

March 5, 1985

Subject: Monitoring Report #1
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: February 18 and 19, 1985 (working day 289
and 290)

Monitored from Issue #1 dated January 21, 1985 (working day
269)

General Summary

A review of this meeting is contained in Witcher's scheduling meeting report, so the intent in this discussion will be to cover items more directly related to the planning and network modeling process. In general, laundry lists for each package have been substantially completed and are shown on sheets R-1, R-2, and R-3 Issue #3 dated February 19, 1985 (working day 290). The packages and their dates of issue as agreed upon tentatively in the meeting of February 19, 1985 (working day 290) are as follows:

- A Curtain wall - issued January 18, 1985 (working day 268)
- B Elevator - issued January 18, 1985 (working day 268)
- C Demolition - issued February 6, 1985 (working day 281)
- D Structural - to be issued about February 20, 1985
- E Everything else (remaining architectural and structural building work)- sometime between late February 1985 and March 15, 1985 (working day 308)
- F Electrical - April 1, 1985 (working day 319)
- G Mechanical - March 25, 1985 (working day 314)
- H Parking ramp - no date of issue set
- I Not used
- J Security system - no date set for issue

K Site work package - no date set for issue

The scope of each of these packages has been defined and is presently being tabulated into spreadsheet form on the Witcher data base program. This information should be available shortly and after a thorough checking and review will be issued to those concerned.

Using the laundry lists prepared we continued preparation of the summary network model shown on sheets SU-1 through SU-5, Issue #3 dated February 19, 1985 (working day 290). We used the information obtained from the various design groups to establish dates by which field operations on sections of the project could begin. Field operations were broken into asbestos removal, demolition, and construction of the facility by major building components. Major building components include:

- exterior skin work (SK)
- rough interior work (RI)- that work that can be installed without the building being totally closed to weather
- finish interior work (FI) - that work which can proceed only when the building is either partially or completely closed to weather
- systems work (SY) - that work that can proceed within a given area or system without major interrelationships with other portions of the work

On sheets SU-4 and SU-5 Issue #3 dated February 19, 1985 (working day 290) is shown the actual construction work summary diagram. Rough and finish interior work are broken into sections by floor while exterior skin work is broken into sections by duration definition. The summary diagram gives a basic framework within which the general contract work and the other prime contract work must proceed. It is anticipated that the general contractor on the project will use the summary network model to prepare his detailed plans and schedules.

We were not able to complete the entire network model at this session, and at our next meeting will review what has been done to date, assign starting points and durations to each of the activities, and calculate the diagram prepared to date. We also will make a thorough review of all planning documents to insure that the work yet to be diagrammed is also correlated. I shall confirm the date of our next meeting with Mr. Redmond shortly.

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CONSULTING ENGINEER

Meanwhile, Witcher, as noted above, is preparing a data base tabulation of the laundry list for the use of all concerned and will issue this in the near future. The tabulation is a detailed recounting of all items that must be included in each of the packages. I strongly recommend it be used as a checklist to insure that the issued documents for each contract package contain information adequate to perform all activities identified. In addition, it should be used as a checklist for preparation by the general contractor and other contractors of the detailed plans of work to be done for each portion of the building. We should expect to review these plans and schedules carefully as they are prepared to see that they conform to the general intent of the work.

The tracings for the summary work and laundry lists done to date are being kept by Mr. McEvoy at the Witcher office. At our next session we should decide whether the summary diagrams are to be drafted into final form or not. I shall discuss this with Mr. McEvoy, Mr. Wolters, and Mr. Redmond.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Mike Redmond
cc: Mr. William Wolters
Mr. Dennis McEvoy

April 1, 1985

Subject: Monitoring Report #2
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: March 19, 1985 (working day 310)

Monitored from Issue #2 and #3 dated February 18, 1985
(working day 289) and February 19, 1985 (working day 290)
respectively

Actions taken:

- Reviewed of current project status
- Completed preparation of summary network model,
Issue #4 dated March 19, 1985 (working day 310)
sheets SU-1, SU-2, SU-3, SU-4, and SU-5
- Revised contract document content matrix
- Discussed network model and contract document matrix
with Witcher staff and McGough for input and revisions

General Summary

The goal of this meeting was to complete the summary diagram for all elements of building work. This was done, and concurrently we updated the contract document content matrix which outlines in detail the items contained in each contract document package. The matrix also contains information about each building component and should be used in conjunction with the summary network models to prepare detailed schedules and models as anticipated by the contract requirements.

The summary diagram and the matrix were both discussed in depth with the general contractor, and he has an understanding of the intermeshing of these two information packages.

A brief review of the status of the work and the information contained about them in the network model as of March 19, 1985 (working day 310) is given below:

Contract package A - Curtain wall

Issued January 18, 1985 (working day 268). Shop drawings for exterior sash and glass are in work and expected to be submitted by March 22, 1985 (working day 313). They will be reviewed and approved after which field measurements will be taken and delivery of materials initiated. Curtain wall is currently expected on the job by May 24, 1985 (working day 358). This will allow work to start on erection and glazing of exterior sash and entries as shown in the network models. Installation of sash and glass is important to insure a timely start on installation of interior finish work at various floors. The present intent is to work down from the 4th floor and so sash and glass will be installed from the top down.

Contract package B - Elevator

Issued January 18, 1985 (working day 268). Elevator work is presently planned to start in the field on June 3, 1985 (working day 263). Three elevators are to be complete and operating by October 31, 1985 (working day 469). All elevators are to be complete and operating by December 16, 1985 (working day 500).

Contract package C - Demolition

Issued February 6, 1985 (working day 281). Asbestos removal and demolition has started at the 4th floor, but demolition work has now stopped until occupied areas can be vacated. Some mechanical and electrical demolition is to start March 20, 1985 (working day 311) and will continue to a point where vacation of occupied areas of the building must be accomplished.

The item shaping up as being very important at present is vacation of occupied areas. For planning at this session, we identified that vacation could probably be accomplished on or before April 1, 1985 (working day 319). Therefore, we have used the April 1, 1985 (working day 319) date as a point where work on demolition and asbestos removal would be restarted.

Contract package D - Structural

Issued March 8, 1985 (working day 303). Presently proposals are due in on structural work by March 21, 1985 (working day 312) with early materials to be on the job by April 15, 1985 (working day 330).

Contract package E - Everything else (remaining architectural and structural building work)

This package is to be issued April 1, 1985 (working day 319). Present plans are to supplement it by bulletins.

Proposals will be solicited and received for package E, with contracts being awarded for early major work affecting the skin of the building by April 29, 1985 (working day 339). Package E work affecting rough and finish interior work (RI and FI) should have contracts awarded by May 6, 1985 (working day 444).

Contract package F - Electrical

Contract electrical drawings are to be complete and issued by April 1, 1985 (working day 319). It should be kept in mind that the consulting architects and engineers must review and approve mechanical and electrical shop drawings which will be generated as a result of this issue.

Contract package G - Mechanical

These drawings were to be 80 - 90% complete by March 25, 1985 (working day 314). There was no detailed information as to the date for completion, but apparently it is the intent to issue early work so mechanical field installation can be initiated.

Contract package H - Parking ramp

Drawings at present are to be issued by April 15, 1985 (working day 329). No further data was available.

Contract package I - Designation not used

Contract package J - Security system

A preliminary scope and budget have been defined and set. Presently the electrical contractor is working on this matter and further word will be available by our next planning and monitoring session.

Contract package K - Site work

Not discussed at this session.

General

The summary diagrams which have been issued break the project into several major building components all as defined in the contract document content matrix. The summary diagram for

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CONSULTING ENGINEER

each floor interior work consists of blocks of time for rough interior work and finish interior work (RI and FI). Exterior skin work (SK) is shown at various points in the network summary as it affects specific interior and other operations.

The summary diagram network was numbered and an input is being prepared so as to obtain a computer run for that network. The intent is to use the summary network model as a base from which detailed schedules of each of the areas are to be prepared by the contractors involved. I have been provided copies of the summary diagram and will put it into drafting as quickly as possible. We will issue the diagram sheet by sheet as the final drawings are prepared.

Meanwhile, I shall be in touch with Mr. Dennis McEvoy, Mr. Bill Wolters, and Mr. Redmond to set the agenda for our next International Court meeting.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Mike Redmond

cc: Mr. William Wolters
Mr. Dennis McEvoy

May 4, 1985

Subject: Monitoring Report #3
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: April 22, 1985 (working day 334)

Monitored from Issue #4 dated March 19, 1985 (working day 310)
sheets SU-1 through SU-5

Actions taken:

- Reviewed current project status with construction manager and contractors
- Distributed drafted network models of sheets SU-1 through SU-5, Issue #4 dated March 19, 1985 (working day 310)
- Evaluated current job status

General Summary

At this session we distributed the drafted summary network models for the project to the construction manager and general contractor. It is expected that this summary model will be used as a base from which to prepare detailed plans and schedules within each major activity. This matter is being reviewed and discussed at present.

The project appears to be moving relatively well in the field with demolition of elevators #3 and #1 complete down through the 1st floor, and general demolition complete down to the 1st floor with minor exceptions. There has been some delay in taking the boiler out of service. It was expected that this could be done on April 30, 1985 (working day 341); however, it now appears that the boiler will not be taken out of service until May 20, 1985 (working day 354). This presently is restraining removal of asbestos at the boiler room.

Cutting of wood floor to the top of structural steel for reframing of various openings is expected to begin on April 23, 1985 (working day 335). This will mesh closely with expected delivery of early structural materials on April 24, 1985 (working day 336).

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Some difficulty is being experienced with exterior sash materials and installation. There was also a question as to whether a letter of intent had been issued for the work, and further as to whether or not the colors were issued to the contractor. This matter is being followed at present. Meanwhile, we will hold delivery dates on early exterior sash materials and glass at May 23, 1985 (working day 358).

Also of importance is the time now being estimated to install exterior sash and glass. On page SU-3 of our summary network model Issue #4, dated March 19, 1985 (working day 310) we anticipated a demolition and sash and glass installation time of about 57 working days beginning May 20, 1985 (working day 354). Now it appears this work may take as long as 180 working days with demolition staying just ahead of installation. This is a considerable change in duration and must be investigated immediately to determine if it is correct or not. Furthermore it is expected the work will begin about June 1, 1985 (working day 363) rather than the start shown in the network of May 20, 1985 (working day 354). If the work takes 180 working days, completion of new exterior sash and entries will be extended out to February 17, 1986 (working day 543). This is, of course, not acceptable and must be restudied immediately. The contractor and the construction manager project staff is now involved in a review of this matter.

At the upper floors, some work on interior rough installation has begun at the 4th floor. This work is slightly ahead of the anticipated start of work there but apparently has been able to begin slightly earlier which is desirable in this case. Work at the lower floors will proceed on down and out of the building as has been planned in our session.

Elevator work is to begin June 3, 1985 (working day 363) and it is presently planned to have three elevators complete and operating by October 30, 1985 (working day 469).

Proposals have not yet been received on the atrium curtain wall contract, and I suggest that this matter be checked into since the atrium curtain wall is an important part of the interior finish work.

Another item mentioned in our session was that the security interfaces with elevators, door systems, parking equipment, and other such elements of the project had been deleted from the work. Since it is essential to insure that security conduit be installed if there is a security system anticipated, this matter must be resolved before the conduit above the ceiling and in the walls is boarded over.

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CONSULTING ENGINEER

Another item that needs attention is the authorization of work on exterior masonry. Apparently a bulletin is to be issued on this matter for tuck pointing, cleaning, and scaling. This work is an operation that leads to installation of sash and should be done as soon as possible so as not to delay closing in of the total facility.

We will plan to review the project against the summary network model at each of our subsequent sessions. Thus it would be good if the detailed scheduling information could be put under consideration just as soon as possible so that a more detailed plan is available for evaluation of the program at our subsequent monitoring sessions.

I shall be in touch with Mr. Mike Redmond shortly to set the next monitoring and planning date.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Mike Redmond

cc: Mr. William Wolters
Mr. Dennis McEvoy

July 26, 1985

Subject: Monitoring Report #4
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: July 16, 1985 (working day 393)

Monitored from Issue #4 dated March 19, 1985 (working day 310)
sheets SU-1 through SU-5

Target completion date: December 2, 1985 p.m. (working day
491)

Actions taken:

- Inspected project
- Reviewed current job status with office and field personnel
- Discussed program with general contractor
- Evaluated current job progress

General Summary

Overall, the project appears to be moving more slowly than desirable. Interior rough work is proceeding at all levels although no finish trades have yet started in the building. Exterior skin work is not able to start in full production on exterior walls until sash is delivered. Sash is due on the job July 29, 1985 (working day 402). Our original target delivery in the issue #4 network model dated March 19, 1985 (working day 310) was for work to start on sash installation, glazing, and new entries by May 28, 1985 (working day 359). This is a critical activity and is being expedited on by all parties to the project.

Installation of a new roof is also in work and about 23% complete. Present target is to have the roof on by mid-August, 1985. Atrium work is in progress at both the north and south areas with the heavy concentration of work presently at the south end. The new parking deck is apparently moving well with most footings in and columns being built to the supported deck.

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The prime topic of interest today was what potential holdups to the project there might be. As of July 16, 1985 (working day 393) there only remain 98 working days to the target completion date. For the amount of work that appears left to be done this is not a great deal of time. Thus, major decisions that have to be made relative to any changes or revisions to the work must be made immediately.

The general contractor has issued a sizable list of items yet to be resolved and these should be addressed in detail on a continuous, prompt basis by the construction manager, the general manager, the architect/engineer, and the owner. At subsequent monitoring sessions, I suggest we use this list as a basis from which we monitor and evaluate progress and status.

A brief review of each major component of the building is given below:

Exterior skin

Reroofing of the existing roof started about July 2, 1985 and is presently about 23% complete. It is possible that reroofing will be done by mid-August with the present unofficial target being August 12, 1985 (working day 416). This may be difficult to achieve but progress has been quite good. The room completion target set in the network model Issue #4 dated March 19, 1985 (working day 310) was the evening of August 7, 1985 (working day 410).

Exterior wall demolition on sash, glass, and masonry has started in many areas of the building and presently there are sizable openings to the outside. It will be necessary to begin closing these up from the 4th floor down in order to begin projected finish work. Sash is due on the job near the end of July with work projected to start on installation by July 29, 1985 (working day 402). As noted above, this is about 43 working days later than the target set in the Issue #4 network model dated March 19, 1985 (working day 310) of May 28, 1985 (working day 359). Sash and glass are still critical elements of the project, and every effort must be made to expedite deliveries and installation.

Interior demolition

Most interior demolition is now complete and it is no longer a major restraint on the interior rough and finish work.

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Interior work

Rough work has moved well at each of the upper floors, and although not totally complete at any one floor is far enough along so that interior finishes should be able to begin once the fourth floor and perhaps a part of the third is enclosed with exterior skin. The roof, of course, should be substantially complete in order to start interior finish work at any major area of the building.

Still of concern is construction work at the atrium. Work is proceeding on the south atrium at present with studs being erected and temporary close in being installed. The intent presently is to proceed on similar trades from the south to the north atrium. It is essential that both areas be worked on concurrently if the project is to finish within the next 98 working days.

Other critical interior work includes construction of the new equipment room at the tower. No work has yet begun on this equipment room. However, it is expected that steel erection will start within the next few days. This is a vital area since there has been a desire that this equipment room be in operation no later than October 1, 1985 (working day 447).

Elevator work is just getting under way with some rails having been installed. There have been problems with the elevator brackets and deflections but this work is being corrected and should not pose a serious delay.

The original intent was to have three elevators operative by October 24, 1985 (working day 464). It appears now that the three will not be available until early November, 1985. Again, this is very important to completion of the building.

New parking deck

No detailed plan of work was available for the new parking deck and thus, it is not possible to gauge the progress being made against a target completion. I strongly recommend that a plan and schedule be prepared for this deck so that progress can be measured.

General

After our monitoring session we went to the general contractor's office for a discussion with their middle and top field and office management. We reviewed each of the items that are now, or could in the future, hold up work. These are being addressed on a one by one basis by the general

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contractor, the architect/engineer, and the construction manager. It is essential that these potential delays be cleared away immediately due to the short time span remaining in which the project must be completed.

The general contractor gave strong assurances that the project will be completed as scheduled and that they will make every effort to expedite whatever work is needed to meet the target completion dates. They are presently working on a plan and schedule for the project and expect to issue it sometime in the near future.

Meanwhile, I shall be in touch with Mr. Wolters shortly to set the next monitoring session. I recommend we inspect the job on a regular basis to compare progress with the summary model and the detailed model being prepared by the general contractor. Constant monitoring and identification of problem areas is essential if this program is going to be completed on time as presently planned.

Ralph J. Stephenson, P.E.

RJS:sps

To: Mr. Nike Redmond
cc: Mr. William Wolters
Mr. Dennis McEvoy

August 16, 1985

Subject: Monitoring Report #5
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: August 5, 1985 (working day 407)

Monitored from McGough construction Issue M-1 dated August 1, 1985 (working day 405)

Target completion date: December 2, 1985 p.m. (working day 491)

Actions taken:

- Inspected project
- Reviewed current job status with Mr. William Wolters
- Reviewed project with general contractor superintendent
- Reviewed general contractor network model Issue M-1, dated August 1, 1985 (working day 405)
- Evaluated current job status

General Summary

The project appears to have picked up pace over the past three weeks, and although meeting the target completion of December 2, 1985 p.m. (working day 491) will be difficult and perhaps not possible, some delay elements are being resolved and work progress shows improvement.

Exterior sash arrived on August 2, 1985 (working day 406) and glass arrived on July 31, 1985 (working day 404). Installation of this material has started. Other exterior skin elements such as masonry restoration and roofing are proceeding well.

Interior work is moving reasonably well at each of the major floor interior areas. However, installation of atrium work still appears to be going slower than would be desirable. The complex nature of the atrium particularly the curtain wall could pose some delays over desired end dates.

The general contractor has now completed a preliminary network model for most of the major areas of the building. This model was provided to us, and it seems to be a relatively good outline of the work procedures. We monitored the project from this network model and also made a further evaluation of critical end dates shown in it. One of the target end dates shown which must be re-evaluated is completion of the south atrium area. The completion as shown in the network model Issue M-1 dated August 1, 1985 (working day 405) sheet M-5 is February 20, 1986 (working day 546). This date is considerably beyond desired and necessary completion targets. Therefore, we made a preliminary evaluation of the sequence leading to this end date. This evaluation was reviewed with Mr. Tom Vevea of McGough Construction and a copy of the summary evaluation provided to him. I recommend this summary evaluation be reviewed in depth by the construction manager and the general contractor to see if a compression of time is possible. Preliminary discussions indicate that there are items in the sequence that could be re-evaluated.

The analysis network model for the atrium sequence was made in two issues, Issue #1 and Issue #2. Issue #1 is as shown on the Issue M-1 network model of the general contractor. Issue #2 is a network showing potential revisions that might be made to the sequence for compression of time. Mr. Wolters is aware of these two networks and will make the necessary evaluations along with the general contractor and the others concerned.

So far as the checklist of potential holdup items discussed in the previous monitoring report #4 dated July 26, 1985 is concerned, many of these difficulties have been cleared and intensive attention is being given to resolving the remainder. I recommend this list be continually updated and that management efforts being applied now be continued until the project is fully able to proceed without any delay potential.

Some procurement items that have been discussed previously are reviewed briefly below:

- pavers - to be delivered September 17, 1985 (working day 437)
- elevator door frames - to be delivered in mid-September, 1985.
- skylights - to be delivered in mid-August, 1985
- mechanical room floor at tower - being installed now
- cooling tower - framing erected, tower to be set September 17, 1985 (working day 437)

- exterior sash and glass - on job and installation under way

Although we did not cover procurement in great detail, the above are the current major items of concern on the job. A detailed analysis of procurement work for each month ahead should be made on an ongoing basis.

A brief review of each major area of the project is given below:

Exterior skin

As noted above, sash and glass is now on the job and erection is in work. It is expected that installation will take about six working days per half floor. With a sequential operation this would require about 48 working days total. Sash is still the major close in operation that must be addressed, and it is imperative that the work be done as quickly as possible. Practically all interior finish operations particularly at the perimeter of the building depend upon sash being installed. The intent presently is to work from the fourth floor down and to follow closely with finish trades.

Roofing has moved well over the past three weeks, and the south half of the building is complete with the north half being roofed now. The entire building should be re-roofed by mid-August, 1985.

Interior demolition

Most interior demolition work except for minor areas at the basement is complete.

Interior work

Rough interior work at each floor is currently meeting most targets identified in the network model issued by the general contractor Issue M-1 dated August 1, 1985 (working day 405). Again, a detailed review was not made of this network model at our session particularly the model for the north area. However, the work appears to be moving in a reasonable sequential order.

Of concern are elevators and atrium work particularly at the south end. At the south atrium, the scaffolding for finish work at the atrium is erected off the first floor structure. This means that most atrium finishes will have to be completed before this scaffolding can be removed. Thus, the considerable amount of finish work that must be done at the first floor will be delayed until after the scaffolding is taken down. This is the area that needs to be evaluated and replanned. Efforts are being given to this activity now.

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Elevator work seems to be moving quite well with rails being installed at the south atrium and elevator platforms partially installed.

As with most areas of the project, attention to procurement will be an ongoing necessity at the atrium since the momentum for field installation must be maintained and a constant flow of materials for the atrium skin must be supplied to keep the work on schedule.

Careful consideration should be given to the sequencing of the north atrium relative to the south atrium. Present plans are to begin work at the north atrium on similar trades as they are completed at the south atrium. This overlapping will be essential if the job is to be completed on time.

New parking deck

A detailed plan of action has not yet been submitted for the parking deck. All columns to the supported deck are built, and the sub-base is being installed and compacted. It is expected to begin forming for the first supported deck in the very near future, and plans are to pour out the entire facility prior to the onset of colder weather.

Work is also in progress on planter footings at the plaza area, and at other miscellaneous sections of the site.

General

The improvement in work progress over the past three weeks is encouraging and at present the project appears to be gaining good production momentum in installation of interior rough work, and potentially in installation of exterior sash. This will be critical to the job since interior finish work at all levels depends almost totally on being able to close in the exterior of the building. The general contractor is presently putting his network model into final form and we shall plan to use this model with supplementary information as it is available to evaluate project progress at each of our monitorings. I shall be in touch with Mr. Wolters soon to set the next planning and monitoring session.

Ralph J. Stephenson, P.E.

RJS:sps
To: Mr. Mike Redmond
cc: Mr. William Wolters
Mr. Dennis McEvoy

September 23, 1985

Subject: Monitoring Report #6
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: September 11, 1985 (working day 433)

Monitored from McGough Construction issue M-1 dated August 1,
1985 (working day 405)

Target completion date: December 13, 1985 p.m. (working day
500)

Actions taken:

- Inspected project
- Reviewed current job status with Mr. William Wolters
- Reviewed current job status with general contractor
superintendent
- Evaluated current job status

General Summary

Work progress on the project appears to be maintaining a good pace with interior finish work at the south end presently moving in general conformance with target dates in the monitoring network, except for a slight lag in toilet room work. The general contractor is aware of this lag, and will take steps to bring field operations in line with the required schedule.

The south atrium is being finished out and as it is being completed scaffold is being dismantled, and operations of a comparable nature are moving to the north atrium. The appearance of the project at present is that the general contractor is making every effort to clear all lagging items and to maintain a contract completion as close as possible to the December 13, 1985 p.m. date (working day 500) and to obtain a certificate of occupancy as soon after that as possible.

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

There still remains the problem of completing south atrium finishes in adequate time to remove and replace the first floor structure at the atrium in a timely manner. As mentioned in Monitoring Report #5 dated August 15, 1985 on page #2, we had prepared a summary network showing the sequence leading to the end date. It was felt by Witcher that if work on replacing the first floor structure at the atrium could begin by October 8, 1985 (working day 452) that the job could be completed by January 7, 1986 (working day 514). This matter was discussed during our monitoring this time, and there will be heavy efforts made to get an earlier start on the south atrium first floor structural replacement, and then to compress durations of some of the work that follows so the job will be in closer alignment with the desired mid-December, 1985 completion target.

There is some thought that the major area of first occupancy will be the north end. It does not appear that there will be any difficulty there since the structural floor at the north atrium is already in place and the scaffold has been erected from it.

Work on atrium finishes at the south end have moved very well, and as of our monitoring on September 11, 1985 (working day 433) plastering had moved down to the 2nd level in the atrium. This work is in good alignment with the early starts and early finishes of the network model. Meanwhile, work on the main portions of the floor has also proceeded well and is in reasonably good conformance to the network model work plan.

Procurement items mentioned in Monitoring Report #5 on page #2 were discussed again and these are reviewed briefly below:

- pavers - shipped September 10, 1985 (working day 432)
No word on when to arrive at job site.
- elevator door frames - all on site.
- skylights - all installed.
- mechanical room floor at tower - poured out and
equipment room being installed.
- cooling tower - one is being set, the other will be
delivered September 30, 1985 (working day 446).
- ceramic tile - will be on the job September 18, 1985
(working day 438)

Again, we did not cover the procurement process in great detail since it presently seems to be in good control by virtue of the extensive checklist prepared by the general contractor and the construction manager all in conjunction with the architect/engineer. We will continue to spot check this procurement list at each of our subsequent monitorings, however.

Current relationships between the various parties to the contract are seemingly quite good, and this has helped a great deal toward expediting the work and insuring that decisions are being made in timely fashion.

A brief review of each major area of the project is given below:

Exterior skin

There has been good progress in installation of exterior skin with present erection rates being about nine panels per day. The south end is moving well, and installation and glazing of new exterior sash will be totally complete by mid to late October, 1985. This should provide adequate weather protection so that interior finish work can proceed without delay. The reroofing is complete, and the building is at this point in time closed to weather except where sash has been removed to be replaced.

Interior demolition

Most interior demolition work except for minor areas at the basement is complete. Basement work will proceed at a slower pace since this is relatively simple remodeling area and will be an extension of the parking deck lower level to under the building.

Interior work

As noted above, rough and finish interior work is moving quite well at all floors in both the south and north halves of the building. It is currently meeting targets between early and late starts and finishes with the exception of toilet rooms which appear to be lagging about five working days over desired dates. However, this work will be expedited and is expected to be brought into conformance with current targets.

Atrium work has started at the north half of the building. Elevator work is moving relatively well, with installation of equipment rooms proceeding concurrently at both the south and north systems. The present plan is to have all elevators

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RALPH J. STEPHENSON, P. E., P. C.
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operating by December 16, 1985 (working day 500). If the south end is to be made available first, followed by the north half, three elevators will be operating by November 15, 1985 (working day 480). If the north half areas are to be finished first, three elevators are planned to be operating by November 29, 1985 (working day 489). Whichever sequence is used, the December 16, 1985 (working day 500) completion target for all elevators is to be maintained.

New parking deck

The first of three pours on the parking deck has been made, and the second pour is in preparation. Current target completion date for the entire parking deck is October 15, 1985 (working day 457). This seems to be a satisfactory end date to all concerned and will be maintained as the current target.

General

Work progress continues good although there still are many activities yet to be completed. Thus, I recommend that an ongoing monitoring be maintained of both procurement and field operations. The general contractor is currently reviewing their issue M-1 network model and will make revisions to it as seem to be desirable to bring it in line with the current desired target end dates. These target end dates anticipate full completion and obtaining of a certificate of occupancy by mid to late December, 1985.

I shall be in touch with Mr. Wolters shortly to determine future monitoring requirements on the project.

Ralph J. Stephenson, P.E.

RJS:sps
To: Mr. Mike Redmond
cc: Mr. William Wolters
Mr. Dennis McEvoy

January 20, 1986

Subject: Monitoring Report #7
International Court Building
St. Paul, Minnesota
Witcher Construction Company - construction
managers

Project: 85:12

Date of Monitoring: January 6, 1986 (working day 513)

Actions taken:

- Inspected project
- Reviewed current job status with Mr. William Wolters
and general contractor superintendent

General Summary

General landlord work is being completed and tenant work is under way. The certificate of occupancy for the project was obtained in December, 1985 and apparently the investment goals and objectives of the owner were realized through this timely completion achievement.

Our inspection today was primarily to bring formal monitoring of landlord work to a close and to check with the general contractor about remaining work and its timetable. Major landlord work activities still in progress include completion of elevators, installation of planting at the atrium areas, and miscellaneous clean up and move out at various areas of the building. Elevator work has moved more slowly than had been hoped although it is now nearing the point where all elevators will be operative for building occupants. The planting areas are nearly ready to accept landscape materials which are at present stored on the job site. The parking deck is presently being used for construction parking and miscellaneous visitor parking with the connection into the basement of the main building complete.

RALPH J. STEPHENSON, P.E., P.O.
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This monitoring brings to a close the evaluations made throughout the progress of the job. It has been a relatively good project and those involved are to be congratulated on achieving a completion in close conformance to the desired timetable. I shall not plan to monitor further unless a special condition arises that makes it desirable or if there is a need to review the tenant work presently in design and construction.

Ralph J. Stephenson, P.E.

RJS;sps

To: Mr. Mike Redmond
cc: Mr. William Wolters
Mr. Dennis McEvoy