

January 2, 1976

**Subject:** Monitoring Report #1

Store #9058 K-Mart, Jacksonville, Illinois

(9000 series) Malan Construction Company

**Project:** 75:85

Monitored from Issue #1 dated December 29, 1975

**Date of Monitoring:** December 29, 1975 (working day 253 - 1975/76 working  
day calendar)

**Issue #1 Target Turnover Date:** June 15, 1976 (working day 117 - 1976/76  
working day calendar)  
or earlier

**Note:** The network plan, Issue #1, is calculated from January 2, 1976,  
working day 1 for the 1976/77 working day calendar.

**Actions taken:**

- Prepared preliminary network model, Issue #1, dated  
December 29, 1975 with Mr. Plette

**General Summary**

As of December 29, 1975 rough site balancing had started but is now stalled according to Mr. Plette due to extremely wet site conditions. There has been some off-site sewer work completed but generally no major site work installation has yet begun.

As part of our diagramming, Mr. Plette and I prepared a site work plan based upon the information available. We also diagrammed building work based upon an assumed delivery of structural steel of March 15, 1976 (working day 52). It should be noted that our preliminary evaluation indicates this steel delivery date puts completion of the project very close to the target turnover point and present indications are that the project will be a tight job.

We also prepared a D1 and D2 sheet for the D series operations. Summarized below are what appear to be presently the most critical contract and delivery items.

May 3, 1976

**Subject:** Monitoring Report #2  
Store #9058 K-Mart, Jacksonville, Illinois  
(9000 Series) Malan Construction Company

**Project:** 75185

**Monitored from Issue #1** dated December 29, 1975

**Date of Monitoring:** April 28, 1976 (working day 84)

**Issue #1 Target Turnover Date:** July 12, 1976 (working day 135)

**Start of Foundation Work:** About April 12, 1976 (working day 72)

**Note:** In Issue #1 the general building area is to be completed by the evening of June 30, 1976 (working day 129) with power to be available about one week after delivery of the transformer now scheduled for about July 1, 1976 (working day 129)

**Actions taken:**

- Reviewed network model Issue #1 dated December 29, 1975 with Mr. Mowry
- Checked current job status by phone with Mr. Plette

**General Summary**

As of April 28, 1976 (working day 840) site work is moving relatively well in accordance with critical dates in the network model. Some problems have been encountered with installation of water lines relative to location and elevation. However, corrective action is expected to be taken on this in the near future.

Mr. Plette mentioned that all power service to the site now is projected to be placed underground. This work is to start soon. The site is nearly finish balanced and graded, underground sanitary sewer work and manholes are well along, and storm sewers are complete both on and off site.

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

At the building footings are substantially complete and will be totally complete by the end of this week. Structural steel is on the site and currently being shaken out. Erection will start April 29, 1976 (working day 85). It was due to begin no later than April 15, 1976 (working day 75) giving a lag of approximately 10 working days. It appears presently that a portion of this time may be picked up in erection of the red iron frame, plumbing and bolting.

Overall, the current status of the project indicates it is moving relatively well. The slight lags that exist at present could be picked up if the weather stays good over the coming few weeks.

**Ralph J. Stephenson, P. E.**

**RJS**  
**m**

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

November 25, 1975

**Subject:** Monitoring Report #1

Store #3343 K-Mart, Lansing, Illinois

Malan Construction Company

**Project:** 75183

Monitored from Issue #1 dated November 20, 1975

**Date of Monitoring:** November 21, 1975 (working day 229)

**Target Turnover Date:** Currently set at May 17, 1976 (working day 352)

**Note:** This target turnover date is established by site work requirements. Completion dates for building areas are slightly earlier and set at May 10, 1976 (working day 347)

Actions taken:

- Inspected project
- Prepared complete network diagram with Mr. Kolstad and Mr. Howry
- Evaluated job progress

General Summary

As of November 21, 1975 (working day 229) most major foundation work is complete with the exception of some interior column footings in the west half of the building. Masonry bearing walls to precast level are being erected presently and the site is being rough graded. Some stone fill has been placed inside the building. Presently contracts are being let for major trades. Very critical to job progress is award and start of work on the mechanical contract, particularly site and building underground.

Also critical is electrical in-wall work. The electrical contractor has been selected, however, and should be on the job shortly.

The project will be constructed during a very difficult weather period and therefore, it appears presently that some temporary heat will be essential to meet the target turnover date of May 17, 1976 (working day 352). Structural steel and joists are scheduled to be on the job on January 2, 1976 (working day 256). Close-in with roofing complete is presently projected at about March 4, 1976 (working day 300) and slab on grade has a target completion date of March 30, 1976 (working day 318).

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RALPH J. STEPHENSON, P. E.  
CONSULTING ENGINEER

Delivery of mechanical equipment, transformers and switchgear will be very important and if deliveries can be expedited, it is possible some use could be made of the permanent heating system for proceeding with interior finish work.

The network plan was reviewed carefully, and with the above assumptions it presently is considered feasible to set the target turnover point in mid-May. However, it should be further cautioned that careful attention must be paid to expediting deliveries and sequencing subcontractors on the job in timely fashion.

This will be particularly important in the office area relative to the main sales area. Presently it appears that work in the office area on sheet metal ductwork could begin earlier than in the main sales area. Therefore, it would be wise to consider that sheet metal installation will move from the office and utility areas into the main store.

Site work will be limited in pace by the construction moving through heavy winter weather. Therefore, it is presently projected that the store could be turned over when the site area in front of the store (at the west) is paved. This is expected, as noted above, to be on May 17, 1976 (working day 352).

For ease in reference, the site has been broken into three major sections. Area 1 - immediately to the front or west of the building; area 2 - surrounding the building on the north, east and south; and area 3 - the far third of the site to the west.

Another problem that should be attacked now is that of relocation of the existing power service that extends onto the site from Barnice Street and ends at a power pole inside the building. This redesign and relocation are to be accomplished by the power company. There also are some miscellaneous utilities presently on the site that must be rerouted or abandoned.

Another element that will become critical within the next two weeks is temporary power. The trades will need electric current for small tools and other equipment. Therefore, this item should be expedited.

We completed diagramming the entire project and I shall process the network and issue it for field use as quickly as possible. Meanwhile, prints have been made of sheets 1 through 5, Issue #1 dated November 20, 1975 and these are available at the present time.

Ralph J. Stephenson, P.E.

RJS/r

To: Mr. Larry Nowry (orig. & 2 copies)

December 17, 1975

Subject: Monitoring Report #2  
Store #3343 K-Mart, Lansing, Illinois  
Malan Construction Company

Project: 75:83

Monitored from Issue #1 dated November 20, 1975 (working day 228)

Date of Monitoring: December 12, 1975 (working day 243)

Target Turnover Date: Currently set at May 17, 1976 (working day 347)

Actions taken:

- Inspected project
- Evaluated job progress

General Summary

As of December 12, 1975 (working day 243) masonry at the mezzanine is up to precast levels and proceeding at other sections of the building pending delivery and erection of precast. Installation of utilities at back areas is also in work. Sheet metal ductwork is being fabricated on the site and generally the work progress presently is good.

Precast was due on the job on December 9, 1975 (working day 240). It will not be delivered now until December 15, 1975 (working day 244) so shows a projected lag of about 4 working days. Hopefully this work can be picked up if progress is maintained at the present level in the field.

Work is proceeding on slagging the building area and although the site is muddy, it is hoped that the slag will provide a reasonably firm surface upon which to erect steel. Structural steel is due on the job January 2, 1976 (working day 256) and presently will meet that target. It is hoped precast and masonry at the rear of the building will be sufficiently far along to receive structural steel without interruption.

The final network for Lansing is now nearly processed and will be issued shortly for field use.

Ralph J. Stephenson, P.E.

RJS  
R

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

RALPH J. STEPHENSON, P. E.  
CONSULTING ENGINEER

March 29, 1976

**Subject: Monitoring Report #3**  
**Store #3343 K-Mart, Lansing, Illinois**  
**Malan Construction Company**

**Project: 75:83**

**Monitored from Issue #1 dated November 20, 1975 (working day 228)**  
**1975/76 working day calendar**

**Date of Monitoring: March 24, 1976 (working day 59)**  
**1976/77 working day calendar**

**Target Turnover Date: Currently set at June 21, 1976 (working day 121)**

**Actions taken:**

- Reviewed job status with Mr. Mowry and Mr. Raffler and Mr. Kolstad (Mr. Kolstad by telephone)
- Updated Issue #1 to Issue #2 dated March 24, 1976
- Evaluated job status

**General Summary**

As of March 24, 1976 (working day 59) the project is moving relatively well with roofing under way and liming about to start for the floor slab sub-base. It is expected the K-Mart sales area could be completed as early as mid-June 1976 with the office being finished off concurrently.

Site work still remains somewhat of a problem and therefore, the current target turnover date is set for slightly later than the completion targets of the sales area and office.

It is critical at the site to make a decision on the water and sanitary connections and where they are to be located. Presently there is a chance that the road going through the parking lot will not be rerouted this year to the rear of the retention pond. If this is the case, then there is a strong possibility utilities in the street will not be installed and this would mean an additional length of utility lines from the building out to other tap-in points.

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

**This matter is to be reviewed in depth with Mr. Lander by Mr. Mowry and Mr. Raffler at a very early date.**

**I shall process the updated network and issue it as soon as possible.**

**Ralph J. Stephenson, P.E.**

**RJS/m**

**To: Mr. Larry Mowry (orig. & 1 copy)**

**Mr. Larry Raffler**  
**Malan Construction Company**



# Master Responsibility Code List

RALPH J. STEPHENSON, P. E.  
CONSULTING ENGINEER

## K-Marts

1	Malan	27	Resilient flooring
2	Mechanical	28	Ceramic
3	Electrical	29	Acoustic
4	Structural steel	30	DC items (award contract)
5	Sprinkler	31	D items (shop drawings, approvals, deliveries)
6	Site excavation	32	OH door
7	Tenant (K-Mart)	33	Dry wall
8	Governmental agencies	34	TO/R partitions
9	Site utility	35	Site storm
10	Gas co.	36	Site sanitary
11	Power co.	37	Site water
12	Telephone co.	38	Site electrical
13	Paving	39	Other tenants
14	Precast concrete	40	Hollow metal frames & doors
15	Metal deck	41	
16	Roofing	42	
17	Building concrete	43	
18	Site concrete	44	
19	Fencing	45	
20	Landscaping	46	
21	Masonry	47	
22	Painting	48	
23	Miscellaneous iron	49	
24	Parking lot striping & signs		
25	Sash and glazing		
26	Carpentry		

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- Award mechanical and electrical contracts
- Award concrete and resteel contracts
- Deliver structural steel and panel work
- Obtain all permits
- Check all power and phone easements
- Award drywall contract to obtain early approval and delivery of vinyl covered wallboard
- Deliver early sewer and water line materials
- Deliver sand and mud trap, and waste oil tank
- Deliver transformer and switchgear
- Obtain required permits from state for deceleration lane construction
- Expedite construction of access road by local government

Note: There is a storm drain to be installed under this access road which flows onto the site and out through culverts at the south of the parking lot. This drainage system may play an important part in drying and keeping dry the site for paving this spring.

Mr. Plette reports that the most critical deterrent to work at the site presently is the wet condition of the subbase. It is hoped that we will obtain some favorable weather for drying the site over the next few weeks so that completion of balancing can take place. Since the site will be drained to perimeter ditches, this work becomes important to keeping the site accessible.

Our Issue #1 network dated December 29, 1975 was based upon as much information as we were able to assemble at the present time. There are a large number of tasks in the diagram that we were not able to assign confirmed durations to. In some cases assumptions were made as to about how long they should require, while in other cases these were left without durations and will show as 0 in the initial computer run. However, it is apparent that the job will be tight and therefore, as much of the missing information as possible should be firmed up quickly.

I shall have the preliminary network drafted and the rough computer run prepared to provide initial information about early work on the project and to give us a range on required delivery dates for various major elements of the project. I shall also be in touch with Mr. Mowry regarding a time at which we can complete the building and site network when this additional information is available.

Ralph J. Stephenson, P.E.

RJS/m

To: Mr. Larry Mowry  
(Orig. & 2 copies)