approval on door 1075A	1	Order, fab, deliver, and install door 1075A	waiting for approval from CHQ	1			chq	chq			
20	111		HA326	12/18/96		12/18/96	HA 326 - Elevator lobby changed by CHQ	elev lobby	Complete prepare millwork shop drawings, submit, approve, fab, deliver and install millwork	waiting for approval from CHQ	1			chq	chq			
21	115		HA342	01/13/97		01/13/97	HA342 - Sizes and dims on chandeliers	1st fl & conv ctr	Complete prepare steel support shop drawings, submit, approve, fab, deliver and install steel hangers	waiting on designs from CHQ	1	1650/		chq	chq			
22	123		HA350	01/16/97		01/16/97	HA350 - Confirm extra maintenance material	2	Order and deliver attic stock (extra materials for future use) as required	Waiting on responses from CHQ	2			chq	chq			
23	125		HA352	01/17/97		01/17/97	HA352 - Verify electric floor box for X ray	7	Set up and take slab x ray's and provide and install in slab materials as required.	Waiting on responses from CHQ	2			chq	chq			
24			HA354	01/20/97		01/20/97	HA354 - Split panels at ornamental post	5 fl ext	Fabricate and install revised elfs panels	Waiting for response from CHQ	2			chq				
25			HA355	01/21/97		01/21/97	HA355 - Confirm changes made in field with Dan Beyer - questions 1 through 6	1 & ext	Proceed with field operations in accordance with agreements									
26			HA356	01/21/97		01/21/97	HA356 - Confirm adding wall at stairwell #3	3, 4, 5, 6, 7	Frame, install gyp bd, tape & finish wall	Waiting for response from CHQ	2			chq				
27			HA357	01/21/97		01/21/97	HA357 - Confirm extension of false columns	7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
28			HA358	01/21/97		01/21/97	HA358 - Confirm bumpout at stained glass	7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
29			HA359	01/21/97		01/21/97	HA359 - Confirm bumpout at 3-car elevator	2, 3, 4, 5, 6, 7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
30			HA360	01/22/97		01/22/97	HA360 - Confirm flooring under Jacuzzi	2, 3, 4, 5, 6, 7	Install Jacuzzi's as indicated by resolution	Waiting for response from CHQ	2			chq				

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Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

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listed in ascending in sequence																		owner
item #	rsld	rfi #	dte rfi iss	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi cde	csi all	who's resp	who takes action	chq appvl	enrg appvl	finish decn	
31		HA361	01/22/97		01/22/97	HA361 - Information on protective bollards	ext site	Locate, furnish and install bollards	Waiting for response from CHQ	2			chq					
32		HA363	01/23/97		01/23/97	HA363 - Design for heat exchange rack	1	Prepare & submit shop dwgs, approve, fab, deliver, and install racks	Waiting for response from CHQ	2			chq					
33		HA366	01/24/97		01/24/97	HA366 - Question on kitchen traffic doors	1	Prepare & submit shop dwgs, approve, fab, deliver, and install traffic doors	Waiting for response from CHQ	2			chq					
34		HA366 rev #1	01/30/97		01/30/97	HA366 rev #1 - Question on kitchen traffic doors - reissued	1	Prepare & submit shop dwgs, approve, fab, deliver, and install traffic doors										
35		HA367	01/27/97		01/27/97	HA367 - Rated wall interference at 1074r	1	Furnish & install rated ceilings as required	Waiting for response from CHQ	2			chq					
36		HA368	01/27/97		01/27/97	HA368 - Information on wine display 1143	1	Prepare & submit shop dwgs, approve, fab, deliver, and install millwork at wine display	Waiting for response from CHQ	2			chq					
37		HA369	01/27/97		01/27/97	HA369 - Question on room 1203 trim clearance	conf ctr	Prepare & submit shop dwgs, approve, fab, deliver, and install millwork soffits at the prefunction area	Waiting for response from CHQ	2			chq					
38		HA370	01/29/97		01/29/97	HA370 - Section at prefunction ceiling	conf ctr	Install ceiling at elevations indicated	Waiting for response from CHQ	2			chq					
39		HA371	01/29/97		01/29/97	HA371 - Finish schedule for room 2130	conf ctr mezz	Finish out room as it becomes available	Waiting for response from CHQ	2			chq					
40	079	HE120	08/13/96		08/13/96	HE120 - Need design for lights & dimmers at jacuzzis	jacuzzi rooms (90)	1-Perini complete install in wall elect work at jacuzzis: 1-Perini order necessary fixtures	construction documents to be issued	1	1600/		chq	chq				
41	075	HE189	11/18/96		11/18/96	HE189 - Need elect design for presid gov, tribal, & hospitality suites & mtg rms	7th & 2nd fls	1-Perini complete electrical rough in at affected areas	on hold by chq pending owner approval	1	all	all	chq	chq				
42	012	HE197	12/13/96		12/13/96	HE197 - Need details & elevations of main bar area - was HE184	bar - 1st fl	1-Perini can complete elect in wall rough in	on hold by chq pending owner approval	3	all	all	chq	chq			reqd	
43		HE198	12/16/96		12/16/96	HE198 - Question on note #2 on drawings	roof	Rough in antenna location as indicated	Waiting for response from CHQ	2			chq					
44		HE203	01/29/97		01/29/97	HE203 - Location of AM/FM antenna	roof	Install AM/FM antenna at roof	Waiting for response from CHQ	2			chq					
45		HE204	01/29/97		01/29/97	HE204 - Confirm fixture conversation	2, 3, 4, 5, 6	Fixtures are to be painted a flat brown as Perini was instructed by Dan Beyer	Waiting for response from CHQ	2			chq					

• Early item #'s are from John Bernard lists

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Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #11
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item #	rsld	rfi #	dte rfi lss	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi ode	csi all	who's resp	who takes action	chq appvl	enrg appvl	owner finish decsn
46		HE205	01/29/97		01/29/97	HE205 - Color for type "C" fixture	2	Order type "C" fixtures in the approved color	Waiting for response from CHQ	2			chq				
47		HE206	01/29/97		01/29/97	HE206 - Color for type L3 fixture	1	Order type "L3" fixtures in the approved color	Waiting for response from CHQ	2			chq				
48		HE207	01/29/97		01/29/97	HE207 - Rough in for motor drapes	conf ctr	Install rough-in for motorized drapes	Waiting for response from CHQ	2			chq				
49		HE208	01/29/97		01/29/97	HE208 - Confirm device locations in presidential suite	7	Install fixture types and circuitry as directed by Dan Beyer	Waiting for response from CHQ	2			chq				

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

SoaringEagleResort
Mt. Pleasant, Michigan
Monitoring Report #28

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 253
March 7, 1997
Revised March 10, 1997

Subject: Monitoring Report #28

Project: Soaring Eagle Resort - rjs project 95:45

Date of monitoring:

- Friday March 7, 1997 (wd 557)

Those attending:

- John Bernard - Project Manager - Chippewa Hotel and Convention Center
- Darrel Ashby - Project Manager - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected Hotel
- Inspected Convention Center
- Reviewed current status of Hotel work and Convention Center work with Mr. John Bernard and Mr. Darrel Ashby
- Monitored current status of Hotel and Convention Center
- Reviewed and updated Actions to Be Taken file
- Reviewed estimated dry wall status at guest rooms

Monitored from:

- ✓✓ • Sheet #G1 issue #14 dated December 23, 1996 (wd 505) - 7th floor guest rooms
- ✓✓ • Sheet #G2 issue #14 dated December 23, 1996 (wd 505) - 6th floor guest rooms
- ✓✓ • Sheet #G3 issue #14 dated December 23, 1996 (wd 505) - 5th floor guest rooms
- ✓✓ • Sheet #G4 issue #14 dated December 23, 1996 (wd 505) - 4th floor guest rooms
- ✓✓ • Sheet #G5 issue #14 dated December 23, 1996 (wd 505) - 3rd floor guest rooms
- ✓✓ • Sheet #G6 issue #14 dated December 23, 1996 (wd 505) - 2nd floor guest rooms
- ✓✓ • Sheet #G7 issue #14 dated December 23, 1996 (wd 505) - 1st floor guest rooms
- ✓✓ • Sheet #CC1 issue #14 dated December 31, 1996 (wd 510) - Convention Center
- ✓✓ • Sheet #AD1 issue #14 dated December 31, 1996 (wd 510) - Administrative Area
- ✓✓ • Sheet #PH1 issue #14 dated December 31, 1996 (wd 510) - Pool and Health Club
- ✓✓ • Sheet #LOB1 issue #14 dated December 23, 1996 (wd 505) - Lobby and Restaurant Area
- ✓✓ • Sheet #1A issue #14 dated December 27, 1996 (wd 508) - Personnel Offices

Current key dates:

Dates listed below are assumed to be actual dates and current contract dates as noted. I recommend that all revisions to contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar
07/26/95 P.M. (wd 145) - Perini released to proceed on full project
08/02/95 P.M. (wd 151) - Perini started work in field
- Current base building completion target dates
Guest rooms - P.M. of October 24, 1997 (wd 720)
Convention Center - P.M. of August 29, 1997 (wd 681)
Administrative Area - P.M. of August 22, 1997 (wd 676)
Pool and Health Club - P.M. of August 22, 1997 (wd 676)
Lobby and Restaurant area - P.M. of September 17, 1997 (wd 693)
Personnel area - P.M. of October 1, 1997 (wd 703)

Working day assumptions for Hotel network models are based on working one 8 hour shift per day, 5 days per week.

A brief summary of the status of each major area of the Hotel as of February 13, 1997 (wd 541) is given below:

• General information

The Actions-to-be-Taken list was updated at this monitoring and a copy of the updated list is attached to this report. The number of unresolved requests for information is currently 44. The tabulation as of February 13, 1997 (wd 541) showed 49 items. It should be noted that requests for information HE210 through HE220 have been verbally approved by CHQ and the affected work has been completed.

Also please note that the design team is no longer responding to questions or making decisions in respect to the Hotel facility. I recommend that an alternate method of obtaining answers to questions that would normally be answered by the design team be implemented as quickly as possible. This is essential if the current project dates are to be met.

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #28

Ralph J. Stephenson, P. E.
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phone 517 772 253
March 7, 1997
Revised March 10, 1997

It is becoming increasingly critical to release hard tile and marble finishes and to provide vinyl wall covering to the project. Vinyl wall covering was to be provided by the owner and delivered to the job site by the P.M. of April 15, 1997 (wd 585). Hard tile and marble finishes were to have been approved for processing by the P.M. of February 28, 1997 (wd 553). Neither the vinyl wall covering or the hard tiles have been approved as yet. Therefore areas containing hard tile are lagging by the amount of the delay which is currently about 4 working days.

Vinyl wall covering is due to be delivered to the job site by the owner by April 15, 1997 (wd 584). This will free up some finish work to begin on areas that are ready for vinyl. Therefore it is important to rebuild finish trades crews in the very near future. Over the past few weeks considerable reduction of finish tradesmen on the project has been experienced, primarily due to delays in processing regular payment requests and, to a degree, because of the delays in responding to requests for information (rfi's).

- Guest rooms - completion date for base building work from issue #14 network models is the P.M. of October 24, 1997 (wd 720)

As of March 7, 1997 (wd 557) work at the guest rooms is concentrated on hanging, taping and sanding dry wall partitions. A tabulation of guest room dry wall percent complete information as of March 7, 1997 (wd 557) shows that approximately 96% of all guest room dry wall is hung, and approximately 92% of all guest room corridor dry wall is taped and sanded. Thus the overall average percent completion for guest floor dry wall is 94%. This compares with the February 13, 1997 tabulation in which the corresponding percent complete was 79%. A copy of the tabulation of dry wall work done in the guest rooms is enclosed with this report.

Work is also proceeding on other trades that can be installed at the guest rooms prior to the need to install hard tile and other pending procurement items. Some of the items being installed are millwork, electrical devices such as outlets, switches and other finish wiring, wood backings, painting, Jacuzzis, fireplaces, door lights and other miscellaneous items.

The tabulation of items that can be installed without having vinyl, ceramic and other hard finish surfaces on the job are shown on the marked up trade spread sheet that is being maintained by the Hotel project team. The items of finish work

Data issue #5- Estimated dry wall status at hotel guest rooms as of March 7, 1997

	location	hang gyp bd	tape sand gypbd	avg	instl corr frmg	hang corr gyp bd	tape sand corr gypbd	avg corr
1	7th fl sect C	98%	98%	98%	100%	98%	98%	99%
2	7th fl sect B	98%	98%	98%	100%	98%	98%	99%
3	6th fl sect C	98%	98%	98%	100%	100%	98%	99%
4	6th fl sect B	98%	98%	98%	100%	100%	98%	99%
5	5th fl sect D	98%	98%	98%	100%	100%	98%	99%
6	5th fl sect C	98%	98%	98%	100%	100%	98%	99%
7	5th fl sect B	98%	98%	98%	100%	100%	98%	99%
8	5th fl sect A	98%	98%	98%	100%	100%	98%	99%
9	4th fl sect D	98%	98%	98%	100%	100%	98%	99%
10	4th fl sect C	98%	98%	98%	100%	100%	98%	99%
11	4th fl sect B	98%	98%	98%	100%	100%	98%	99%
12	4th fl sect A	98%	98%	98%	100%	100%	98%	99%
13	3rd fl sect D	98%	98%	98%	100%	98%	85%	94%
14	3rd fl sect C	98%	98%	98%	100%	98%	85%	94%
15	3rd fl sect B	95%	95%	95%	100%	98%	85%	94%
16	3rd fl sect A	95%	90%	93%	100%	100%	85%	95%
17	2nd fl sect D	95%	90%	93%	100%	98%	85%	94%
18	2nd fl sect C	95%	90%	93%	100%	98%	85%	94%
19	2nd fl sect B	95%	80%	88%	100%	85%	80%	88%
20	2nd fl sect A	95%	80%	88%	100%	98%	80%	93%
21	1st fl sect D	90%	85%	88%	0%	0%	0%	0%
	avg %	97%	94%	96%	95%	94%	88%	92%

Averages are for data shown only

tot avg = 94%

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #13
Date monitored: March 7, 1997

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	item #	rshd	rfi #	dterfi iss	dterfi resolvd	dte info firstreq	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csicde	csiall	who's resp	who takes action	chq appvl	enrg appvl	owner finish decsn
1	059		HA179	10/10/96		10/10/96	HA179 - Millwork clarification - request for elev at hospitality suites & double queen rooms	2nd fl & all fls for double q	1-Perini fab, delvr & instl millwork (est duration = ?)	need all info immediately to avoid work delays	1	all		chq	chq			
2	003		HA252	11/18/96		08/01/95	HA252 - Decision on bathroom & entry fl material - decision made to not use medallion	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - received partial answer 11/25/96	1	0900/		chq	chq & owner			reqd
3	030		HA254	11/18/96		08/01/95	HA254 - Decision on details of bathroom vanity tops	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - decision still pending on selection of marble	1	0600/		chq	chq & owner			reqd
4	060		HA256	11/18/96		11/18/96	HA 256 - Lobby area floor & millwork finishes	1st fl lobby	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need construction documents	1	all		chq	chq & owner			reqd
5	067		HA258	11/18/96		11/18/96	HA258 - Decision on bathroom wall & shower finishes	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval	1	0900/		chq	chq & owner	reqd		reqd
6	068		HA259	11/18/96		08/01/95	HA259 - Selection of vinyl wall coverings	guest rooms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need information	1	0900/		chq	chq, owner & nsl	reqd		reqd
7	084		HA261	12/05/96		12/05/96	HA261 - Need elev & details for ornamental railings at grand stairway	grand stair	1-Perini can submit shop dwgs: 2-chq approve submittals: 3-Perini fab delvr & install railings	waiting on requested info	3	1000/		chq & owner	chq			
8	056		HA265	11/18/96		11/18/96	HA265 - Need revised room finish schedules	all at 1st fl	1-Perini submit samples: 2-chq approve samples: 3-Perini	on hold by chq pending owner approval	1	all		chq	chq			
9	008		HA267	11/18/96		11/18/96	HA267 - Select fabric for wall panels at conference center	conf ctr	1-owner will purchase & install vinyl fabric	on hold by chq pending owner approval	4	0900/1000/		chq	chq	reqd		reqd
10	020		HA268	11/18/96		08/01/96	HA268 - Need interior elevations at pool building	pool	1-Perini can complete construction of pool building	recd arch/enrg dwgs 08/20/96 minus elevations - on hold by chq pending owner approval	3	all	all	chq	chq & owner			reqd
11	097		HA291	11/26/96		11/26/96	HA291 - Need ornamental iron installation information	ext & int skin at 15 loc	1-Perini complete installation of ornamental iron	waiting on requested info	1	0500/0900/		chq	chq			
12	099		HA294	11/26/96		11/26/96	HA294 - Need redesign of stained glass millwork at elevator lobbies	elevator lobbies	1-Perini complete framing: 1-Perini prepare & submit millwork shop drawings: 3-chq approve submittals: 4-Perini fab, delvr & install millwork	waiting on construction documents	1	0900/0700/		chq	chq			
13	104		HA295	11/04/96		11/04/96	HA295 - Need details of ext wood trim (added 12/13/96)	hotel ext	1-Perini submit shop dwgs: 2-chq approve submittals: 3-Perini fab, delvr & install materials & equip	waiting on construction documents	2	0560/		chq	chq	x		x
14	106		HA306	12/05/96		12/05/96	HA306 - Confirm dry wall detail per conversation with CHQ (added 12/13/96)	guest rooms	1-Construct affected dry wall	waiting on confirmation	1	0600/		chq	chq			
15	108		HA313	12/09/96		12/09/96	HA313 - Question on NANA door hardware locksets - (added 12/13/96)	pool area	1-Perini install hardware	waiting on information	2	0560/		chq	chq			
16	110		HA324	12/17/96		12/17/96	HA324 - Operation approval on door 1075A	1	Order, fab, deliver, and install door 1075A	waiting for approval from CHQ	1			chq	chq			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #13
Date monitored: March 7, 1997

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	item #	rsld	rfi #	dte rfi iss	dte rfi resolvd	dte info firstreq	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csicde	csiall	who's resp	who takes action	chq appvl	enrg appvl	owner finish decsn
7	111		HA326	12/18/96		12/18/96	HA 326 - Elevator lobby changed by CHQ	elev lobby	Complete prepare millwork shop drawings, submit, approve, fab, deliver and install millwork	waiting for approval from CHQ	1			chq	chq			
8	115		HA342	01/13/97		01/13/97	HA342 - Sizes and dims on chandeliers	1st fl & conv ctr	Complete prepare steel support shop drawings, submit, approve, fab, deliver and install steel hangers	waiting on designs from CHQ	1	1650/		chq	chq			
9			HA360	01/22/97		01/22/97	HA360 - Confirm flooring under Jacuzzi	2, 3, 4, 5, 6, 7	Install Jacuzzi's as indicated by resolution	Waiting for response from CHQ	2			chq				
10			HA361	01/22/97		01/22/97	HA361 - Information on protective bollards	ext site	Locate, furnish and install bollards	Waiting for response from CHQ	2			chq				
11			HA365	01/23/97		01/23/97	HA365 - Confirm additional millwork requirements	2, 3, 4, 5, 6, 7	Work will proceed as per architectural sketches as a change order to the original contract	Waiting for response from CHQ	2			chq				
12			HA368	01/27/97		01/27/97	HA368 - Information on wine display 1143	1	Prepare & submit shop dwgs, approve, fab, deliver, and install millwork at wine display	Waiting for response from CHQ	2			chq				
13			HA374	02/03/97		02/03/97	HA374 - Confirm wall dims at club lounge	7th fl guest room	Continue wall const at floor		1	0900/		chq	chq			
14			HA376	02/04/97		02/04/97	HA376 - What are door details at wine display? Door #1143 not on schedule	1	Procure and install door		1	0800/		chq	chq			
15			HA378	02/04/97		02/04/97	HA378 - Need to know fl finish under parlor tubs	guest rooms	Install floors and tubs at guest rooms		1	1500/		chq/ownr	chq/ownr			
16			HA379	02/04/97		02/04/97	HA379 - How to install double fountain pool drinking fountain	pool area	Install drinking fountain		1	1500/		chq	chq			
17			HA381	02/05/97		02/05/97	HA381 - Changes to 2nd fl ceiling	2	Complete 2nd fl ceilings		1	0900/		chq	chq			
18			HA382	02/05/97		02/05/97	HA382 - Verify changed handicap shower dimen	rms X703	Construct shower walls		1	0900/		chq	chq			
19			HA386	03/03/97		03/03/97	HA386 - What are the door frame colors at 1st fl public areas?	1	Paint door frames at 1st floor public areas	Waiting for response from CHQ	1	0800/		chq				
20			HA387	03/03/97		03/03/97	HA387 - What is the Pella stain color at 1st floor public areas?	1	Stain windows	Waiting for response from CHQ	1	0700/		chq				
21			HE204	01/29/97		01/29/97	HE204 - Confirm fixture conversation	2, 3, 4, 5, 6	Fixtures are to be painted a flat brown as Perini was instructed by Dan Beyer	Waiting for response from CHQ	2			chq				
22			HE206	01/29/97		01/29/97	HE206 - Color for type L3 fixture	1	Order type "L3" fixtures in the approved color	Waiting for response from CHQ	2			chq				

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Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

Monitoring #13
Date monitored: March 7, 1997

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item #	rsld	rfi #	dterfi iss	dterfi resolved	dteinfo firstreq	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csicde	csiall	who's resp	who takes action	chq appvl	enrg appvl	owner finish decsn
3			HE207	01/29/97		01/29/97	HE207 - Rough in for motor drapes	conf ctr	Install rough-in for motorized drapes	Waiting for response from CHQ	2			chq			
4			HE210	02/24/97		02/24/97	HE210 - Confirm device location at room 7067	7	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
5			HE211	02/24/97		02/24/97	HE211 - Confirm device location at room 7083	7	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
6			HE212	02/24/97		02/24/97	HE212 - Confirm device location at room 7050	7	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
7			HE213	02/28/97		02/28/97	HE213 - Confirm device location at room 5082	5	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
8			HE214	02/28/97		02/28/97	HE214 - Confirm device location at room 2086	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
9			HE215	02/28/97		02/28/97	HE215 - Confirm device location at room 2093	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
0			HE216	02/28/97		02/28/97	HE216 - Confirm device location at room 2097	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
1			HE217	02/28/97		02/28/97	HE217 - Confirm device location at room 2099	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
2			HE218	02/28/97		02/28/97	HE218 - Confirm device location at room 2088	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
3			HE219	02/28/97		02/28/97	HE219 - Confirm device location at room 2096	2	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			
4			HE220	02/28/97		02/28/97	HE220 - Confirm device location at room 7082	7	Install devices at location specified	Waiting for response from CHQ	1	1600/		chq			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

**Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #29**

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 253
April 4, 1997

Subject: Monitoring Report #29

Project: Soaring Eagle Resort - rjs project 95:45

Date of monitoring:

- Friday April 4, 1997 (wd 577)

Those attending:

- Darrel Ashby - Project Manager - Chippewa Soaring Eagle Resort
- Ralph J. Stephenson - Consultant

Actions taken:

- Reviewed status of Hotel work and Convention Center work as of March 18, 1997 (wd 564) with Mr. Darrel Ashby
- Reviewed Actions to Be Taken file
- Reviewed estimated dry wall status at guest rooms

Monitored from:

- Sheet #G1 issue #14 dated December 23, 1996 (wd 505) - 7th floor guest rooms
- Sheet #G2 issue #14 dated December 23, 1996 (wd 505) - 6th floor guest rooms
- Sheet #G3 issue #14 dated December 23, 1996 (wd 505) - 5th floor guest rooms
- Sheet #G4 issue #14 dated December 23, 1996 (wd 505) - 4th floor guest rooms
- Sheet #G5 issue #14 dated December 23, 1996 (wd 505) - 3rd floor guest rooms
- Sheet #G6 issue #14 dated December 23, 1996 (wd 505) - 2nd floor guest rooms
- Sheet #G7 issue #14 dated December 23, 1996 (wd 505) - 1st floor guest rooms
- Sheet #CC1 issue #14 dated December 31, 1996 (wd 510) - Convention Center
- Sheet #AD1 issue #14 dated December 31, 1996 (wd 510) - Administrative Area
- Sheet #PH1 issue #14 dated December 31, 1996 (wd 510) - Pool and Health Club
- Sheet #LOB1 issue #14 dated December 23, 1996 (wd 505) - Lobby and Restaurant Area
- Sheet #1A issue #14 dated December 27, 1996 (wd 508) - Personnel Offices

Current key dates:

Dates listed below are assumed to be actual dates and current contract dates as noted.

- Actual dates as recorded - from 5 working day calendar
 - 07/26/95 P.M. (wd 145) - Perini released to proceed on full project
 - 08/02/95 P.M. (wd 151) - Perini started work in field
- Current base building completion target dates
 - Guest rooms - P.M. of October 24, 1997 (wd 720)
 - Convention Center - P.M. of August 29, 1997 (wd 681)
 - Administrative Area - P.M. of August 22, 1997 (wd 676)
 - Pool and Health Club - P.M. of August 22, 1997 (wd 676)
 - Lobby and Restaurant area - P.M. of September 17, 1997 (wd 693)

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #29

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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phone 517 772 253
April 4, 1997

Personnel area - P.M. of October 1, 1997 (wd 703)

Working day assumptions for Hotel network models are based on working one 8 hour shift per day, 5 days per week.

• General information

In a letter dated March 21, 1997 (wd 567) the Saginaw Chippewa Indian Tribe of Michigan gave Perini Building Company a seven day notice of termination. The letter was addressed to Mr. Robert S. Storen, President and CEO, and was signed by Kevin Chamberlain, Tribal Chief. Copies of the letter were sent to the Tribal Council, The Gluk Group, Michael G. Phelan, Esq., and Richard J. Rizzo, Executive Vice President, Perini Corporation.

The termination was for cause, and was to be effective on March 28, 1997 (wd 572). A copy of the letter was sent to Perini's surety, Perini Corporation.

In view of the dismissal and the changed project occupancy conditions, Mr. Darrel Ashby and I agreed that a full review of the current network models as of March 18, 1997 (wd 564) should be made. Since access to the site was not possible, Mr. Ashby and I monitored the job as of March 18, 1997 (wd 564) in an off-site location and from Mr. Ashby's latest review of the hotel project.

The Actions to be Taken tabulation was previously updated to Issue 13, dated March 7, 1997 (wd 557). A copy of this list was attached to the previous monitoring report #28, dated March 7, 1997 (wd 557), and revised as of March 10, 1997 (wd 558).

The estimated dry wall status report for the guest rooms was updated by Mr. Darrel Ashby on March 18, 1997 (wd 564). A copy of the updated dry wall status report is attached to this report. The previous report dated March 7, 1997 (wd 557) showed the estimated percent complete for dry wall was 94%. The estimated percent complete as of March 18, 1997 (wd 564) was 96% for all guest room areas.

As of March 18, 1997 (wd 564), the hard tile and marble finishes had not been released for processing. To meet critical completion dates for practically all areas it was necessary that these finishes be released by the P.M. of February 28, 1997 (wd 553). Thus the lag in delivery of hard tile as of March 18, 1997 (wd 564) was 11 working days. This lag will increase by one working day for each working day the release is delayed.

Vinyl wall covering was to be provided by the owner and delivered to the job site by the P.M. of April 15, 1997 (wd 585). No word on the actual delivery of vinyl wall covering was available as of March 18, 1997 (wd 564).

• Guest rooms - completion date for base building work from issue #14 network models is the P.M. of October 24, 1997 (wd 720)

As of March 18, 1997 (wd 557) installation, taping, and sanding of dry wall surfaces at guest room areas

Soaring Eagle Resort
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April 4, 1997

was approximately 96% complete. Work was proceeding on trades that could be installed concurrently with dry wall, and had been freed up for installation. These included whirlpool piping, some sprinkler head work, electrical devices, wood backing, limited painting, fireplaces, door lights, and other miscellaneous trades. However high production work on critical items such as hard tile and marble cannot proceed until released and processed.

Atabulation of items that can be installed without having vinyl, ceramic and other hard finish surfaces on the job are shown on the marked up trade spread sheet that has been maintained by the Hotel project team.

- Convention Center (CC) - completion date for base building work from issue #14 network model is the P.M. of August 29, 1997 (wd 681)

As of March 18, 1997 (wd 564) interior work at the Convention Center lagged the plan of work by the projected 11 working day delay in approval of long lead finish items.

- 1st Floor Administrative Area (ADM) - completion date for base building work from issue #14 network models is the P.M. of August 22, 1997 (wd 676)

Major item that will drive future work at this area will be the procurement of finishes when released, for special areas such as at the front desk, along with vinyl wall covering, and hard tile surfaces.

- Pool and Health Club Area (PH) - completion date for base building work from issue #14 network models is the P.M. of August 22, 1997 (wd 676)

Work was being concentrated on installation of sheet metal ductwork and, as information allows, on dry wall partitions at the health club.

Ceramic tile release is a critical activity to completion of the areas by the scheduled date. This is particularly the case at the Pool and Health Club since large surfaces at these areas consist of ceramic tile surfaces.

- Lobby and Restaurant area (LOB) - completion date for base building work from issue #14 network models is the P.M. of September 17, 1997 (wd 693)

The same restraints as at other Hotel areas from hard tile and vinyl wall covering apply at the lobby and restaurant area. Other constraints, including procurement of millwork and special floor finishes in the area also has delayed work at the area. The current lag at this area is about 11 working days over late starts and finishes.

- Personnel Offices (PER) - completion date for base building work from issue #14 network models is the P.M. of October 1, 1997 (wd 703)

Work progress at the Personnel Office area was moving well and was meeting early and late starts and

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #29

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phone 517 772 253
April 4, 1997

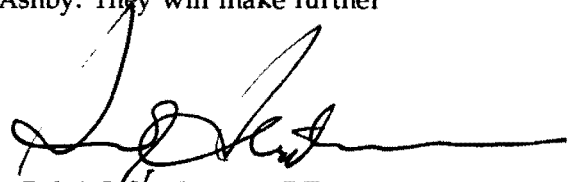
finishes. The lag due to lack of information on hard tile was about 11 working days.

Summary:

Perini has moved off the site and work on the hotel by Perini has been stopped. This will be the final monitoring report on the project as it stands on March 18, 1997 (wd 564). However I shall keep in touch with Mr. Ashby at Perini for further instructions.

This report is being given to Mr. John Bernard, and Mr. Darrel Ashby. They will make further distribution to members of the project team as required.

Attachments: Estimated dry wall status



Ralph J. Stephenson, P.E.

Estimated dry wall status at Hotel Guest Rooms

Date: 18-Mar-97

Location	Hand gyp board	Tape&Sand gyp board	Average	Corridor Ceiling Frmg	Corridor Ceil'g Gyp Board	Corr. Ceil'g Tape & Sand	Average
7th Fl Sec. C	98%	98%	98%	100%	98%	98%	99%
7th Fl Sec. B	98%	98%	98%	100%	98%	98%	99%
6th Fl Sec. C	98%	98%	98%	100%	100%	98%	99%
6th Fl Sec. B	98%	98%	98%	100%	100%	98%	99%
5th Fl Sec. D	98%	98%	98%	100%	100%	98%	99%
5th Fl Sec. C	98%	98%	98%	100%	100%	98%	99%
5th Fl Sec. B	98%	98%	98%	100%	100%	98%	99%
5th Fl Sec. A	98%	98%	98%	100%	100%	98%	99%
4th Fl Sec. D	98%	98%	98%	100%	100%	98%	99%
4th Fl Sec. C	98%	98%	98%	100%	100%	98%	99%
4th Fl Sec. B	98%	98%	98%	100%	100%	98%	99%
4th Fl Sec. A	98%	98%	98%	100%	100%	98%	99%
3rd Fl Sec. D	98%	98%	98%	100%	100%	98%	99%
3rd Fl Sec. C	98%	98%	98%	100%	100%	98%	99%
3rd Fl Sec. B	98%	98%	98%	100%	100%	98%	99%
3rd Fl Sec. A	98%	98%	98%	100%	100%	98%	99%
2nd Fl Sec. D	98%	98%	98%	100%	100%	95%	98%
2nd Fl Sec. C	98%	95%	97%	100%	100%	95%	98%
2nd Fl Sec. B	98%	85%	92%	100%	90%	80%	90%
2nd Fl Sec. A	95%	95%	95%	100%	98%	85%	94%
1st Fl Sec. D	95%	95%	95%	0%	0%	0%	0%
Average %	98%	97%	97%	95%	94%	92%	94%

The average of gypsum walls and corridor ceilings complete:

96%

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #27

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
Mt. Pleasant, Michigan 48858
phone 517 772 2537
February 14, 1997

Subject: Monitoring Report #27

Project: Soaring Eagle Resort - rjs project 95:45

Date of monitoring:

- Thursday February 13, 1997 (wd 541)

Those attending:

- John Bernard - Project Manager - Chippewa Hotel and Convention Center
- Darrel Ashby - Project Manager - Chippewa Soaring Eagle Resort
- Ted Hagan - Project Superintendent - Chippewa Hotel and Convention Center
- Ralph J. Stephenson - Consultant

Actions taken:

- Inspected Hotel
- Inspected Convention Center
- Reviewed current status of Hotel work and Convention Center work with Mr. John Bernard and Mr. Ashby
- Monitored current status of Hotel and Convention Center
- Reviewed and updated Actions to Be Taken file
- Reviewed estimated dry wall status at guest rooms

Monitored from:

- Sheet #G1 issue #14 dated December 23, 1996 (wd 505) - 7th floor guest rooms
- Sheet #G2 issue #14 dated December 23, 1996 (wd 505) - 6th floor guest rooms
- Sheet #G3 issue #14 dated December 23, 1996 (wd 505) - 5th floor guest rooms
- Sheet #G4 issue #14 dated December 23, 1996 (wd 505) - 4th floor guest rooms
- Sheet #G5 issue #14 dated December 23, 1996 (wd 505) - 3rd floor guest rooms
- Sheet #G6 issue #14 dated December 23, 1996 (wd 505) - 2nd floor guest rooms
- Sheet #G7 issue #14 dated December 23, 1996 (wd 505) - 1st floor guest rooms
- Sheet #CC1 issue #14 dated December 31, 1996 (wd 510) - Convention Center
- Sheet #AD1 issue #14 dated December 31, 1996 (wd 510) - Administrative Area
- Sheet #PH1 issue #14 dated December 31, 1996 (wd 510) - Pool and Health Club
- Sheet #LOB1 issue #14 dated December 23, 1996 (wd 505) - Lobby and Restaurant Area
- Sheet #1A issue #14 dated December 27, 1996 (wd 508) - Personnel Offices

Current key dates:

Dates listed below are assumed to be actual dates and current contract dates as noted. I recommend that all revisions to contract dates be assembled from the formal and informal revisions made and be summarized in a formal change order.

- Actual dates as recorded - from 5 working day calendar

Soaring Eagle Resort
Mt. Pleasant, Michigan
Monitoring Report #27

Ralph J. Stephenson, P. E.
Consulting Engineer
323 Hiawatha Drive
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phone 517 772 2537
February 14, 1997

07/26/95 P.M. (wd 145) - Perini released to proceed on full project
08/02/95 P.M. (wd 151) - Perini started work in field

- **Current base building completion target dates**

Guest rooms - P.M. of October 24, 1997 (wd 720)
Convention Center - P.M. of August 29, 1997 (wd 681)
Administrative Area - P.M. of August 22, 1997 (wd 676)
Pool and Health Club - P.M. of August 22, 1997 (wd 676)
Lobby and Restaurant area - P.M. of September 17, 1997 (wd 693)
Personnel area - P.M. of October 1, 1997 (wd 703)

Working day assumptions for Hotel network models are based on working one 8 hour shift per day, 5 days per week.

A brief summary of the status of each major area of the Hotel as of February 13, 1997(wd 541) is given below:

- Guest rooms - completion date for base building work from issue #14 network models is the P.M. of October 24, 1997 (wd 720)

As of February 13, 1997 (wd 541) work at guest room areas on the 7th, 6th, 5th, 4th, 3rd, 2nd, and 1st floors is concentrated mainly on installing ceiling framing, wall studs and in wall work, and hanging, taping and sanding gyp board wall and ceiling surfaces. The project team has prepared an estimated dry wall status report for the guest rooms and a copy of the report is attached to this report. The February 13, 1996 (wd 541) estimated percent complete of all dry wall partitions and ceilings is about 79%, compared to an estimated percent completion of this work as of February 6, 1997 (wd 536) of approximately 77%.

Acoustic and dry wall work crew sizes on the Hotel and Convention Center have been reduced, primarily because of delays in processing regular payment requests and to a degree, because of delays in responding to requests for information (rfi's).

The Actions-to-be-Taken list was updated at this monitoring from the rfi log and is attached to this report. The present anticipated release date for ceramic tile and other hard finish materials by the owner is being held at the P.M. of February 28, 1997 (wd 553). Delivery of these materials is expected to start about the A.M. of June 24, 1997.

As of February 10, 1997 (wd 538) the design team noted that they will no longer be able to respond to questions or make decisions in respect to the Hotel facility. If this is the case an alternate method of providing answers to questions that would normally be answered by the request for information system must be implemented as quickly as possible.

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The chain of events for procurement of critical finish materials is due to begin in about 12 working days on March 3, 1997 (wd 553). Therefore is essential that all work that can be done without having hard tile and other similar finishes installed, be started as soon as crews become available to do the work.

Another item to be provided by the owner is vinyl wall covering. Delivery of vinyl is currently expected to start about April 15, 1997 and will be installed as work areas are made available and materials are on the job. As with ceramic tile and other hard finishes, all work that can be done before or concurrently with vinyl installation should be put into work as soon as possible.

A tabulation of items that can be installed without having vinyl, ceramic and other hard finish surfaces on the job can be identified from the network models and the the Area-Schedule-of-Completion spread sheet that has been prepared and is being maintained by the Hotel project team. In this tabulation the items to be installed at each guest room are shown on a spread sheet. The intersection of a particular line item guest room and a finish item column is colored as the item is completed.

- Convention Center (CC) - completion date for base building work from issue #14 network model is the P.M. of August 29, 1997 (wd 681)

Currently interior work at the Convention Center is meeting dates between early and late starts and finishes. However there is a drift toward late starts and finishes that should be watched carefully. As with other areas the release and procurement of ceramic tile and other similar items will largely set installation patterns at the Convention Center.

An item that must be watched carefully is work at the ceiling of the ballroom. Current plans call for the release of ceiling millwork and trim by March 3, 1997 (wd 553). Chandelier hangers at this area are not released yet, and ceiling work already installed may have to be removed in order to install hangers when the installation needs have been identified. Ceiling installation is proceeding prior to installation of chandelier supports and related rough electrical work in accordance with CHQ's direction.

- 1st Floor Administrative Area (ADM) - completion date for base building work from issue #14 network models is the P.M. of August 22, 1997 (wd 676)

Most work at the Administration Area is meeting targets between early and late starts and finishes. However the work pace has slowed considerably because of the reduction in finish work crews over the past few weeks.

A critical item that will begin driving work at this area in the near future will be the release of finishes at the area, particularly for special areas such as the front desk millwork, vinyl wall covering, and hard tile surfaces.

The general office area and the front desk facility is often a crucial area used for training operating personnel, and to initiate early operation of the building. I suggest the contractor's project team work

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closely with the owner's hotel staff to help achieve their mutual objectives.

- Pool and Health Club Area (PH) - completion date for base building work from issue #14 network models is the P.M. of August 22, 1997 (wd 676)

Major work at the Pool and Health Club area over the past two weeks has been concentrated on construction of the lap pool and continuing installation of mechanical equipment at the health club.

Installation of dry wall surfaces is beginning to show signs of dropping behind early starts and finishes at the Pool and Health Club. Ceramic tile release is set for March 3, 1997 (wd 553) and will be a critical activity to completion of the areas by the current scheduled date. This is particularly the case at the Pool and Health Club since there are many other areas in which ceramic tile must be installed concurrently with the Pool and Health Club installation.

Close in work is ongoing as weather and available resources allow. There is no current information on when the exterior skin of the pool building will be completed.

- Lobby and Restaurant area (LOB) - completion date for base building work from issue #14 network models is the P.M. of September 17, 1997 (wd 693)

There has been very little finish work done at the lobby and restaurant areas over the past two weeks. However most work completed is still meeting dates between early and late starts and finishes. The same restraints as at other Hotel areas from hard tile and vinyl wall covering apply at the lobby and restaurant area. In addition, other constraints including procurement of millwork and special floor finishes in the area also apply.

- Personnel Offices (PER) - completion date for base building work from issue #14 network models is the P.M. of October 1, 1997 (wd 703)

Work progress at the Personnel Office area continues good with major activities meeting early starts and finishes. Considerable painting has been completed, much of the acoustic ceiling grid is installed, and most light fixtures, grills, diffusers, and sprinkler heads have been installed. Hard tile restraints apply here as at all other sectors of the Hotel facility with tile release expected by March 3, 1997 (wd 553).

General:

Work at the Hotel has slowed as work crews have been reduced due to delays in processing payment requests, and, to some extent, because of delays in responding to requests for information (rfi's). Most work is being concentrated on getting areas possible ready for installation of hard tile, marble, vinyl wall covering, millwork and other finishes now awaiting release for procurement processing.

Various project progress tracking documents are displayed in the project conference room for use in job progress meetings. These are valuable documents and I recommend the project team review them

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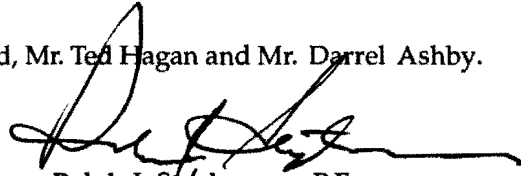
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regularly for accuracy. Duplicate copies or computer record copies should be kept in a safe, secure location in the event of damage to the display set.

I shall be in touch with John Bernard and Darrel Ashby in the near future to confirm the next monitoring date and set details of the meeting.

This report is being sent to Mr. Dave Lewis, Mr. John Bernard, Mr. Ted Hagan and Mr. Darrel Ashby.

Attachments: Actions-to-be-Taken file
Estimated dry wall status



Ralph J. Stephenson, P.E.

Estimated dry wall status at Hotel Guest Rooms

Date: 13-Feb-97

Location	Hand gyp board	Tape&Sand gyp board	Average	Corridor Ceiling Frmg	Corridor Ceil'g Gyp Board	Corr. Ceil'g Tape & Sand	Average
7th Fl Sec. C	95%	95%	95%	100%	95%	95%	97%
7th Fl Sec. B	95%	95%	95%	100%	95%	95%	97%
6th Fl Sec. C	95%	95%	95%	100%	100%	95%	98%
6th Fl Sec. B	95%	95%	95%	100%	100%	95%	98%
5th Fl Sec. D	95%	95%	95%	100%	100%	90%	97%
5th Fl Sec. C	95%	95%	95%	100%	100%	90%	97%
5th Fl Sec. B	95%	95%	95%	100%	100%	90%	97%
5th Fl Sec. A	95%	95%	95%	100%	100%	90%	97%
4th Fl Sec. D	95%	85%	90%	100%	100%	0%	67%
4th Fl Sec. C	95%	80%	88%	100%	100%	0%	67%
4th Fl Sec. B	95%	75%	85%	100%	100%	0%	67%
4th Fl Sec. A	95%	90%	93%	100%	100%	0%	67%
3rd Fl Sec. D	95%	95%	95%	100%	0%	0%	33%
3rd Fl Sec. C	95%	95%	95%	100%	0%	0%	33%
3rd Fl Sec. B	95%	70%	83%	100%	90%	0%	63%
3rd Fl Sec. A	95%	85%	90%	100%	100%	0%	67%
2nd Fl Sec. D	95%	90%	93%	100%	90%	50%	80%
2nd Fl Sec. C	95%	90%	93%	100%	0%	0%	33%
2nd Fl Sec. B	80%	55%	68%	100%	0%	0%	33%
2nd Fl Sec. A	80%	75%	78%	100%	0%	0%	33%
1st Fl Sec. D	90%	85%	88%	0%	0%	0%	0%
Average %	93%	87%	90%	95%	70%	38%	68%

The average of gypsum walls and corridor ceilings complete:

79%

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

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item #	nsld	rfi #	dte rfi las	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi cde	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish decen
1	059	HA179	10/10/96		10/10/96	HA179 - Millwork clarification - request for elev at hospitality suites & double queen rooms	2nd fl & all fls for double q	1-Perini fab, delvr & instl millwork (est duration = ?)	need all info immediately to avoid work delays	1	all		chq	chq			
2	015	HA216	11/01/96		11/01/96	HA216 - Fireplace dimensions at room 7066	guest rms	1-Perini complete framing and sheet rock work at room 7066.	have partial struct design - full arch design still pending	1	1500/0900/		chq	chq			
3	003	HA252	11/18/96		08/01/95	HA252 - Decision on bathroom & entry floor material	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - received partial answer 11/25/96	1	0900/		chq	chq & owner			reqd
4	004	HA253	11/18/96		08/01/95	HA253 -Decision on bathroom & entry floor medallions	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - design still pending - bthrm med deleted 11/25/96	1	0900/		chq	chq & owner			reqd
5	030	HA254	11/18/96		08/01/95	HA254 - Decision on details of bathroom vanity tops	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - decision still pending on selection of marble	1	0600/		chq	chq & owner			reqd
6	060	HA256	11/18/96		11/18/96	HA 256 - Lobby area floor & millwork finishes	1st fl lobby	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need construction documents	1	all		chq	chq & owner			reqd
7	066	HA257	11/18/96		11/18/96	HA257 - Detail & color of 1st floor wood moldings	1st fl	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - have written release from chq but no owner approval	1	0600		chq	chq			reqd
8	067	HA258	11/18/96		11/18/96	HA258 - Decision on bathroom wall & shower finishes	guest rms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval	1	0900/		chq	chq & owner	reqd		reqd
9	068	HA259	11/18/96		08/01/95	HA259 - Selection of vinyl wall coverings	guest rooms	1-Perini will submit shop dwgs, samples, colors: 2-CHQ approve submittals: 3-fab & deliver materials & equipment.	on hold by chq pending owner approval - need information	1	0900/		chq	chq, owner & nai	reqd		reqd
10	084	HA261	12/05/96		12/05/96	HA261 - Need elev & details for ornamental railings at grand stairway	grand stair	1-Perini can submit shop dwgs: 2-chq approve submittals: 3-Perini fab delvr & install railings	waiting on requested info	3	1000/		chq & owner	chq			
11	056	HA265	11/18/96		11/18/96	HA265 - Need revised room finish schedules	all at 1st fl	1-Perini submit samples: 2-chq approve samples: 3-Perini	on hold by chq pending owner approval	1	all		chq	chq			
12	008	HA267	11/18/96		11/18/96	HA267 - Select fabric for wall panels at conference center	conf ctr	1-owner will purchase & install vinyl fabric	on hold by chq pending owner approval	4	0900/1000/		chq	chq	reqd		reqd
13	020	HA268	11/18/96		08/01/96	HA268 - Need interior elevations at pool building	pool	1-Perini can complete construction of pool building	recd arch/enr dwgs 08/20/96 minus elevations - on hold by chq pending owner approval	3	all	all	chq	chq & owner			reqd
14	097	HA291	11/26/96		11/26/96	HA291 - Need ornamental Iron installation information	ext & int skin at 15 loc	1-Perini complete installation of ornamental Iron	waiting on requested info	1	0500/0900/		chq	chq			
15	099	HA294	11/26/96		11/26/96	HA294 - Need redesign of stained glass millwork at elevator lobbies	elevator lobbies	1-Perini complete framing: 1-Perini prepare & submit millwork shop drawings: 3-chq approve submittals: 4-Perini fab, delvr & install millwork	waiting on construction documents	1	0900/0700/		chq	chq			

• Early item #'s are from John Bernard lists

• Ratings are from 1 to 5 with 5 being lowest priority & 1 being of the utmost importance

Soaring Eagle Resort Hotel - Actions to be Taken - Still pending

Listed in ascending rfi sequence

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	item #	rsld	rfi #	dte rfi iss	dte rfi resolvd	dte info first req	description of rfi	location	action to be taken as a result of the rfi being answered	current status	ratg	csi cde	csi all	who's resp	who takes action	chq appvl	enr appvl	owner finish decsn
16	104		HA295	11/04/96		11/04/96	HA295 - Need details of ext wood trim (added 12/13/96)	hotel ext	1-Perini submit shop dwgs: 2-chq approve submittals: 3-Perini fab, deliver & install materials & equip	waiting on construction documents	2	0560/		chq	chq	x		x
17	106		HA306	12/05/96		12/05/96	HA306 - Confirm dry wall detail per conversation with CHQ (added 12/13/96)	guest rooms	1-Construct affected dry wall	waiting on confirmation	1	0600/		chq	chq			
18	108		HA313	12/09/96		12/09/96	HA313 - Question on NANA door hardware locksets - (added 12/13/96)	pool area	1-Perini install hardware	waiting on information	2	0560/		chq	chq			
19	110		HA324	12/17/96		12/17/96	HA324 - Operation approval on door 1075A	1	Order, fab, deliver, and install door 1075A	waiting for approval from CHQ	1			chq	chq			
20	111		HA326	12/18/96		12/18/96	HA 326 - Elevator lobby changed by CHQ	elev lobby	Complete prepare millwork shop drawings, submit, approve, fab, deliver and install millwork	waiting for approval from CHQ	1			chq	chq			
21	115		HA342	01/13/97		01/13/97	HA342 - Sizes and dims on chandeliers	1st fl & conv ctr	Complete prepare steel support shop drawings, submit, approve, fab, deliver and install steel hangers	waiting on designs from CHQ	1	1650/		chq	chq			
22			HA356	01/21/97		01/21/97	HA356 - Confirm adding wall at stairwell #3	3, 4, 5, 6, 7	Frame, install gyp bd, tape & finish wall	Waiting for response from CHQ	2			chq				
23			HA357	01/21/97		01/21/97	HA357 - Confirm extension of false columns	7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
24			HA358	01/21/97		01/21/97	HA358 - Confirm bumpout at stained glass	7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
25			HA359	01/21/97		01/21/97	HA359 - Confirm bumpout at 3-car elevator	2, 3, 4, 5, 6, 7	Frame, install gyp bd, tape & finish false column	Waiting for response from CHQ	2			chq				
26			HA360	01/22/97		01/22/97	HA360 - Confirm flooring under Jacuzzi	2, 3, 4, 5, 6, 7	Install Jacuzzi's as indicated by resolution	Waiting for response from CHQ	2			chq				
27			HA361	01/22/97		01/22/97	HA361 - Information on protective bollards	ext site	Locate, furnish and install bollards	Waiting for response from CHQ	2			chq				
28			HA362	01/22/97		01/22/97	HA362 - Confirm work on rfi ha306	7		No rework necessary - has been discussed with CHQ	2			chq				
29			HA363	01/23/97		01/23/97	HA363 - Design for heat exchange rack	1	Prepare & submit shop dwgs, approve, fab, deliver, and install racks	Waiting for response from CHQ	2			chq				
30			HA365	01/23/97		01/23/97	HA365 - Confirm additional millwork requirements	2, 3, 4, 5, 6, 7	Work will proceed as per architectural sketches as a change order to the original contract	Waiting for response from CHQ	2			chq				

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31		HA367	01/27/97		01/27/97	HA367 - Rated wall interference at 1074r	1	Furnish & install rated ceilings as required	Waiting for response from CHQ	2			chq				
32		HA368	01/27/97		01/27/97	HA368 - Information on wine display 1143	1	Prepare & submit shop dwgs, approve, fab, deliver, and install millwork at wine display	Waiting for response from CHQ	2			chq				
33		HA373	02/03/97		02/03/97	HA373 - What is the stain color at the int and ext wd trim at the first fl guest rooms?	1st fl guest room	Stain and install wood trim		3	0900/0700		chq	chq			
34		HA374	02/03/97		02/03/97	HA374 - Confirm wall dimens at club lounge	7th fl guest room	Continue wall const at floor		1	0900/		chq	chq			
35		HA376	02/04/97		02/04/97	HA376 - What are door details at wine display? Door #1143 not on schedule	1	Procure and install door		1	0800/		chq	chq			
36		HA378	02/04/97		02/04/97	HA378 - Need to know fl finish under parlor tubs	guest rooms	Install floors and tubs at guest rooms		1	1500/		chq/ownr	chq/ownr			
37		HA379	02/04/97		02/04/97	HA379 - How to install double fountain pool drinking fountain	pool area	Install drinking fountain		1	1500/		chq	chq			
38		HA381	02/05/97		02/05/97	HA381 - Changes to 2nd fl ceiling	2	Complete 2nd fl ceilings		1	0900/		chq	chq			
39		HA382	02/05/97		02/05/97	HA382 - Verify changed handicap shower dimen	rms X703	Construct shower walls		1	0900/		chq	chq			
40	079	HE120	08/13/96		08/13/96	HE120 - Need design for lights & dimmers at jacuzzis	jacuzzi rooms (90)	1-Perini complete install in wall elect work at jacuzzis: 1-Perini order necessary fixtures	construction documents to be issued	1	1600/		chq	chq			
41	075	HE189	11/18/96		11/18/96	HE189 - Need elect design for presid gov, tribal, & hospitality suites & mtg rms	7th & 2nd fls	1-Perini complete electrical rough in at affected areas	on hold by chq pending owner approval	1	all	all	chq	chq			
42		HE198	12/16/96		12/16/96	HE198 - Question on note #2 on drawings	roof	Rough in antenna location as indicated	Waiting for response from CHQ	2			chq				
43		HE203	01/29/97		01/29/97	HE203 - Location of AM/FM antenna	roof	Install AM/FM antenna at roof	Waiting for response from CHQ	2			chq				
44		HE204	01/29/97		01/29/97	HE204 - Confirm fixture conversation	2, 3, 4, 5, 6	Fixtures are to be painted a flat brown as Perini was instructed by Dan Beyer	Waiting for response from CHQ	2			chq				
45		HE205	01/29/97		01/29/97	HE205 - Color for type "C" fixture	2	Order type "C" fixtures in the approved color	Waiting for response from CHQ	2			chq				

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46		HE206	01/29/97		01/29/97	HE206 - Color for type L3 fixture	1	Order type "L3" fixtures in the approved color	Waiting for response from CHQ	2			chq				
47		HE207	01/29/97		01/29/97	HE207 - Rough in for motor drapes	conf ctr	Install rough-in for motorized drapes	Waiting for response from CHQ	2			chq				
48		HE208	01/29/97		01/29/97	HE208 - Confirm device locations in presidential suite	7	Install fixture types and circuitry as directed by Dan Beyer	Waiting for response from CHQ	2			chq				
49		HE209	01/30/97		01/30/97	HE209 - Need location of new annunciator panel	1st fl security room	Procure and install new annunciator panel	Waiting for response from CHQ	1	1600/		chq				

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