

October 13, 1976

Subject: Monitoring Report #1
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76:47

Date of Monitoring: October 8, 1976 (working day 198)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Issue #1 turnover date: January 31, 1977 (working day 276)

Note: This turnover date will probably have to be revised due to initial difficulties on the site with telephone and oil line relocation, along with unexpectedly heavy rock sub-base.

Actions taken:

- Inspected project
- Conferred with Mr. Kolstad and Mr. Mowry re job progress
- Evaluated job progress
- Discussed preparation of project status report

Note: Mr. Mowry will complete this with the project manager

General Summary

As of October 8, 1976 (working day 198) site utilities are about 80% complete and considerable rock excavation and balancing have proceeded. Mr. Kolstad estimates there are from 10 to 15 more working days of moving earth and filling before actual blue topping or preparation of final grading for paving can begin. It is imperative that laying of asphalt paving begin no later than mid-November. Recently there has been some talk of asphalt plants shutting down earlier than they have in the past for several reasons. Thus,

Monitoring Report #1
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

it is always a gamble as to whether they will stay open beyond mid-November. This is a gamble that cannot be afforded on this project.

Building work is approximately one month behind the targets set in the Issue #1 network. Presently it appears that if this one month holds, our turnover date would have to be revised to about February 28, 1977 (working day 296).

Structural steel fabrication is almost complete. It was due on the job no later than October 21, 1976 (working day 249). Thus, if by good fortune footings and walls proceed more rapidly than had been planned, it is possible that the steel erection could start earlier than one month past its presently projected date. This is probably where most of the time that could be picked up will be regained. However, because of the large amount of rock encountered in present footing excavation, it may not be possible to pick up any time in construction of the substructure. Of course, it also is urgent that deliveries of material be kept coming in timely fashion. A careful analysis should be made of the D series, sheets D1 and D2, to insure that the large numbers of administrative and D series elements are accomplished. Present projections of the project indicate it will require extremely close attention even to be completed at the revised later target. Weather also, of course, will have a direct impact upon this job.

Mr. Mowry has been given the marked up project status report by Mr. Kolstad and Mr. Mowry will complete it with the project manager for distribution.

Ralph J. Stephenson, P. E.

RJS/m

To: Mr. Larry Mowry
Mr. Leonard Shebses

November 2, 1976

Subject: Monitoring Report #2
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76:47

Date of Monitoring: October 28, 1976 (working day 212)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Issue #1 turnover date: January 31, 1977 (working day 276)

Note: This turnover date will probably have to be revised due to initial difficulties on the site with telephone and oil line relocation, along with unexpectedly heavy rock sub-base.

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Mowry
- Evaluated job progress
- Prepared project status report for period from October 28, 1976 (working day 212) to November 26, 1976 (working day 232)

General Summary

As of October 28, 1976 (working day 212) building work is about 20 working days behind the Issue #1 network model. Footings and foundation walls are installed for about 70% of the building but no column footings have been started. Work is in progress on underground utilities at the office areas. No current word was available on structural steel delivery although it is assumed that fabrication is in process and steel is available as needed.

There is some concern on fabrication and delivery of precast mezzanine deck. It should be pointed out that the mechanical contractor should review

Monitoring Report #2
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

shop drawings to insure that openings are placed at the proper locations. Precast is an essential element in maintaining progress relative to erection of bearing steel masonry at a most critical area of the building - the office area.

Site work is in very critical condition and it is now a major question if paving can be accomplished prior to the onset of cold weather and closing of the plants. Presently site balancing is being brought to the point where fine grading can start and the area should be ready for curbs and walks in a few days. No contract has been let on this work yet and it should be issued immediately.

Fine grading of the parking lot (blue topping) was due to begin no later than October 15, 1976 (working day 203). It appears, if information from the paving contractor is reliable, that fine grading could start as early as Friday, October 29, 1976 (working day 213). This would give a lag of 10 working days on site work.

Other site elements to be watched include:

- letting of off-site utility work (not presently awarded)
- construction of improvements to U.S. 30 (presently in work)
- installation of light pole bases (not yet started)
- construction of the retaining basin and the concrete flumes (not yet started)
- installation of curbs and walks (not presently awarded)

Reviewing date goals on the job, we originally set a January 31, 1977 (working day 276) turnover date which would bring opening to about April 7, 1977 (working day 324). Projecting a one month current lag on the building brings the opening to about May 9, 1977 (working day 346). However, for turnover to be effected, it is usually necessary to have parking lots paved. Thus, presently the major deterrent to turning over the building in time to open in May is the parking areas. This matter must be given absolute priority if we are to meet our current target end dates.

Mr. Mowry and I prepared a project status report covering the period from October 28, 1976 (working day 212) to November 26, 1976 (working day 232). This report will be issued in a mixed sequence with the D series (code 31) items broken out separately.

Ralph J. Stephenson, P.E.

RJS/m

To: Mr. Larry Mowry
Mr. Leonard Shebses

November 15, 1976

Subject: Monitoring Report #3
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76:47

Dates of Monitoring: November 9 and 10, 1976 (working days 220 and 221)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Issue #1 turnover date: January 31, 1977 (working day 276)

Monitored from Issue #2 dated November 9, 1976

Actions taken:

- Reviewed job progress with Mr. Mowry
- Updated network to Issue #2 dated November 9, 1976

General Summary

As of November 9, 1976 (working day 220) heavy attention must be given site work so as to be able to pave parking lots as early as possible. Present projections for completion of parking lot paving range as late as December 29, 1976 (working day 254). However, field operations are going to exert every possible effort to get this paving completed at an earlier point to eliminate the possibility of not having materials available.

If work on paving can be substantially completed within the next month, site work will probably cease to be a serious problem except for off-site utilities. A contract for these has not yet been let and much of our discussion at this monitoring centered around the need to get this in work immediately. Present expectations are that the off-site water and sewer line require 66 working days (3 months) to install. However, there is a lift station involved in the sewer work and this may increase the amount of time required for construction of this off-site work. In any event, it is critical that off-site utility work be initiated now. I suggest a detailed evaluation of the plan of work for off-site

Monitoring Report #3
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

sewer and water lines be made at an early date.

Building work has now become crucial since the lag there has increased to a projected 33 working days. Structural steel was originally planned to be started no later than October 21, 1976 (working day 207). Current data from the Issue #2 network indicates it will start about December 8, 1976 (working day 240). This accounts directly for the 33 working day lag.

Mr. Mowry and I discussed methods of picking up some of this lag and it was decided that one method might be to construct the slab on grade now and protect it from weather to the greatest extent possible. The Issue #2 network was recalculated on this basis and assumes that the slab on grade for the sales area will proceed immediately. Under this arrangement manual calculations show the turnover point for the store is now about March 4, 1977 (working day 300). The original target turnover date on the Issue #1 network was January 28, 1977 (working day 275). Thus, some time can be picked up by getting the slab in work early and not having to incur a time delay due to thawing sub-base.

Presuming a turnover in early March, the store opening could be planned for about May 11, 1977 (working day 348). With this opening date, it becomes especially critical to get paving done this year so little, if any, site work remains to be completed in 1977. Also, this evaluation points up the very critical nature of off-site utilities since the utilities probably will be needed for turnover.

This job has encountered severe difficulties and if the above dates are to be met, will have to be watched carefully on a day to day basis to insure that all deliveries are expedited to the job site and that every possible compression of time is realized.

I shall process the Issue #2 network and reissue it in the near future. Meanwhile, Mr. Mowry has made prints of the manually computed diagram.

Ralph J. Stephenson, P.E.

RJS
m

To: Mr. Larry Mowry
Mr. Leonard Shebses

December 16, 1976

Subject: Monitoring Report #4
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76147

Date of Monitoring: December 10, 1976 (working day 242)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Issue #1 turnover date: January 31, 1977 (working day 276)

* * * * *

Monitored from Issue #2 dated November 9, 1976

Issue #2 Turnover date: Anticipated at March 4, 1977 (working day 300)

Note: This monitoring report is against the Issue #2 turnover date

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Mowry and Mr. Kolstad
- Evaluated current job status

General Summary

As of December 10, 1976 (working day 242) most site work has been stopped due to weather, with the parking lot being graveled and compacted in part and up to final rough grade in most other areas. It will be necessary to complete site work next spring concurrently with the tenant move-in since to all intents and purposes, no paving work can be put in this winter.

The weather has, of course, contributed heavily to the difficulties encountered on the site over the past few weeks. The weather has been exceptionally cold and this, in conjunction with considerable precipitation, has caused a steep decline in working days normally expected in November and December.

The project is also encountering difficulties in erection of bearing masonry. Presently precast mezzanine deck is in place and masonry is

Monitoring Report #4
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

being erected to roof bearing. However, because of the cold weather it is essential to enclose the masonry operation and presently panels are being built to accomplish this.

Structural steel, according to our Issue #2 network, was due to begin no later than December 8, 1976 (working day 240). It is now anticipated to begin sometime between December 27, 1976 (working day 252) and January 3, 1977 (working day 256). Using the latter date due to difficulty in starting operations during the holidays, the lag is 16 working days over the Issue #2 network. This is a sizable lag and probably will be difficult to recapture because of lagging erection of masonry. Every effort has been made to expedite this work but progress has been exceptionally slow.

As part of our monitoring, we also made a detailed review of the current status of delivery items. Mr. Dan Piette made notes on these and will begin assisting in expediting deliveries that are currently slow. We used the D series selective computer run to isolate those pieces of equipment and material that are experiencing difficulty.

I shall review the project with Mr. Mowry at an early date to determine the need to update further. No project status report was prepared at this monitoring since a new report is due out shortly from the field. This will be prepared by Mr. Kolstad and Mr. Mowry.

Ralph J. Stephenson, P.E.

RJS
E

To: Mr. Larry Mowry
Mr. Leonard Shebses

March 21, 1977

Subject: Monitoring Report #5
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76:47

Date of Monitoring: March 15, 1977 (working day 307) and
March 16, 1977 (working day 308)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Monitored from Issue #2 dated November 9, 1976

Issue #2 turnover date: Anticipated at March 4, 1977 (working day 300)

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Mowry and Mr. Kolstad
- Evaluated current job status
- Updated network to Issue #3 dated March 15, 1977

General Summary

As of March 15, 1977 (working day 307) no further progress since our previous monitoring report has been made on site work. This is because the winter has been exceptionally harsh and it has not been possible to carry out any additional field work on the site to the present. It is expected that work there will start up again shortly and it will proceed on through paving keeping pace with the building work.

At the building the current lag is about 61 working days over the Issue #2 network dated November 9, 1976. This projects a target turnover date of sometime in mid-June. It was decided at our March 16th meeting we should do a full update of the network. The next day Mr. Kolstad, Mr. Mowry and I revised the network to Issue #3 dated March 15, 1977. Preliminary calculations of this network indicate that the job will be

Monitoring Report #5
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

ready for turnover about June 16, 1977 (working day 373). This was based on a manually computed network and calculations are presently being checked carefully. We shall proceed to update on this basis and to maintain the June 16, 1977 (working day 373) target date. Meanwhile, I shall revise the drawings, update the computer run and reissue the network.

The major problem on the job has been the unusually slow progress in erecting exterior and interior bearing and non-bearing masonry. This is almost the entire cause of the lags experienced over the last few months and has, of course, delayed erection of structural steel. Further problems are anticipated in pouring the floor slab on grade and Mr. Plette and Mr. Kolstad will confer with the contractors involved to insure that an adequate pour schedule can be maintained. It will be necessary to drain, thaw and grade the interior area of the building since it presently is very wet and rutted, and there still is some frost in the ground.

This project is still going to be very difficult to complete by the present target of mid-June and it will take exceptionally good field and office management to accomplish. All deliveries should be reviewed in depth to insure there are no potentially difficult fabrication or delivery problems. This should be done immediately.

Ralph J. Stephenson, P.E.

RJS
m

To: Mr. Larry Mowry
Mr. Leonard Shebses

May 19, 1977

Subject: Monitoring Report #6

K-Mart, New Lenox, Illinois

Malan Construction Company

Project: 76:47

Date of Monitoring: May 16, 1977 (working day 351)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Monitored from Issue #3 dated March 15, 1977

Turnover target date: Anticipated at August 1, 1977 (working day 404)

Note: The Issue #3 network completion date upon which the monitoring was based is June 15, 1977 (working day 372)

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Kolstad, Mr. Piette and Mr. Mowry
- Evaluated current job status

General Summary

As of May 16, 1977 (working day 351) the project lags the Issue #3 network by 15 to 23 working days. Site work lags the Issue #3 network by about 15 working days. Thus, if we add the current lag to the projected network end date, we are uncomfortably close to the August 1, 1977 (working day 404) turnover date and with the job problems that have been encountered over the past several months, it means any additional loss in progress on the job could push the job past the target turnover point.

Presently the sales area is roofed and except for edges and miscellaneous flashings is in the dry. Office and service area roofing is to start tomorrow, May 17, 1977 (working day 352), and will probably be complete within 2 or 3 working days. There are some difficulties with the roof and the management staff is taking a close look at what corrective

Monitoring Report #6
K-Mart, New Lenox, Illinois
Page two

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

measures might be required and how they might be implemented.

Floor slab on grade work is moving very slowly and the target completion date for floor slab on grade appears to be about 7 to 12 working days away. This is a serious matter since at the floor slab on grade there appear to be some corrective measures needed, particularly at the floor slab on grade at the southwest corner of the sales area. This matter is under further study.

From the analysis it appears that a strong effort at expediting all work from here on out will have to be made to complete the job by the present target dates.

Some sheet metal work has begun in the sales area and about one third of the sprinkler mains, branches and drops are installed at the sales area.

Site work problems continue and presently management is attempting to get a paver on the job so we can begin paving within the next 10 working days. Another item that may pose some problems is construction of the deceleration lanes on route 30. This apparently is a fairly complex construction process with three contractors involved. Mr. Kolstad reports it probably will be underway sometime shortly. It should not delay turnover of the store.

Ralph J. Stephenson, P.E.

RJS
m

To: Mr. Larry Mowry

July 1, 1977

Subject: Monitoring Report #7
K-Mart, New Lenox, Illinois
Malan Construction Company

Project: 76,47

Date of Monitoring: June 29, 1977 (working day 382)

Approximate start of site work: August 30, 1976 (working day 170)

Start of building footing work: October 7, 1976 (working day 197)

Monitored from Issue #3 dated March 15, 1977

Target turnover date: Anticipated at August 1, 1977 (working day 404)

Note: The Issue #3 network completion date upon which this
monitoring was based is June 15, 1977 (working day 372)

Actions taken:

- Inspected project
- Reviewed job progress with Mr. Kolstad and Mr. Mowry
- Evaluated current job status

General Summary

As of June 29, 1977 (working day 382) the building is substantially closed at the roof, floor slabs are poured, ceiling grid is substantially complete at the sales area and work is moving into the final phase prior to turnover. Currently turnover is being held at August 1, 1977 (working day 404).

A brief review of each major area is given below.

Sales Area

The major delay to ongoing work at the sales area is grinding and patching floor slabs. This is a wet operation and keeps other finish trades that could be underway from starting immediately. It is anticipated this work will take about 5 working days after which resilient floor tile, ceiling panels, completion of light fixtures and installation of special work can proceed. Mr. Kolstad estimates that the sales area should be complete by July 25, 1977 (working day 399). The last operation to be completed will be the laying of resilient floor tile which is due to begin July 18, 1977 (working day 394).

Office Areas

Board has been hung at both the first and second floors of the office and taping and sanding are just now getting underway. The amount of work remaining there will require from 3 to 4 weeks. Mr. Kolstad estimates the office areas will be finished by August 1, 1977 (working day 404) or possibly as much as five working days earlier.

Presently this is the most critical area of all and a serious need at this time is for light in the areas so interior finish work can proceed without interruption.

Stock Areas

The stock areas are lagging, particularly in installation of electrical work. There appears to be about 15 working days remaining to complete most of the major stock areas which brings completion of these to about July 21, 1977 (working day 397).

TBA Area

Mr. Kolstad will pour the floor slab on grade in the TBA on July 5, 1977 (working day 385) with rough overhead work following the slab on grade. Concurrently overhead doors will be installed. Probably the TBA area will be complete about July 22, 1977 (working day 398).

Site Work

There is a sizable problem on the site since as the sub-base has been exposed so long, it has developed large wet spots that are drying very slowly. There are two courses of action being considered. One is to dig these out, restone and compact; another is to scrape the stone in the wet spots to the side, spread it, let the areas dry and refill the dried, scraped areas with the original sub-base material. Scraping, drying and restoning is the least expensive of the approaches but, of course, it will delay completion of the parking lot until well into August and possibly early September.

Some of the area around the building has already been paved and the sub-base in most sections of the lot is adequate for light traffic. Thus, there is a possibility that the tenant will be requested to move in without having the total lot available. This is not a desirable course of action but may be the plan selected if it is suitable to the tenant.

Mr. Kolstad, Mr. Mowry and Neuchverlein will explore the alternatives in more depth and make a decision on this before the end of the week.

Monitoring Report #7
K-Mart, New Lenox, Illinois
Page three

RALPH J. STEPHENSON, P. E.
CONSULTING ENGINEER

General Summary

Overall the project is now nearing its completion and aside from the site work, it appears that the tenant takeover date of August 1, 1977 (working day 404) can be maintained. This will be a difficult date to meet, however, for parking lot paving.

The most difficult areas to complete in the building are the TBA area and the office areas. The office area particularly is going to have to be followed very closely to insure it finishes by our present target completion date.

Ralph J. Stephenson, P.E.

RJS
R

To: Mr. Larry Mowry