

Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #1

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
January 24, 1997

Monitoring report #1: Minneapolis Institute of Arts  
Minneapolis, Minnesota

Dates of monitoring: Thursday and Friday, January 23 and 24, 1997 (wd 526 and 527)

Those attending meetings:

Mike McGowan - Project Manager - WCC  
Ralph J. Stephenson - Consultant

Actions taken:

- Inspected major portions of project
- Monitored project progress with Mr. McGowan
- Prepared domino move network model sheet #6, issue #4 dated January 25, 1997 (wd 527)
- Transferred network of close in work remaining to sheet #5, issue #4 dated January 24, 1997 (wd 526)
- Prepared monitoring report with Mike McGowan

Network models in effect:

Issue #2a - sheet #1 - dated September 27, 1996 (wd 445)  
Issue #3 - sheet #2 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #3 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #4 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #5 - dated November 7, 1996 (wd 474)

Key dates:

October, 1997 - Overall completion date - to be finally determined by project team

Intermediate target dates

- March 13, 1997 (wd 562) - Expansion infill substantially closed to weather(not contract date)
- March 6, 1997 (wd 557) - Breakthrough of first floor to existing building.
- May 30, 1997 (wd 617) - Breakthrough of second floor to existing building.
- April 18, 1997 (wd 588) - Breakthrough of third floor to existing building.

Shop remodeling

- 01/15/97 (wd 520) - Start work
- 05/19/97 (wd 608) - Opening of shop

1st floor remodeling

- 03/31/97 (wd 573) - Start of work
- 06/04/97 (wd 619) - Opening of area to public

South Asia gallery - at existing 2nd floor

- 02/15/97 (wd 543) - Start of work
- 06/24/97 (wd 633) - Opening of area to public

2nd floor interior work - in existing building - area 26

- 02/15/97 (wd 543) - Start of work

- 11/12/97 (wd 732) - Opening of 2nd floor area 26

Skylight gallery interior work

- 01/02/97 (wd 511) - Start of work
- 04/22/97 (wd 589) - Work shut down date for Art in Bloom show
- 05/13/97 (wd 604) - Work resumes
- 09/26/97 (wd 699) - Opening of skylight gallery

3rd floor interior work and Bean Gallery

- 04/03/97 (wd 576) - Start of work
- 09/08/97 (wd 685) - Opening of Bean Gallery to public

3rd floor remodel - area 36

- 07/14/97 (wd 646) - Start of work
- 09/24/97 (wd 697) - Completion of build out at area 36
- 09/25/97 (wd 698) - Owner start reinstall gallery
- 03/12/98 (wd 815) - Opening of 3rd floor Bean Gallery

General summary:

As of January 23, 1997 (wd 526) the foundations and the superstructure of the building have been completed and the structure is being closed in. Roofing is about 30% complete and if the weather remains good roofing should be completed to horizontal dry in by early next week.

Forms have been stripped at all floors and the basement, 1st and 2nd floors are clear of reshoring. The third floor is also clear and as the roofing is completed spray on fireproofing will be applied to the beams and roof deck.

Procurement of material and equipment to date has proceeded well. However recent revisions to hollow metal frame configurations may delay fabrication and delivery of many frames needed for doors in stud walls. Mr. McGowan is working closely with the architect and the owner to expedite design, detailing, approval, and fabrication of these frames.

We did not do a detailed analysis of procurement status but some of the more critical delivery information is summarized below.

- Roof top units - delivery March 3, 1997
- Electrical mock up - delivery on January 30, 1997
- Lay light mock up - has been delivered to project
- Skylight frame and glass - to be delivered February 14, 1997 (wd 542)
- Steel stairs being fabricated - on job about February 5, 1997
- Package 3 hollow metal frames to be delivered January 28, 1997
- Package 5 hollow metal frames delivery to be determined
- Curtain wall delivery - last week in February, 1997
- Curtain wall glass not selected yet

As the project proceeds and additional information becomes available we will add critical

Gyp board 30% hung

2nd floor

No work started

3rd floor

No work started

• Interior finish work

1st floor - existing building

Retail shop being relocated - scheduled to reopen January 28, 1997 (wd 529)

Skylight area - existing building

Scaffolding being erected to replace ceiling and install lay lights

• Close out work

No major close out is in work at present. However as the need for a partial certificate of substantial completion for an area and a partial certificate of occupancy is required some close out procedures must be implemented. I have furnished Mr. McGowan a check list of major close out activities. I strongly suggest the project team put these into a format tailored to the project and use the list as various areas are occupied. Another important close out element particularly in phased turnovers is the start of the equipment warranty periods. These should be set as the punch out proceeds.

General

As the project moves into interior rough and finish work I recommend careful monitoring of the job be done on a regular basis by the project team. As deviations from the issue #3 plan are encountered, consideration should be given to updating the plan of work. I shall check periodically with Mr. McGowan and Mr. Styrlund to see what is required by the job progress being made.

  
Ralph J. Stephenson, P.E.

Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #2

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
March 6, 1997

**Monitoring report #2:** Minneapolis Institute of Arts  
Minneapolis, Minnesota

**Dates of monitoring:** Wednesday and Thursday, March 5 and 6, 1997 (wd 555 and 556)

**Those attending meetings:**

Mike McGowan - Project Manager - WCC  
Ralph J. Stephenson - Consultant

**Actions taken:**

- Monitored project progress with Mr. McGowan
- Updated sheet 3, issue 3, to issue 5, dated March 5, 1997 (wd 555)
- Prepared monitoring report with Mike McGowan

**Network models in effect:**

Issue #2a - sheet #1 - dated September 27, 1996 (wd 445)  
Issue #3 - sheet #2 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #3 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #4 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #5 - dated November 7, 1996 (wd 474)

**Key dates (to be reconfirmed):**

October, 1997 - Overall completion date - to be finally determined by project team

**Intermediate target dates**

- March 13, 1997 (wd 562) - Expansion infill substantially closed to weather (not contract date)
- March 6, 1997 (wd 557) - Breakthrough of first floor to existing building
- March 31, 1997 (wd 574) - Acquire certificate of partial completion and turn over area to the owner.
- May 30, 1997 (wd 617) - Breakthrough of second floor to existing building
- April 18, 1997 (wd 588) - Breakthrough of third floor to existing building

**Shop remodeling**

- 01/15/97 (wd 520) - Start work

- 05/19/97 (wd 608) - Opening of shop

1st floor remodeling

- 03/31/97 (wd 573) - Start of work
- 06/04/97 (wd 619) - Opening of area to public

South Asia gallery - at existing 2nd floor

- 02/15/97 (wd 543) - Start of work
- 06/24/97 (wd 633) - Opening of area to public

2nd floor interior work - in existing building - area 26

- 02/15/97 (wd 543) - Start of work
- 11/12/97 (wd 732) - Opening of 2nd floor area 26

Skylight gallery interior work

- 01/02/97 (wd 511) - Start of work
- 04/22/97 (wd 589) - Work shut down date for Art in Bloom show
- 05/13/97 (wd 604) - Work resumes
- 09/26/97 (wd 699) - Opening of skylight gallery

3rd floor interior work and Bean Gallery

- 04/03/97 (wd 576) - Start of work
- 09/08/97 (wd 685) - Opening of Bean Gallery to public

3rd floor remodel - area 36

- 07/14/97 (wd 646) - Start of work
- 09/24/97 (wd 697) - Completion of build out at area 36
- 09/25/97 (wd 698) - Owner start reinstall gallery
- 03/12/98 (wd 815) - Opening of 3rd floor Bean Gallery

General summary:

As of March 5, 1997 (wd 555) the infill area is substantially closed to weather horizontally, with the roof dried in. Curtain wall framing is in work and is 30 to 40% complete. Exterior curtain wall glass was

delivered to the job site on March 4, 1997 (wd 554), and installation is due to start in the very near future. A brief summary of the current status of procurement is outlined below:

- Roof top units - to be delivered March 10, 1997 (wd 559)
- Electrical mock up - delivered January 30, 1997 - owner to approve today
- Lay light mock up - has been delivered
- Skylight frame - delivered February 10, 1997
- Stairways - will be installed by Friday, March 7, 1997
- Hollow metal frames - package 3 & 5 frames delivered to site about February 20, 1997
- Curtain wall framing - delivered February 10, 1997
- Curtain wall glass - delivered March 4, 1997
- Door hardware - delivery date not yet established
- Toilet partitions - delivery scheduled for March 15, 1997
- Toilet accessories - delivery scheduled for March 15, 1997
- Ceramic tile - available in sub contractor's shop
- Carpet - in warehouse
- Ceiling tile - available as needed
- Paint colors - selected but samples not approved as yet
- Light fixtures - Late release - delivery date confirmed today at last week in March, 1997
- Grills and diffusers - available as needed
- Controls and alarms - to be checked - no apparent problem
- Millwork and case work - to be delivered March 15, 1997
- Fire doors - frames to be delivered March 17, 1997
- Fire doors - doors to be delivered March 17, 1997
- Mezzanine structural steel - to be delivered March 13, 1997
- Metal panels for curtain wall - not delivered - expected March 17, 1997
- Mezzanine structural steel -
- Metal panels - expected March 17, 1997

A brief summary of the status of the various building areas is given below.

#### Basement

Electrical and mechanical rough above floor work is substantially complete except for fire protection piping. Sprinkler piping installation is expected to start the week of March 10, 1997

(wd 558). We have not prepared a network model for the basement work; however Mr. McGowan and I will review the need for a basement plan of work at our next monitoring session. The main use of the basement space is to provide the owner space to store facilities maintenance materials. No target end date for basement work has been set other than the project end date currently in effect.

### 1st Floor

Rough mechanical and electrical work at the first floor is substantially complete; metal studs and in wall work is about 85% complete; and hanging, taping, and sanding dry wall surfaces is just starting.

The lag at the first floor over late starts and late finishes is currently about 24 working days. This lag has been due, in part, to the later than expected delivery of curtain wall framing. Also, delivery of door frames was slowed by design modifications to the hollow metal frames and a consequent slowing of the delivery. The target completion date of March 31, 1997 (wd 574) is an important milestone due to the need to start as early as possible on existing building remodeling. Completion of the first floor will allow moves to be made from the existing buildings to newly constructed office space in the infill area.

Because of the critical nature of this turnover, Mr. McGowan and I made a full update of sheet #3 to issue #5, dated March 5, 1997 ( wd 555). The replanned compression of time assumes a continuous flow of needed materials and equipment being maintained to the job site. In the new issue we compressed some of the more critical activities and simulated several courses of action. This updated model shows a completion of the space on the evening of March 31, 1997 (wd 574).

Museum shop remodeling is proceeding well and all major activities are meeting targets between early and late starts and finishes. Dry wall installation is well along and production taping and sanding is to begin shortly.

At the skylight area the skylight frame and glass is fabricated and on the job. Erection of the skylight system is about 40% complete. The lag in installation is approximately 10 working days. However the project team has been able to proceed with some work that was planned to follow completion of the skylight. This has reduced the current lag to about 2 working days. In our updating of the 1st floor work we were able to maintain key target dates.

### 2nd Floor

Above floor rough mechanical and electrical work at the infilling is substantially complete and installation of metal studs, in wall work and dry wall is in progress. Taping and sanding is about to begin at the second floor. All major activities are meeting dates between early and late starts and finishes.

The owner has started moving second floor exhibits to free up the South Asia gallery for remodeling. Work is expected to start on March 31, 1997 (wd 573). The owner is also moving out of storage area 26 to allow remodeling work at the existing building to begin about March 17, 1997.

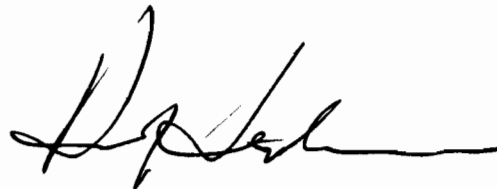
### 3rd Floor

Most above floor rough mechanical and electrical work has been completed at the infill, and installation of metal studs and in wall work is proceeding well. Major activities are currently meeting targets between early and late starts and finishes. Work at the Bean Gallery is due to begin in mid April, 1997, and at the existing building in early July, 1997.

### General

The project is currently in fair condition with the first floor infill work having to be compressed to meet the critical completion date of the P.M. of March 31, 1997 (wd 574). Other areas of the building are generally meeting key early and late starts and finishes.

I shall be in touch with Mr. Styrlund and Mr. McGowan shortly to set the next monitoring session as desired.



Ralph J. Stephenson, P.E.



**VI. Date of meeting - Wednesday, March 5, 1997 - 11:53:27 AM**

- A. Location of meeting - Witcher office conference room**
- B. Those attending**
  - 1. Mike McGowan - Project Manager - WCC**
  - 2. Ralph J. Stephenson - Consultant**
- C. Agenda**
  - 1. Monitor current job status**
  - 2. Prepare full network models for**
    - a) Landscaping**
    - b) Dayton Hudson Gallery**
    - c) Reroof model for existing building**
  - 3. Update network models as required**
  - 4. Update move network for owner domino shifts in use**
- D. Current status of project work done or to be done as of March 5, 1997 (wd 555)**
  - 1. Procurement - \*indicates change from monitoring #1**
    - a) \*Roof top units - delivery March 10, 1997 on job site**
    - b) Electrical mock up - was delivered on January 30, 1997 - owner to approve today**
    - c) Lay light mock up - has been delivered to project**
    - d) Skylight frame and glass being fabricated - was delivered February 10, 1997**
    - e) Stairways - on job about February 5, 1997 - will be installed by Friday, March 7, 1997**
    - f) Hollow metal frames - package 3 & 5 frames were delivered to site about February 20, 1997**
    - g) Curtain wall delivery - were delivered February 10, 1997 - installation started February 17, 1997**
    - h) Curtain wall glass delivered to site March 4, 1997**
    - i) Door hardware - delivery date not yet established**
    - j) Toilet partitions - delivery scheduled for March 15, 1997**
    - k) Toilet accessories - delivery scheduled for March 15, 1997**
    - l) Ceramic tile - available in sub contractor's shop**
    - m) Carpet - in warehouse**
    - n) Ceiling tile - available as needed**
    - o) Paint colors - selected but samples not approved as yet**
    - p) Light fixtures - Late release - delivery date confirmed today at last week in March, 1997**
    - q) Grills and diffusers - available as needed**
    - r) Controls and alarms - to be checked - no apparent problem**

- s) **Millwork and case work - to be delivered March 15, 1997**
- t) **Fire doors - frames to be delivered March 17, 1997**
- u) **Fire doors - doors to be delivered March 17, 1997**
- v) **Mezzanine structural steel - to be delivered March 13, 1997**
- w) **Metal panels for curtain wall - not delivered - expected March 17, 1997**
- 2. **Site preparation**
  - a) **Substantially complete**
- 3. **Site work - to be done**
  - a) **Landscaping**
  - b) **Irrigation system - not in WCC current contract**
  - c) **Site lighting - not in WCC current contract**
  - d) **Final grading**
  - e) **Site restoration**
    - (1) **Sidewalks**
    - (2) **Asphalt drives**
  - f) **Site structures**
    - (1) **Poured concrete retaining walls**
  - g) **Signage - by whom?**
- 4. **Substructure work - to be done**
  - a) **Final tie in to existing building - done**
  - b) **Areaway final concrete finishes - to be done in spring**
- 5. **Superstructure work - to be done**
  - a) **Concrete floor decks poured out and stripped - complete**
  - b) **Structural steel erected and trimmed out - complete except for mezzanine structural steel**
  - c) **Roof metal deck installed - complete**
- 6. **Skylight area work**
  - a) **Skylight frame and glass being fabricated - to be delivered February 14, 1997**
  - b) **Scaffold for center area 40% complete**
  - c) **Lay light mock up - delivered to project**
  - d) **Electrical mock up - delivery on January 30, 1997**
  - e) **Field verification of lay lights - scheduled for January 29, 1997**
- 7. **Close in work**
  - a) **Building temporarily enclosed**
  - b) **Roofing - dried in pending curtain wall installation**
  - c) **Curtain wall - being installed**
    - (1) **Frames - 75%**

- (2) **Glass - 10%**
- (3) **Metal panels - not delivered - expected March 17, 1997**
- 8. **Interior rough work**
  - a) **Stairways - to be complete March 7, 1997**
  - b) **Rough mechanical**
    - (1) **1st floor**
      - (a) **Sheet metal ductwork 95% complete**
      - (b) **Mechanical piping 95% complete**
      - (c) **Sprinkler piping 80% complete**
      - (d) **In wall mechanical 95% complete**
    - (2) **2nd floor**
      - (a) **Sheet metal ductwork 80% complete**
      - (b) **Mechanical piping 80% complete**
      - (c) **Sprinkler piping - no sprinklers**
      - (d) **In wall mechanical - substantially complete**
    - (3) **3rd floor - need spray on fireproofing before production mechanical rough work can be started**
      - (a) **Spray on fireproofing - complete**
      - (b) **Sheet metal ductwork 45% complete**
      - (c) **Mechanical piping 60% complete**
      - (d) **Sprinkler piping - no sprinklers**
      - (e) **In wall mechanical 50% complete**
  - c) **Rough electrical work**
    - (1) **1st floor**
      - (a) **Horizontal conduit and feeders 90% complete**
      - (b) **In wall work electrical - substantially complete**
    - (2) **2nd floor**
      - (a) **Horizontal conduit and feeders 60% complete**
      - (b) **In wall work electrical 80%**
    - (3) **3rd floor**
      - (a) **Horizontal conduit and feeders 60% complete**
      - (b) **In wall work electrical 20%**
  - d) **Rough architectural work**
    - (1) **1st floor**
      - (a) **Masonry walls not started**
      - (b) **Hollow metal frames in package 5 - on site and being installed - 90% complete**
      - (c) **Metal studs 95% complete**
      - (d) **Gyp board 95% hung**

- (e) Taping started March 4, 1997 - no sanding started
- (f) Painting - scheduled to start March 12, 1997
- (2) 2nd floor
  - (a) Masonry walls - none on 2nd
  - (b) Hollow metal frames in package 5 - on site
  - (c) Metal studs 90% complete
  - (d) Gyp board 0% hung
  - (e) No taping and sanding started
- (3) 3rd floor
  - (a) Spray on fireproofing - complete
    - i) Requires roofing to be completed and building temporarily closed in
  - (b) Masonry walls none on 2nd
  - (c) Hollow metal frames in package 5 - delivered
  - (d) Metal studs 20% complete
  - (e) Gyp board 0% hung
  - (f) No taping and sanding started
- 9. Interior finish work
  - a) 1st floor
    - (1) Retail shop being relocated - opened January 28, 1997
  - b) 2nd floor - not started
- 10. Close out work - nothing started
  - a) Building officials have been out to look at job to determine what must be complete on first floor for partial certificate of occupancy.

Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #3

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
June 2, 1997

**Monitoring report #3:** Minneapolis Institute of Arts  
Minneapolis, Minnesota

**Project #:** 96:37

**Dates of monitoring:** Wednesday and Thursday, May 7, 1997 and May 8, 1997 (wd 600 and 601)

**Those attending meetings:**

Ken Styrlund - President - WCC  
Mike McGowan - Project Manager - WCC  
Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project with Mr. Styrlund.
- Monitored project progress with Mr. Styrlund and Mr. McGowan.
- Updated sheets #3 - issue 5, #4 - issue 3, and #5, issue 3, to issue 6, dated May 7 and 8, 1997 (wd 600 and 601) with Mr. McGowan. Renumbered activities on sheets 3, 4 and 5.

**Network models in effect as of monitoring on May 7, 1997 (wd 600):**

Issue #5 - sheet #3 - dated March 5, 1997 (wd 555)  
Issue #3 - sheet #4 - dated November 7, 1996 (wd 474)  
Issue #3 - sheet #5 - dated November 7, 1996 (wd 474)

**Key dates:**

Intermediate target dates - to be reviewed and set by project team.  
October, 1997 - Overall completion date - to be finally determined by project team.

**Project Status:**

**Structure and close in of infill**

The infill structure is substantially complete and the infill is closed to weather. However exterior metal panels of the curtain wall were misfabricated, and were also streaked from the anodizing process. These panels are currently being refabricated. The revised delivery date is estimated for May 9, 1997.

### Infill interior work

The first floor of the infill is substantially complete and the Museum has received verbal permission from the City of Minneapolis to occupy the area. At the second floor of the infill most dry wall has been hung and taping and sanding of the area is in progress. Some painting has been done. At the third floor of the infill, framing for gyp board walls is nearly complete and some gyp board has been hung. Infill interior work generally lags the issue #3 network model by from 30 to 35 working days.

### 1st Floor Museum Shop

Acoustic ceilings have been installed at the shop area and installation of hard tile and carpet will be started shortly. Once floor finishes are complete, shop fixtures will be installed, and the shop will be reoccupied. The Museum had requested a later occupancy date of the shop due to the glass exhibit extension.

### Docent, kid's area, and coffee shop

The docent area move is being deferred, and construction of the coffee shop and the kid's area is waiting on issuance of a final design. The tentative date of design release is currently June 2, 1997 (wd 618).

### Skylight Area

Work at the skylight area has proceeded up to the point where exhibit work can be reinstalled. This work was delayed upon request of the Museum and now is expected to begin about May 12, 1997.

### Interior Work at Existing Second Floor

Much of the work at the side library, library, and the archives has been completed, and the Museum is expected to move back in to the side library starting on May 12, 1997 (wd 603). Some wall penetrations into the infill areas have been made at the library areas.

### South Asia Gallery (SAG)

The Greco Roman exhibits have been moved by the Museum staff. However demolition of the area had been delayed at the Museum's request until after the Art in Bloom show ended. The show ended May 3, 1997 (wd 598).

Case work design revisions have caused delays to approval, fabrication and delivery of wood trim at the display cases. Witcher received drawings on May 6, 1997 (wd 601).

### Bean Gallery

The Bean Gallery has been vacated and demolition at the gallery is substantially complete ready for installation of dry wall and conduit for built in cases.

### Procurement

A brief summary of the current status of procurement is outlined below:

- Roof top units - delivered, installed, and running
- Electrical mock up - delivered January 30, 1997 - owner has approved the mock up, and work is proceeding
- Lay light mock up - owner has approved the mock up and work is proceeding
- Skylight frame and glass - installation is substantially complete
- Stairways - installed
- Hollow metal frames - all frames in bid packs #1 through #7 are installed or on site
- Curtain wall glass - complete - does not have to be removed for reinstallation of panels
- Door hardware - available as needed
- Toilet partitions - installed at 1st floor
- Toilet accessories - installed at 1st floor
- Ceramic tile - 1st floor complete - remainder available in sub contractor's shop
- Carpet - available as needed
- Ceiling tile - available as needed
- Paint colors - selected and approved
- Light fixtures - all released and on order

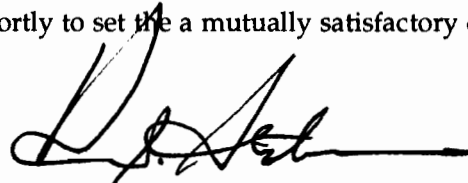
- Grills and diffusers - available as needed
- Controls and alarms - have received conditional occupancy permit for 1st floor
- Millwork and case work - on site and being installed
- Fire doors - frames installed on 1st and 2nd floors
- Fire doors - doors installed on 1st and 2nd floors
- Security grill at museum gift shop - installed
- Mezzanine structural steel - erected
- Metal panels for curtain wall - to be refabricated - expected on site May 9, 1997

**General:**

Overall project work lags by 25 to 35 working days. Mr. McGowan is making a strong effort to plan and schedule Witcher's work on the job so as to regain as much of this lag as possible. At our next monitoring and updating session I suggest we update the entire network model, and include all work not covered in our current work plan. This should then allow us to make a reasonably accurate projection of a total completion date as well as setting critical interim dates important to the Museum operations.

I shall be in touch with Mr. Strylund and Mr. McGowan shortly to set a mutually satisfactory date for our next planning and monitoring session.

copies to: Mike McGowan  
Ken Strylund



Ralph J. Stephenson, P.E.



**VII. Date of meeting - Wednesday, May 7, 1997 - 2:18:31 PM**

**A. Location of meeting - Witcher office conference room**

**B. Those attending**

1. Ken Styrlund - President - WCC
2. Mike McGowan - Project Manager - WCC
3. Ralph J. Stephenson - Consultant

**C. Agenda**

1. Monitor current job status
2. Prepare full network models for
  - a) Landscaping
  - b) Dayton Hudson Gallery
  - c) Reroof model for existing building
3. Update network models as required

**D. Current status of project work done or to be done as of May 8, 1997 (wd 601)**

**1. Procurement**

- a) \*Roof top units - installed and running - delivered ?
- b) Electrical mock up - was delivered on January 30, 1997 - owner has approved and work is proceeding.
- c) Lay light mock up - owner has approved and work is proceeding.
- d) Skylight frame and glass being fabricated - was delivered February 10, 1997 - is substantially complete.
- e) Stairways - complete
- f) Hollow metal frames - all hollow metal frames in bid packs #1 through #7 are on site or installed.
- g) Curtain wall delivery - metal panels <sup>streaked</sup> ~~steaked~~ during anodizing and were incorrectly fabricated from shop drawings that were correct and had been approved.
- h) Curtain wall glass delivered to site March 4, 1997 - installed complete - does not have to be removed and reinstalled
- i) Door hardware - available - to be delivered as needed.
- j) Toilet partitions - installed at 1st floor - delivery for guard locker room partitions - ?
- k) Toilet accessories - installed at 1st floor - delivery for guard locker room accessories - ?
- l) Ceramic tile - available in sub contractor's shop - complete at 1st floor - progress at guard shower room to be checked - ?
- m) Quarry tile - available in sub contractor's shop - 40% installed in museum shop
- n) Carpet - installed at 1st floor of infill - remainder available in warehouse

- o) Ceiling tile - installed at 1st floor, none other in work
  - p) Paint colors - selected and approved - considerable painting completed.
  - q) Light fixtures - all released and on order - installed on 1st floor and at main skylights.
  - r) Grills and diffusers - all released and on order - installed on 1st floor and at main skylights. Check fountain court lighting.
  - s) Controls and alarms - have received conditional occupancy permit for 1st floor.
  - t) Millwork - on site and  $\pm$  15% installed
  - u) Display case work - to be delivered May 8, 1997
  - v) Fire doors - frames installed on 1st and 2nd floors
  - w) Fire doors - doors installed on 1st and 2nd floors
  - x) Security grill at museum gift shop installed
  - y) Mezzanine structural steel - erected
  - z) Metal panels for curtain wall - to be refabricated - new delivery date estimated on May 9, 1997
2. Site preparation
    - a) Substantially complete
  3. Site work - to be done
    - a) Landscaping
    - b) Irrigation system - not in WCC current contract
    - c) Site lighting - not in WCC current contract
    - d) Final grading
    - e) Site restoration
      - (1) Sidewalks
      - (2) Asphalt drives
    - f) Site structures
      - (1) Poured concrete retaining walls
    - g) Signage - by whom?
  4. Substructure work
    - a) Areaway final concrete finishes - to be done in spring
  5. Superstructure work - complete
  6. Skylight area workn - almost complete
  7. Close in work
  8. Interior rough work
  9. Interior finish work
  10. Close out work - nothing started

Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #4

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
August 1, 1997

**Monitoring report #4:** Minneapolis Institute of Arts  
Minneapolis, Minnesota

**Project #:** 96:37

**Dates of monitoring:** Thursday and Friday, July 17 & 18, 1997 (wd 649 and 650)

**Those attending meetings:**

Robert Jacobson - Curator of Asian Arts - MIA  
Mike McGowan - Project Manager - WCC  
Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project with Mr. McGowan
- Monitored project progress with Mr. McGowan.
- Updated sheet #3 - issue 6, and sheet #4 - issue 6 to issue 7, dated July 24, 1997 (wd 654) with Mr. McGowan.

Note: Time did not allow us to update sheet #5 issue 6 at this session. Mr. McGowan will update sheet #5 from the issue #6 monitored network model.

**Network models in effect as of monitoring on July 24, 1997 (654):**

Issue #6 - sheet #3 - dated May 7, 1997 (wd 600)  
Issue #6 - sheet #4 - dated May 8, 1997 (wd 601)  
Issue #6 - sheet #5 - dated May 8, 1997 (wd 601)

**Current status of project work:**

**1st Floor**

Major work at the first floor as shown on sheet #3, issue 6 is substantially complete except for the coffee shop, the kid's area, the loading dock and offices, the Whittier Room, and the Lower Lobby area. This remodeling is currently in work or about to start. We prepared network models for the work yet to be done at each of these remaining areas: These are shown on sheet #3, issue 7, dated July 24, 1997 (wd 654).

**2nd Floor**

Remaining work at the 2nd floor is shown on the updated network sheet #4, issue 7, dated July 24, 1997 (wd 654). This sheet contains action plans for:

- The 2nd floor infill interior work,

- Galleries E287, E288, E289, and E280B,
- The side library, the library, and the archives,
- The South Asia galleries,
- Gallery E205,
- The Dayton Hudson Gallery,
- The First Bank Gallery,
- The African and Egyptian Galleries,
- Galleries E207, E208, & E209

The current status of the project shows a lag of about 44 working days over targets set in the issue 6 network models. The present work and occupancy requirements of the museum were reviewed at this monitoring, and the appropriate changes were made in updating the model to issue #7. Mr. McGowan will review the new issue with the museum staff to confirm that the updated model meets the museum's occupancy needs.

### 3rd Floor

Work remaining at the 3rd floor includes:

- The 3rd floor infill interior work,
- The Bean Gallery
- The Period Room Court
- The areas 36 and north of area 36
- Galleries E307 and E309

The current status of the project shows a lag at the 3rd floor of about 45 working days over targets set in the issue 6 network models. Mr. McGowan will update the networks to issue 7 based on the monitoring as of July 24, 1997 (wd 654). This issue 7 will then reflect MIA's desires in the above area work schedules. Tentative target completion dates for 3rd floor areas are given in the general notes discussion of these areas below.

### General Notes:

Mr. McGowan and I inspected and monitored the project the morning of Thursday July 24, 1997 (wd 654). We met with Mr. Jacobson later in the morning, and in the afternoon. During these planning meetings we made a detailed review of each area remaining to be completed. Our discussions included identifying major work items yet to be done but not currently within Witcher's scope of work. A list of the areas

and these items is given below. Tentative target completion dates are also noted. Completion dates are subject to further review by the project team.

**1st floor - Coffee Shop and Kid's Area**

Action items to be done by other than Witcher

- Purchase coffee/kitchen equipment.
- Approve architect/engineer final design of coffee & kid's activity areas.
- Purchase & deliver furnishings.

Tentative dates for MIA use

- 1st floor coffee shop and kids area is scheduled by MIA to open to the public August 16, 1998.

*Kids design sk  
11/11/97  
Coffee shop design sk  
12/12/97*

**1st floor - Whittier Room**

*(done) 9/5/97*

Action items to be done by other than Witcher

- Relocate motorized projection screen.
- Purchase & deliver furnishings.
- Purchase & install audio/visual equipment.

Tentative dates for MIA use

- Target date for MIA move in - a.m. of September 15, 1997.
- 1st floor Whittier Room is scheduled by MIA for class use by A.M. of September 19, 1997.

**Loading Dock and Offices**

*desired 1/5/97*

Action items to be done by other than Witcher

- Vacate workshop area.
- Move receiving to new mail room. (to be built along with loading dock and office construction).

Tentative dates for MIA use

- To be set.

*LL 11/18/97*

**2nd floor - Chinese Period Room**

Action items to be done by other than Witcher

- Finish paint gallery surfaces including cases, walls, plaster surfaces and other.
- Apply final wax and seal coat to all wood floors.
- Install Chinese Period Room museum exhibit work concurrent with completing building work. Probably in October, November, 1997(?).

Tentative dates for MIA use

- Chinese Period Room is scheduled by MIA to open to the public August 16, 1998.

### **2nd floor - Dayton Hudson Gallery**

Action items to be done by other than Witcher

- Build bases and pedestals as WCC finishes out the space building work.
- Finish paint gallery wall surfaces.
- Relocate and install reception desk.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A. M. of August 15, 1997.

### **2nd floor - First Bank Gallery**

Action items to be done by other than Witcher

- Build bases and pedestals as WCC finishes out the space building work.
- Finish paint gallery wall surfaces.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A. M. of September 15, 1997.

### **2nd floor - Library**

Action items to be done by other than Witcher

- Finish paint library wall surfaces.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - June, 1998.
- Library open to the public A.M. August 16, 1998.

### **2nd floor - Africa & Egypt Galleries**

Action items to be done by other than Witcher

- Finish paint gallery surfaces.
- Apply final wax and seal coat to all wood floors.
- Select paint colors for galleries.
- Provide cases and glass for galleries.

Tentative dates for MIA use

- Target date for MIA move in - January, 1997
- Galleries open to the public in March, 1998.

### **2nd floor - Closed Stacks & Archives**

Tentative dates for MIA use

- Target date for MIA move in - A.M. September 10, 1997
- Open to the public A.M. September 10, 1997.

**2nd floor - South Asia Gallery**

Action items to be done by other than Witcher

- Finish paint gallery surfaces
- Apply final wax and seal coat to all wood floors.
- Sequence installation of objects with WCC's completion dates as a guide.
- Jade gallery fire door added July 24, 1997.
- Jade gallery cases installed by MIA last.

Tentative dates for MIA use

- Construction wall to be removed August 22, 1997.
- Target date for MIA move in - A.M. August 7, 1997
- Open to the public in September, 1997.

**2nd floor - Gallery E205**

Action items to be done by other than Witcher

- Finish paint gallery surfaces
- Apply final wax and seal coat to all wood floors.
- Sequence installation of objects with WCC's completion dates as a guide.

Tentative dates for MIA use

- Construction wall to be removed August 22, 1997.
- Target date for MIA move in - A.M. October 30, 1997
- Open to the public a.m. August 16, 1998

**2nd floor - Galleries E207, E208 and E208**

Action items to be done by other than Witcher

- Finish paint gallery surfaces.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A.M. October 30, 1997.
- Open to the public A.M. August 16, 1998.

**3rd floor - Infill**

Action items to be done by other than Witcher

- Select colors.
- Finish paint gallery surfaces including cases, walls, plaster surfaces and others.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - May, 1998.
- 3rd floor infill scheduled by MIA to open to the public August 16, 1998.

5/22/97 (611)  
9/4/97 (682)  
72  
7/18/97 642  
7/18/97 712  
10/26/97

page 5  
6/22/97 (625)  
9/4/97 (682)  
35  
6/22/97  
6/22/97 (625)  
6/22/97  
625  
278

date printed: 8/1/97

9/18/97  
7/26/97

### 3rd floor - Bean Gallery

Action items to be done by other than Witcher

- Select colors.
- Finish paint gallery surfaces.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - May, 1998
- Bean gallery is scheduled by MIA to open to the public A.M. August 16, 1998

### 3rd floor - Period Court

Action items to be done by other than Witcher

- Finish paint gallery surfaces including cases, walls, plaster surfaces and others.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A.M. September 30, 1997
- Period Room Court scheduled by MIA to open to the public November 26, 1998.

### 3rd floor - Areas 36 and North of 36

Action items to be done by other than Witcher

- Finish paint gallery surfaces including cases, walls, plaster surfaces and others.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A.M. April 1, 1998.
- Areas 36 and north of 36 are scheduled by MIA to open to the public on the A.M. of May 15, 1998.

### 3rd floor - Galleries E307 and E308

Action items to be done by other than Witcher

- Decide on relocation of magnetic hold open fire door.
- Finish paint gallery surfaces including cases, walls, plaster surfaces and others.
- Apply final wax and seal coat to all wood floors.

Tentative dates for MIA use

- Target date for MIA move in - A.M. August 29, 1997
- Galleries E307 and E309 are scheduled by MIA to open to the public September 8, 1997.

Now Sept 25, 97  
Too much additional  
floor finishing page 6



I recommend we again monitor and, where necessary, update the network model within the next two months. This should be done to insure that the Witcher project staff and the museum project staff continue to mesh their activities to the mutual benefit of each. At present there are some public opening dates desired by the museum that must be evaluated relative to Witcher's current construction plan and schedule. Those that appear to be worthy of special attention include the following:

**1st floor - Coffee Shop and Kid's Area**

Scheduled by MIA to open to the public August 16, 1998.

**2nd floor - Chinese Period Room**

Scheduled by MIA to open to the public August 16, 1998.

**2nd floor - Library**

Target date for MIA move in - June, 1998.

Library open to the public A.M. August 16, 1998.

**2nd floor - Gallery E205**

Construction wall to be removed August 22, 1997.

Target date for MIA move in - A.M. October 30, 1997

Open to the public a.m. August 16, 1998

**2nd floor - Galleries E207, E208 and E208**

Target date for MIA move in - A.M. October 30, 1997.

Open to the public A.M. August 16, 1998.

**3rd floor - Infill**

Target date for MIA move in - May, 1998.

3rd floor infill scheduled by MIA to open to the public August 16, 1998.

**3rd floor - Bean Gallery**

Target date for MIA move in - May, 1998

Bean gallery is scheduled by MIA to open to the public A.M. August 16, 1998

**3rd floor - Period Court**

Target date for MIA move in - A.M. September 30, 1997

Period Room Court scheduled by MIA to open to the public November 26, 1998.

The above areas have completion dates that may be different than those planned by

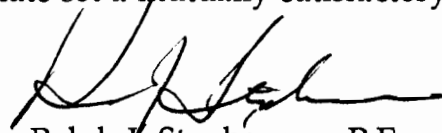
Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #4

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
August 1, 1997

the museum for their move in or by Witcher for completion of their work. These differences must be examined carefully to insure that the gaps are appropriate.

I shall be in touch with Mr. Styrlund and Mr. McGowan shortly to determine their desires relative to our next session, and if appropriate set a mutually satisfactory date for our next meeting.

copies to: Mike McGowan  
Ken Styrlund



Ralph J. Stephenson, P.E.

Witcher Construction Co.  
Minneapolis Institute of Arts  
Monitoring Report #5

Ralph J. Stephenson, P.E., P.C.  
Consulting Engineer  
September 8, 1997

**Monitoring report #5:** Minneapolis Institute of Arts  
Minneapolis, Minnesota

**Project #:** 96:37

**Dates of monitoring:** Thursday and Friday, September 4 and 5, 1997 (wd 683 & 684)

**Those attending meetings:** (some in meetings part time only)

Ken Styrlund - WCC  
Mike McGowan - WCC  
Scott Sharp - WCC  
Harley Meyer - WCC  
Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project and monitored progress with Harley Meyer
- Reviewed project status with Mike McGowan and Ken Styrlund
- Updated network sheets 3, 4, and 5 to issue #8, dated September 5, 1997 (wd 684) with Mike McGowan

**Network models in effect as of September 4, 1997 (wd 683):**

Issue #7 - sheet #3 - dated July 24, 1997 (wd 654)  
Issue #7 - sheet #4 - dated July 24, 1997 (wd 654)  
Issue #6 - sheet #5 - dated May 8, 1997 (wd 601)

**Current desired target dates for Witcher work**

November 3, 1997 (wd 725) - Start actively closing out major work under current contract.

Target completion dates of Witcher work as shown in the updated network model - issue #8, and are as follows:

**1st Floor**

- 11/11/97 (wd 732) - Kid's area
- 11/06/97 (wd 729) - Coffee area
- 11/18/97 (wd 737) - Lower level lobby
- 01/05/98 (wd 768) - Loading dock area

### 2nd Floor

- 09/30/97 (wd 702) - Infill area
- 09/16/97 (wd 692) - Dayton Hudson Gallery
- 09/29/97 (wd 701) - 1st Bank Gallery
- 10/27/97 (wd 721) - Existing Library
- 10/16/97 (wd 714) - African and Egypt Gallery
- 09/11/97 (wd 689) - Library and archives
- 10/10/97 (wd 710) - E205 Gallery
- 10/29/97 (wd 723) - E207, E208, E209 Gallery

### 3rd Floor

- 10/28/97 (wd 722) - Infill area
- 10/28/97 (wd 722) - Bean Gallery
- 11/04/97 (wd 727) - Area 36
- 10/20/97 (wd 716) - Area north of 36
- 09/25/97 (wd 699) - Area west of 36
- 10/28/97 (wd 722) - Area east of 36 - Period Court

### Current status of project work:

#### 1st Floor

- **Kid's Area** - issue #8 target completion - 11/11/97 (wd 732)  
Installation of rough mechanical and electrical above floor utilities and erection of stud walls is in work at present.

It should be noted that the opening of the Kid's area to the public by the Museum is August 16, 1998 (wd 925).

- **Coffee Area** - issue #8 target completion - 11/06/97 (wd 729)  
Currently work is being completed on installation of rough mechanical and electrical work and on stud walls. Procurement activities includes resubmittal of shop drawings for the side coiling grill, and the Museum's completion of purchasing and delivery of coffee and kitchen equipment.

As with the Kid's area the opening of the Coffee area to the public is August 16, 1998 (wd 925).

- **Whittier Room**  
This area was turned over to the Museum on August 25, 1997 (wd 677).

- **Loading Dock, Mail, and Offices** - issue #8 target completion - 01/05/98 (wd 768).

Work is currently meeting issue #7 target dates. The mail room is painted and other finishes are being installed. Construction of the receiving room will follow completion of the mail room, and the new loading dock will begin once the receiving and mail room areas have been completed.

Loading dock area remodeling currently extends beyond desired end dates and efforts will be made to complete work earlier by augmenting resources assigned to the area.

- **Lower Lobby** - issue #8 target completion - 11/18/97 (wd 737)  
Construction documents are not yet available for the lower lobby area. No current information on these is available. It has been assumed in the issue #8 updating that construction documents will be available near the end of September, 1997.

## 2nd Floor

- **Infill Area** - issue #8 target completion - 09/30/97 (wd 702)  
Display case glass is being installed, doors and hardware are in work, and installation of the wood floor is about 30% complete.
- **Dayton Hudson Gallery** - issue #8 target completion - 09/16/97 (wd 692)  
Wood floor sanding and staining is about 80% complete and general painting has proceeded to where the Museum can begin constructing display cases.
- **1st Bank Gallery** - issue #8 target completion - 09/29/97 (wd 701)  
Installation of interior partitions is nearly complete and the area is about ready for painting. Acoustic ceiling work has been started and is about 20% complete.
- **Existing Library** - issue #8 target completion - 10/27/97 (wd 721)  
Installation of display case framing, trim and access panels will be started soon.
- **African and Egypt Gallery** - issue #8 target completion - 10/16/97 (wd 714)  
Display cases are being installed and will be field measured for fabrication of glass. Painting is about to begin at the gallery and will be followed by

installation of trim and touch up.

- **Library and archives** - issue #8 target completion - 09/11/97 (wd 689)  
Remodeling has been substantially completed and the area will be punched out and turned over in the very near future.
- **E205 Gallery** - issue #8 target completion - 10/10/97 (wd 710)  
Walls are being plastered, and rough mechanical and electrical work is complete ready for installation of acoustic ceilings. The gallery is due to be opened to the public by August 16, 1998 (wd 925).
- **E207, E208, E209 Galleries** - issue #8 target completion - 10/28/97 (wd 722)  
Framing for display cases is in work at this series of galleries and is about 90% complete. The areas are presently scheduled to be opened to the public by August 16, 1998 (wd 925).

### 3rd Floor

- **Infill area** - issue #8 target completion - 10/28/97 (wd 722)  
Current remodeling work is being concentrated on completing installing, taping and sanding gyp board surfaces, and getting ready for skim coating and painting. The 3rd floor infill area is scheduled to be open to the public by August 16, 1998 (wd 925).
- **Bean Gallery** - issue #8 target completion - 10/28/97 (wd 722)  
Most finish remodeling of the Bean Area is complete and display cases are now being installed. The area will be finished along with the 3rd floor infill.
- **Area 36** - issue #8 target completion - 11/04/97 (wd 727)  
Gyp board walls are being finished and skim coated ready for painting. Museum plans are currently to open Area 36 to the public on May 15, 1998 (wd 861).
- **Area north of 36** - issue #8 target completion - 10/20/97 (wd 716)  
Dry wall and electrical conduit is being installed for built in cases at the area north of 36. Concurrently field measurements being made from which to fabricate millwork and cases.

This area is scheduled to be opened to the public at the same time as Area 36, by May 15, 1998 (wd 716).

- **Area west of 36 - Photo Area** - issue #8 target completion - 09/25/97 (wd 699)  
Mechanical and electrical modifications are to be completed at the Photo Area concurrent with completion of stud walls. After the modifications are made, patching and new ceiling work can proceed, followed by painting and other finish work.
- **Area east of 36 - Period Court** - issue #8 target completion - 10/28/97 (wd 722)  
Currently dry wall partitions are being installed at the Period Court. Drawings are being prepared for the special "A" cases by the design team. These drawings are expected by Witcher on September 11, 1997 (wd 689).

Exterior work

Retaining walls, site work, and landscaping are in work, or will be installed in the very near future so as to meet landscaping and construction seasonal requirements. This work is critical to complete prior to the onset of colder weather and winter.

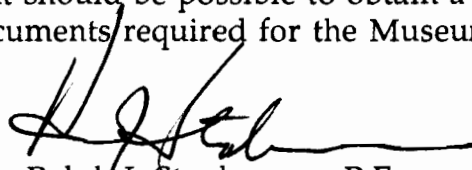
General:

The plan of work at present is for Witcher to complete most of the remaining contract work by mid November, 1997. There may be some close out items that could extend the completion slightly, but the intent is to complete work just as soon as possible. Some of the areas will not be opened to the public until considerably later than completion of Witcher's contract work. These areas however will also be completed by Witcher as soon as possible to provide a well defined close out target that will fit the Museum's needs and desires as well as those of the design team.

During our monitoring session we reviewed the various action items needed for closing out the project. Copies of this check list were provided to the Witcher staff. I suggest it be reviewed carefully, and if appropriate, it be edited and copies be provided to the Museum staff and the design staff involved.

Required Certificates of Substantial Completion should be obtained for each area from the architect/engineer of record. With these it should be possible to obtain a full Certificate of Occupancy and other permit documents required for the Museum to properly occupy the new and remodeled spaces.

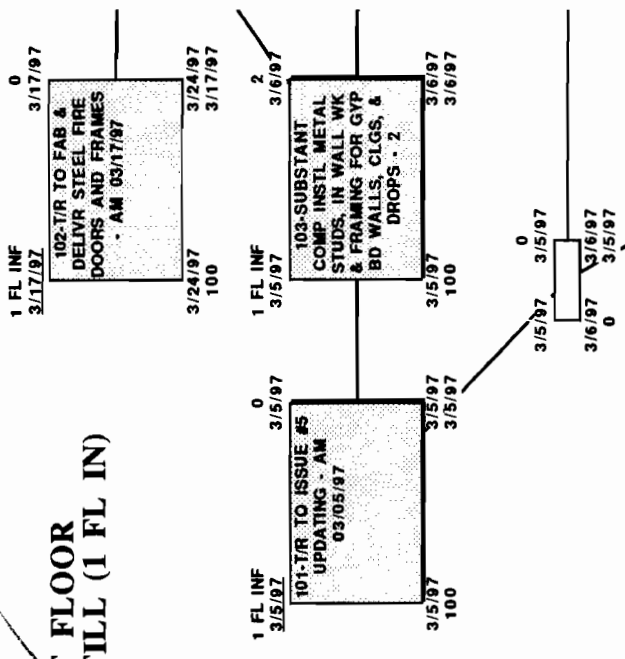
Copies to: Mike McGowan  
Ken Styrlund

  
Ralph J. Stephenson, P.E.

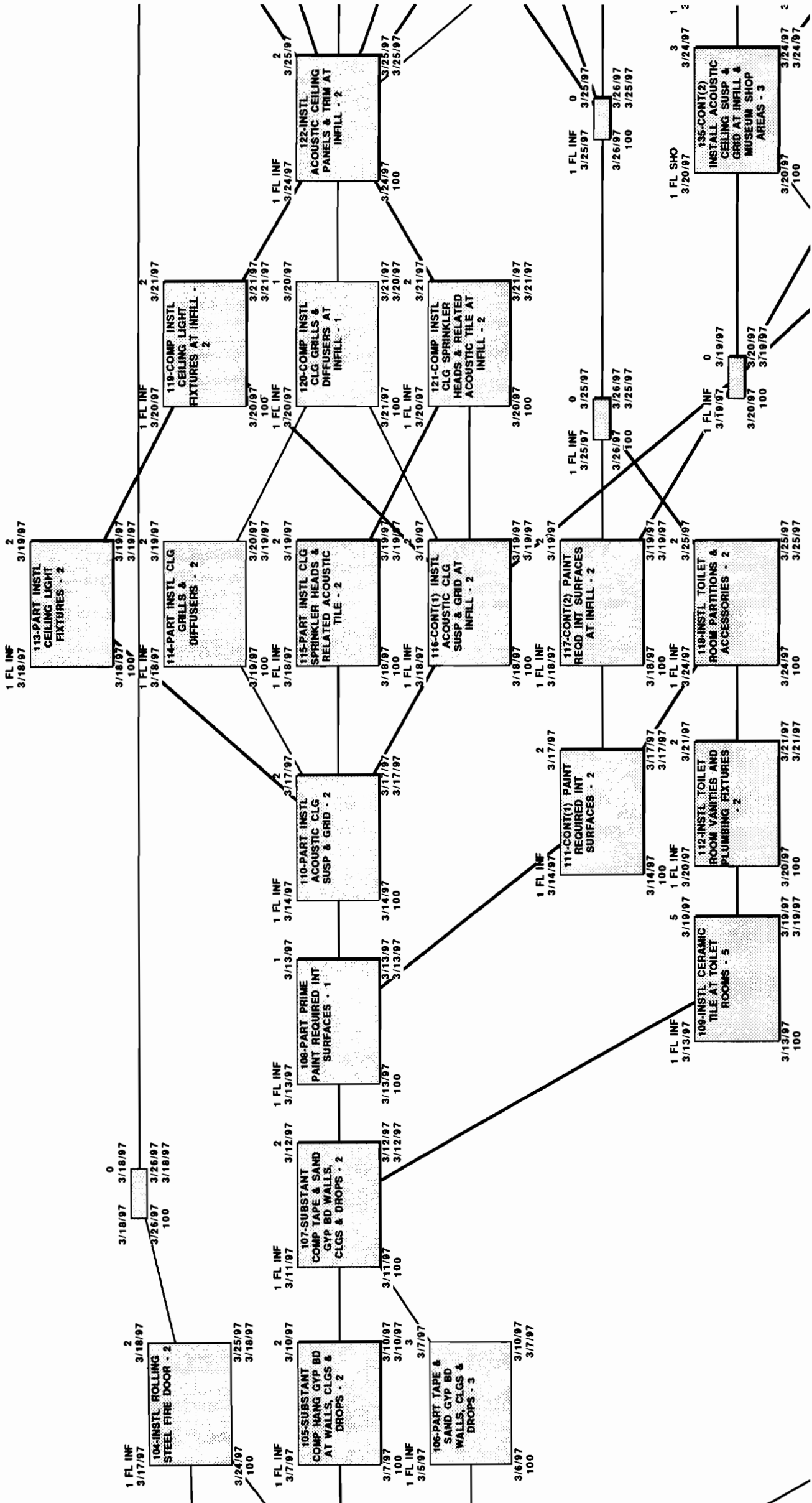
Sheet # 3  
LS monitored 5/7/97

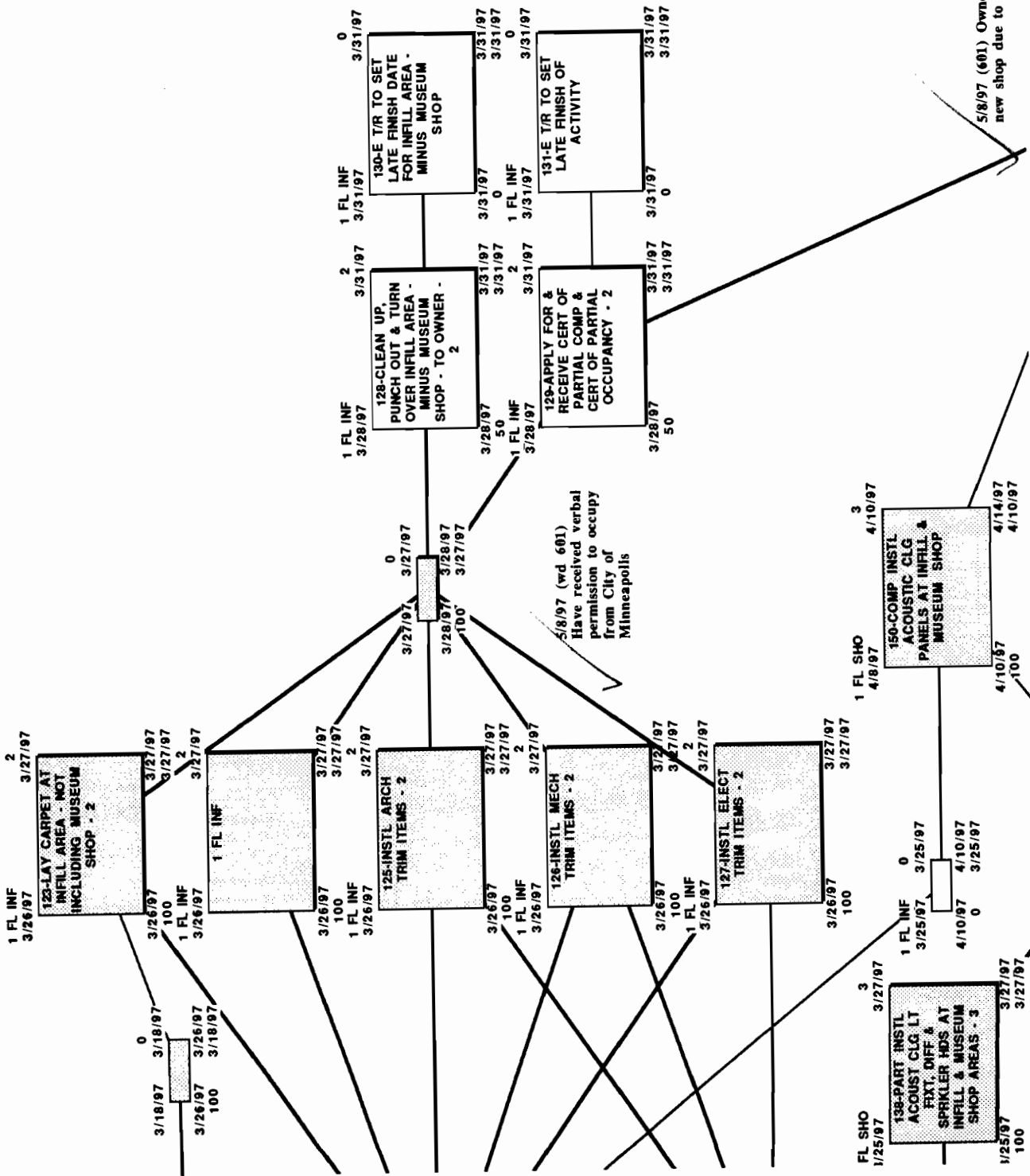
MONITORING  
5/7/97

**1ST FLOOR  
INFILL (1 FL IN)**







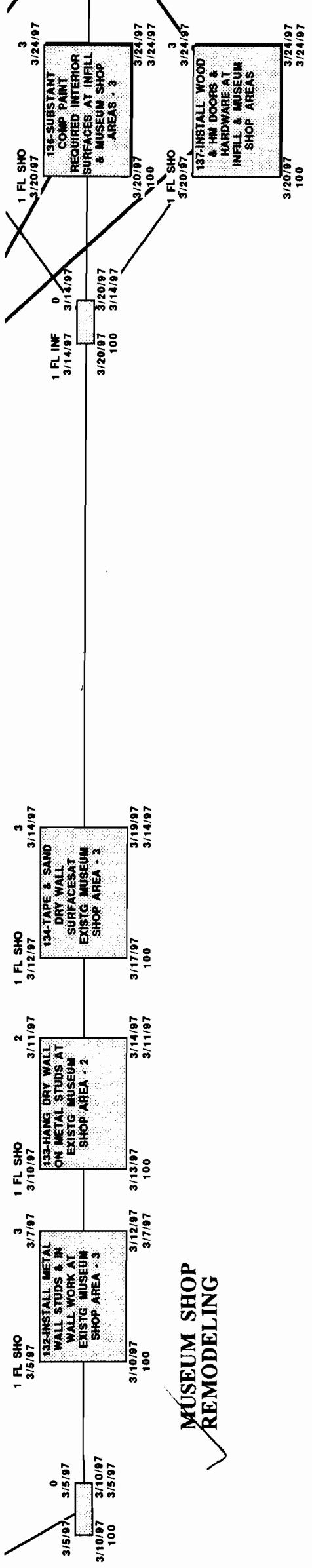


5/8/97 (wd 601)  
Have received verbal permission to occupy from City of Minneapolis

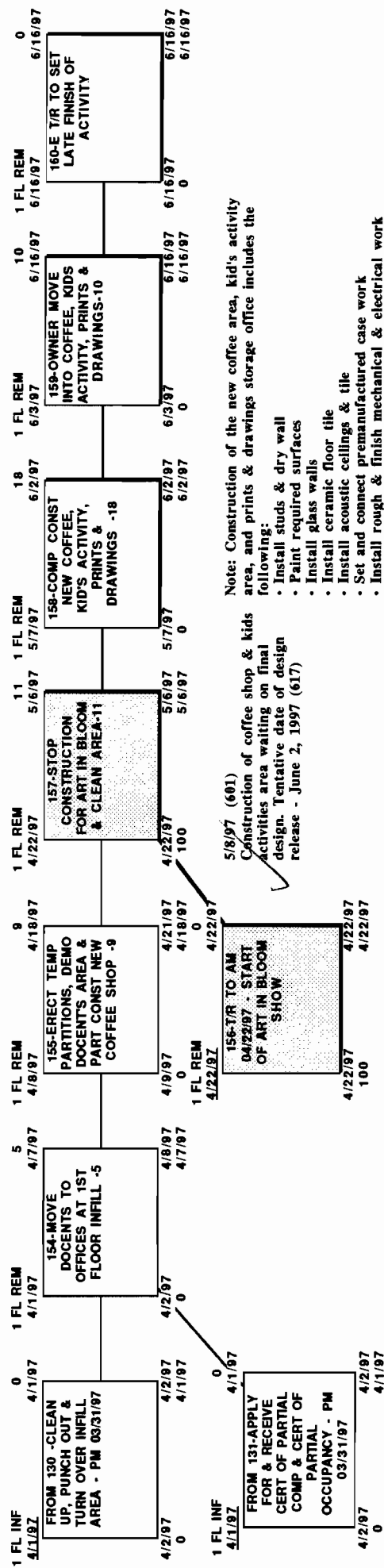
5/8/97 (601) Owner revised date of occupancy of new shop due to glass exhibit extension.

✓

**EXISTING FIRST  
FLOOR REMODEL**



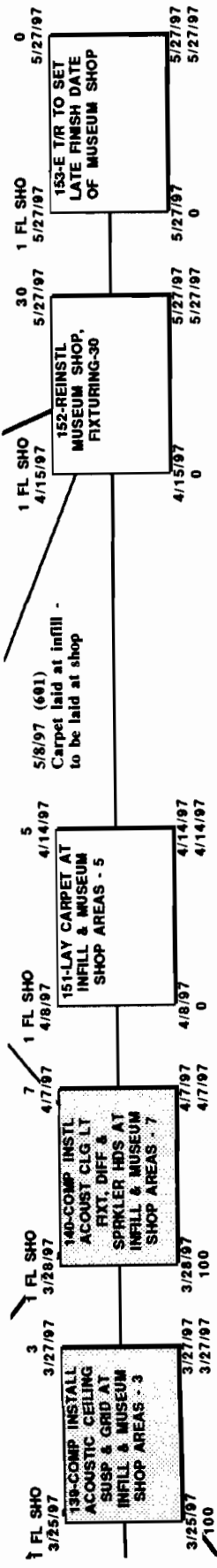
5/8/97 (601)  
Decent move being deferred



Note: Construction of the new coffee area, kid's activity area, and prints & drawings storage office includes the following:

- Install studs & dry wall
- Paint required surfaces
- Install glass walls
- Install ceramic floor tile
- Install acoustic ceilings & tile
- Set and connect premanufactured case work
- Install rough & finish mechanical & electrical work
- Install doors & hardware
- Install toilet room accessories
- Install carpet

5/8/97 (601)  
Construction of coffee shop & kids activities area waiting on final design. Tentative date of design release - June 2, 1997 (617)



Reserved Activity Numbers

141 146  
142 147  
143 148  
144 149  
145 150

lan 102  
han

1ST FLOOR INFILL INTERIOR WORK, SKYLIGHT  
AND EXISTING BUILDING REMODELING WORK

NETWORK MODEL FOR  
MINNEAPOLIS INSTITUTE OF ARTS

RSP Architects Ltd.  
120 First Avenue No.  
Mpls., Mn 55401

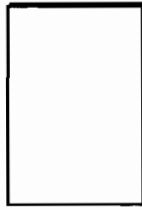


Issue #1 - Not used  
Issue #2 - September 27, 1996  
Issue #2a - September 29, 1996  
Issue #3 - November 7, 1996  
Issue #3 - Monitored 03/05/97  
Issue #4 - not used  
Issue #5 - March 5, 1997  
Issue #5 - Monitored 5/7/97  
i5 sht #3 -monitored 5/7/97

Witcher Construction Co.  
General Contractor  
9855 West 78th Street, Suite 270  
P. O. Box 581549  
Minneapolis, MN 55458-1549  
612/830-9000 Fax: 612/830-1365

Subtitle  
Earliest Start

Duration  
Earliest Finish



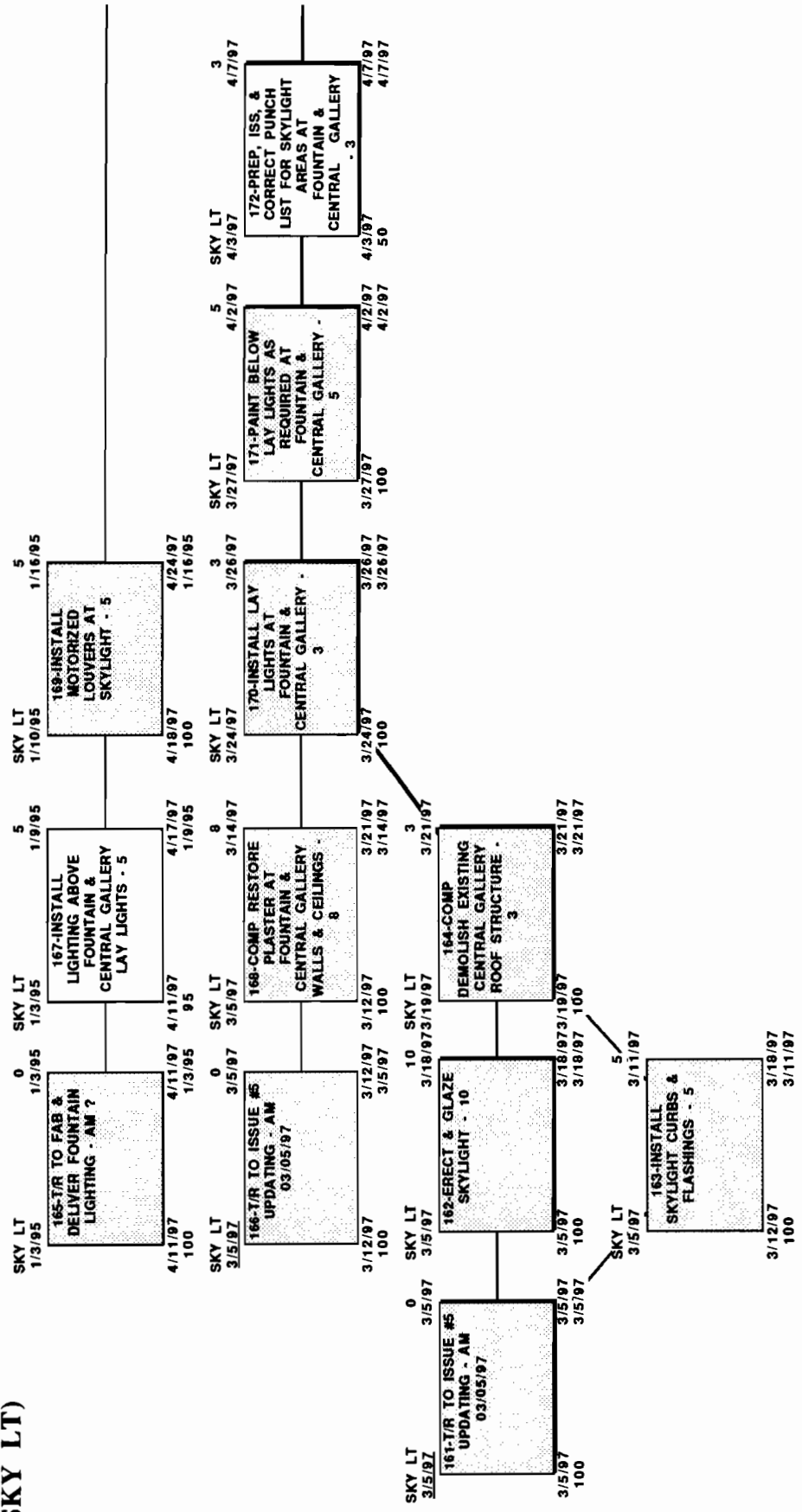
Latest Start  
% Done

Latest Finish  
Actual Finish

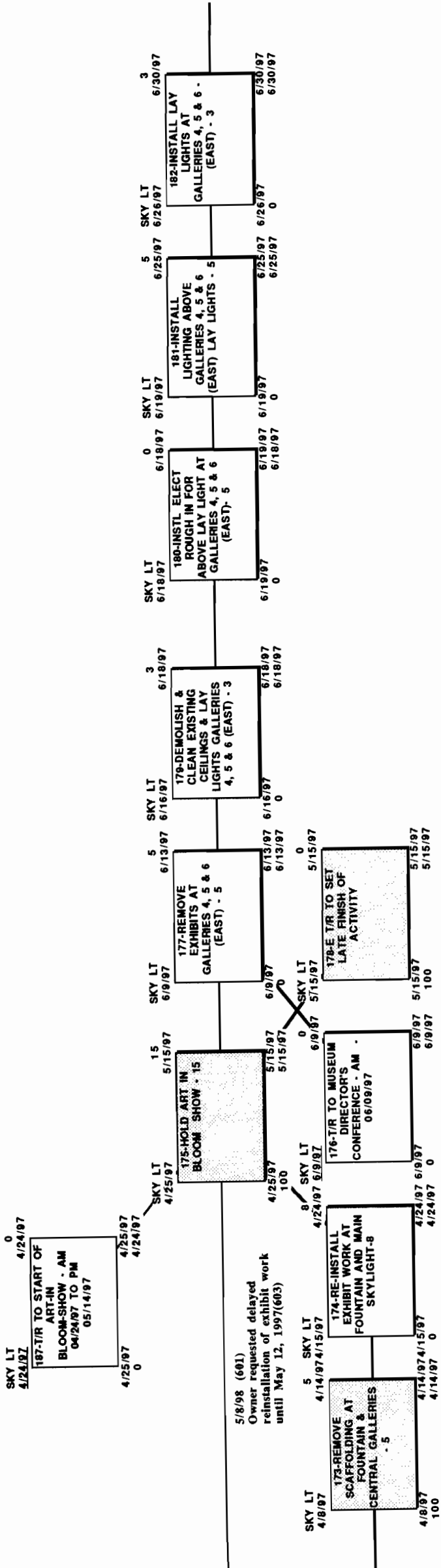
Activity Key

Sheet  
#3

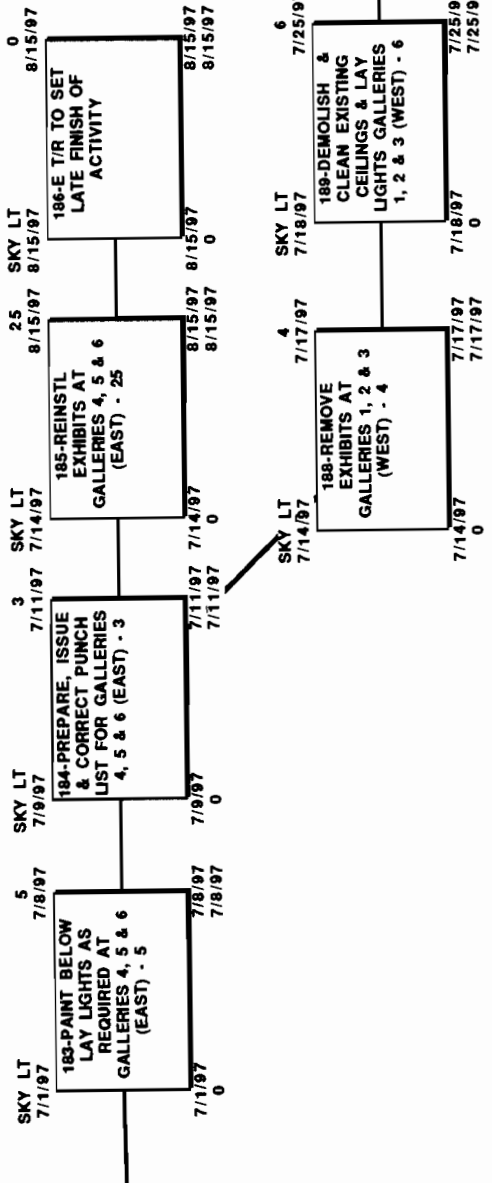
**SKYLIGHT  
AREA  
(SKY LT)**

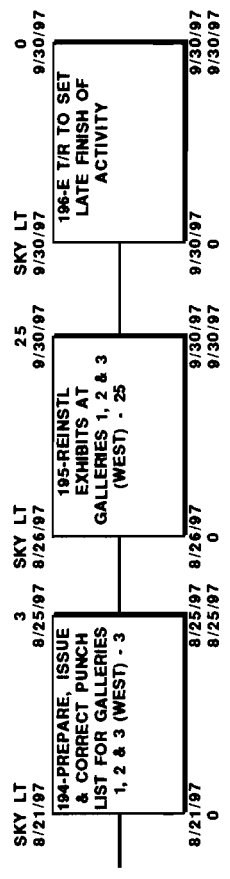






5/8/97 (601)  
Exhibit reinstallation to start  
May 12, 1997 (603)

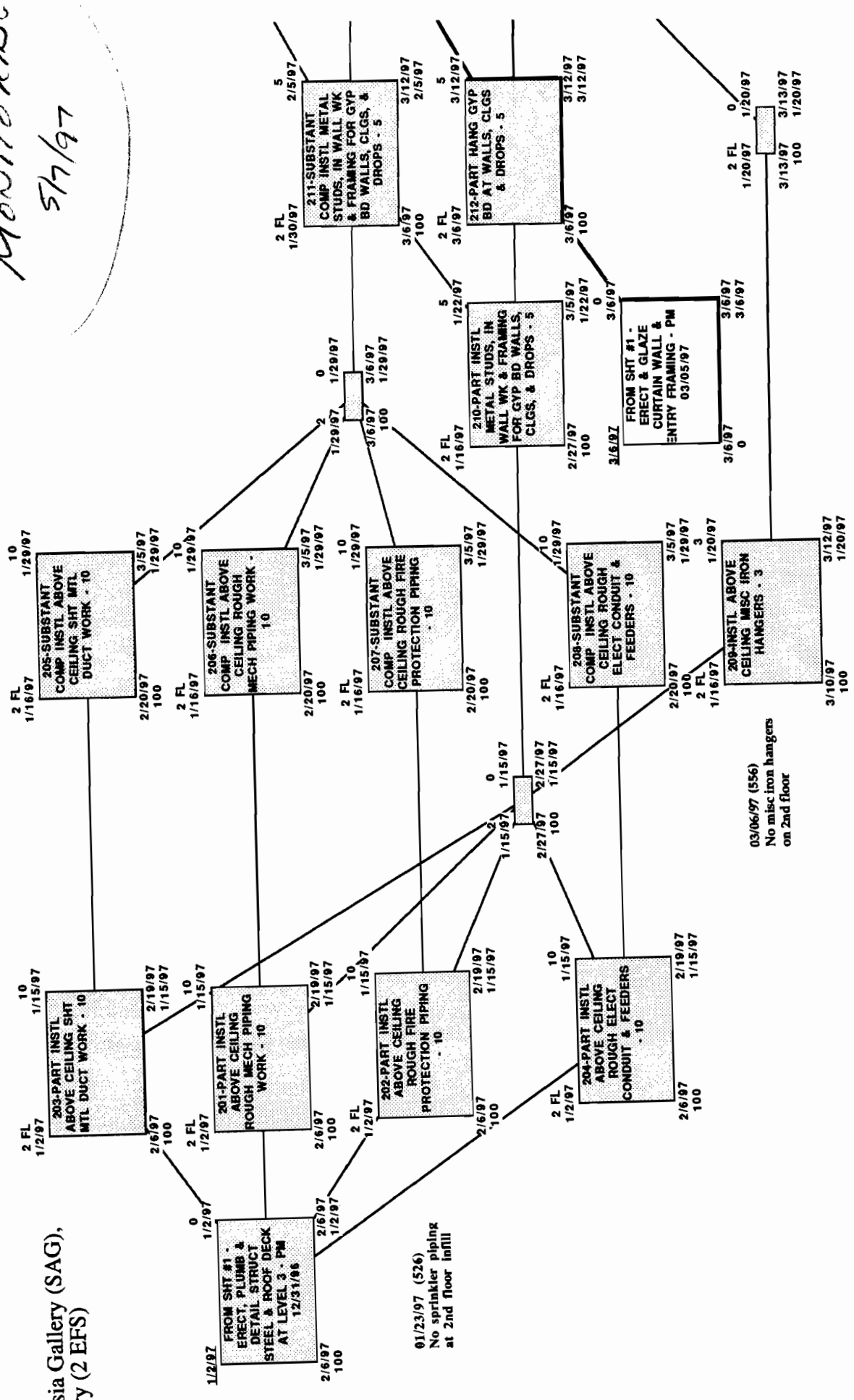




Sheet # 4  
 23 m to 5/7/97

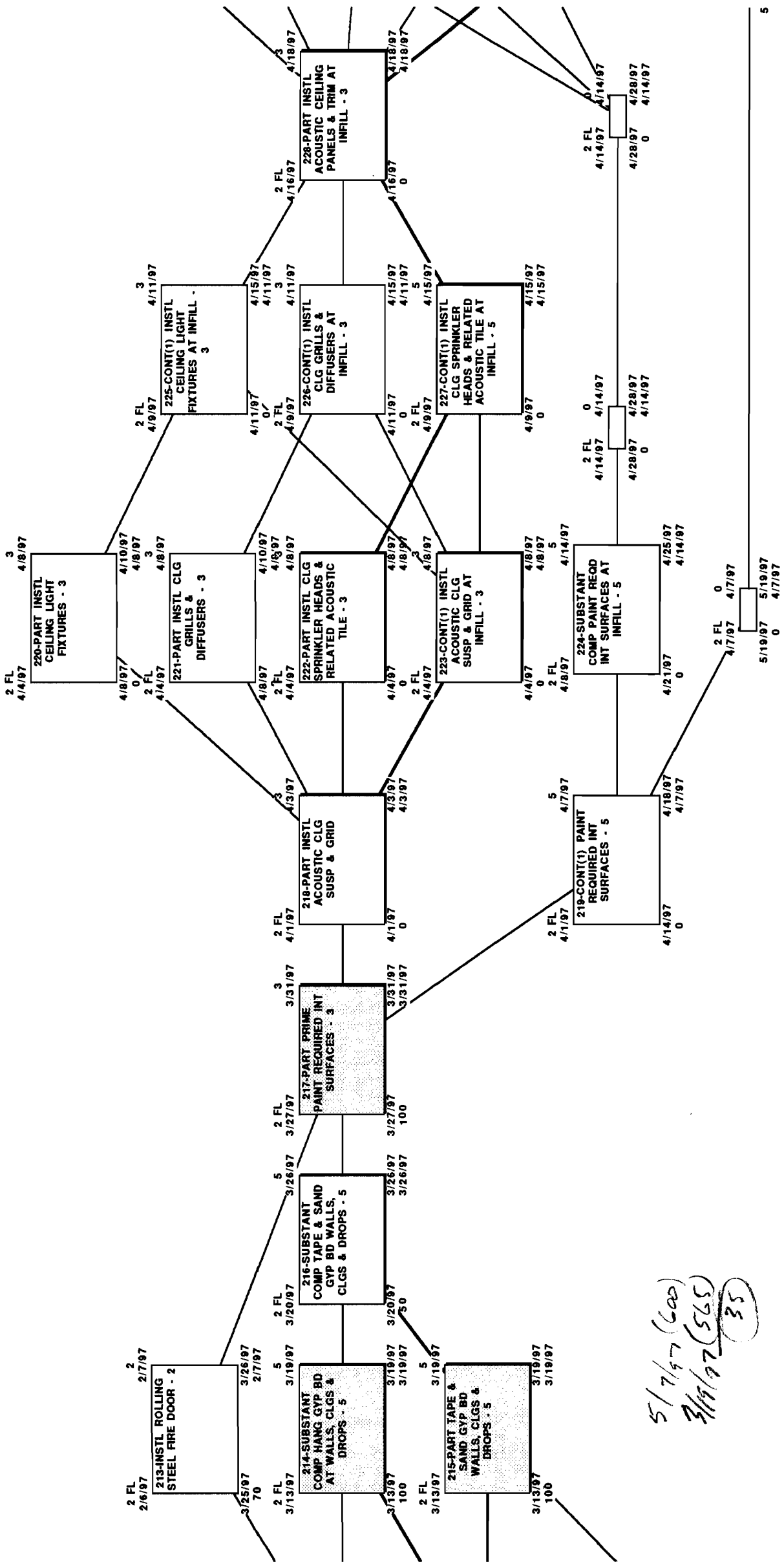
MONITORING  
 5/7/97

2nd Floor Infill (2FL), South Asia Gallery (SAG),  
 and Existing 2nd Floor Summary (2 EFS)

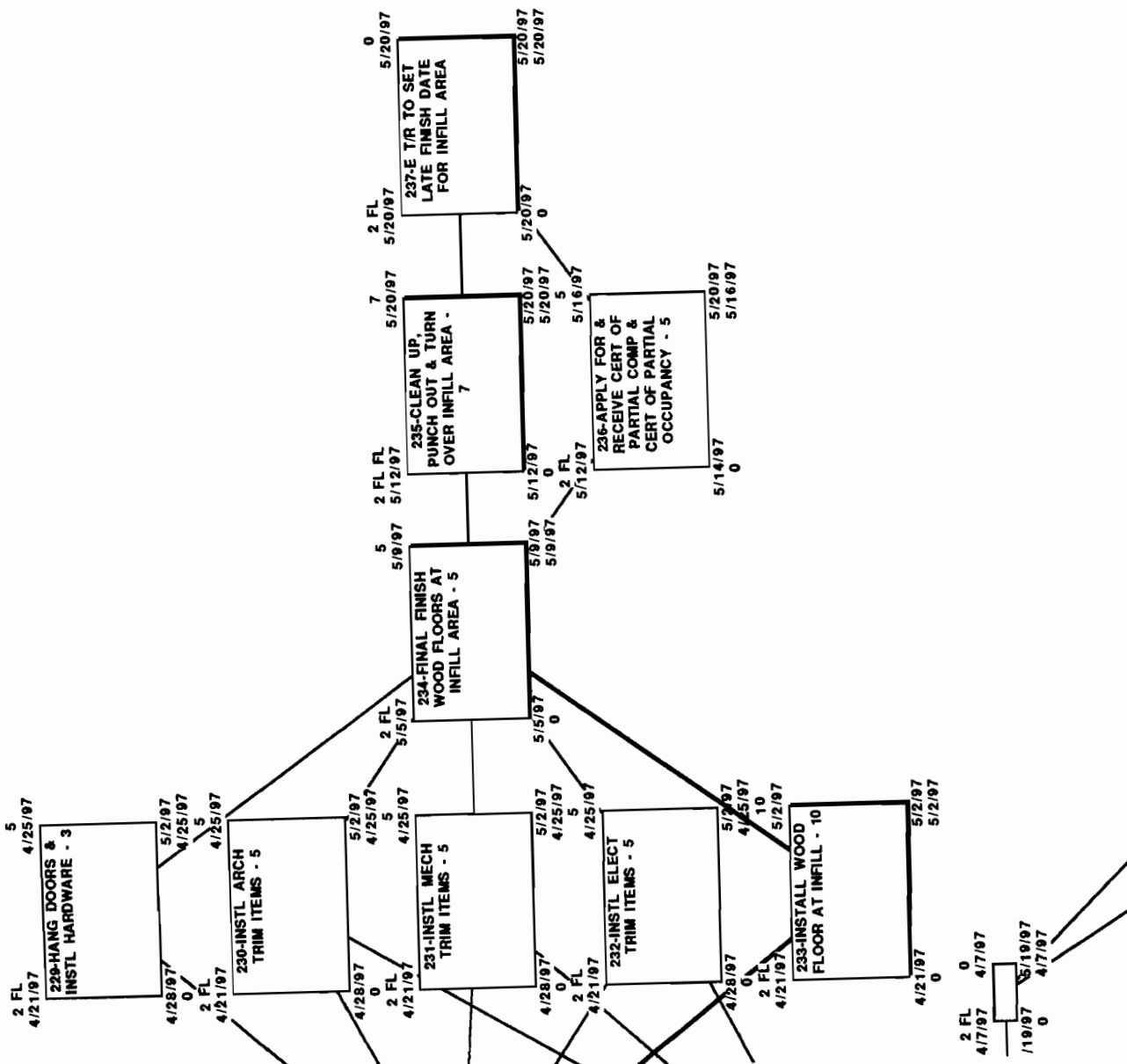


01/23/97 (526)  
 No sprinkler piping  
 at 2nd floor infill

03/06/97 (556)  
 No misc iron hangers  
 on 2nd floor



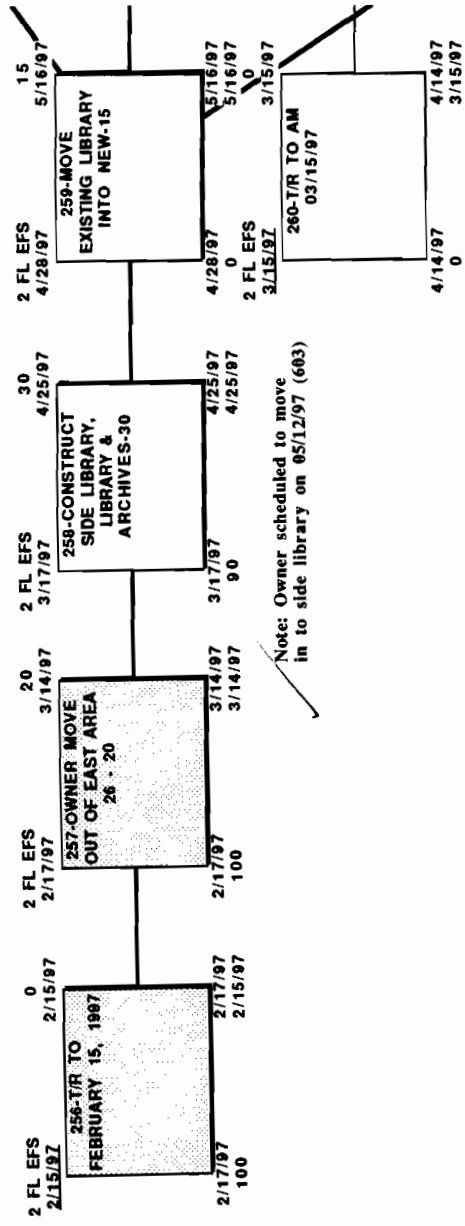
5/7/97 (600)  
 3/19/97 (565)  
 35



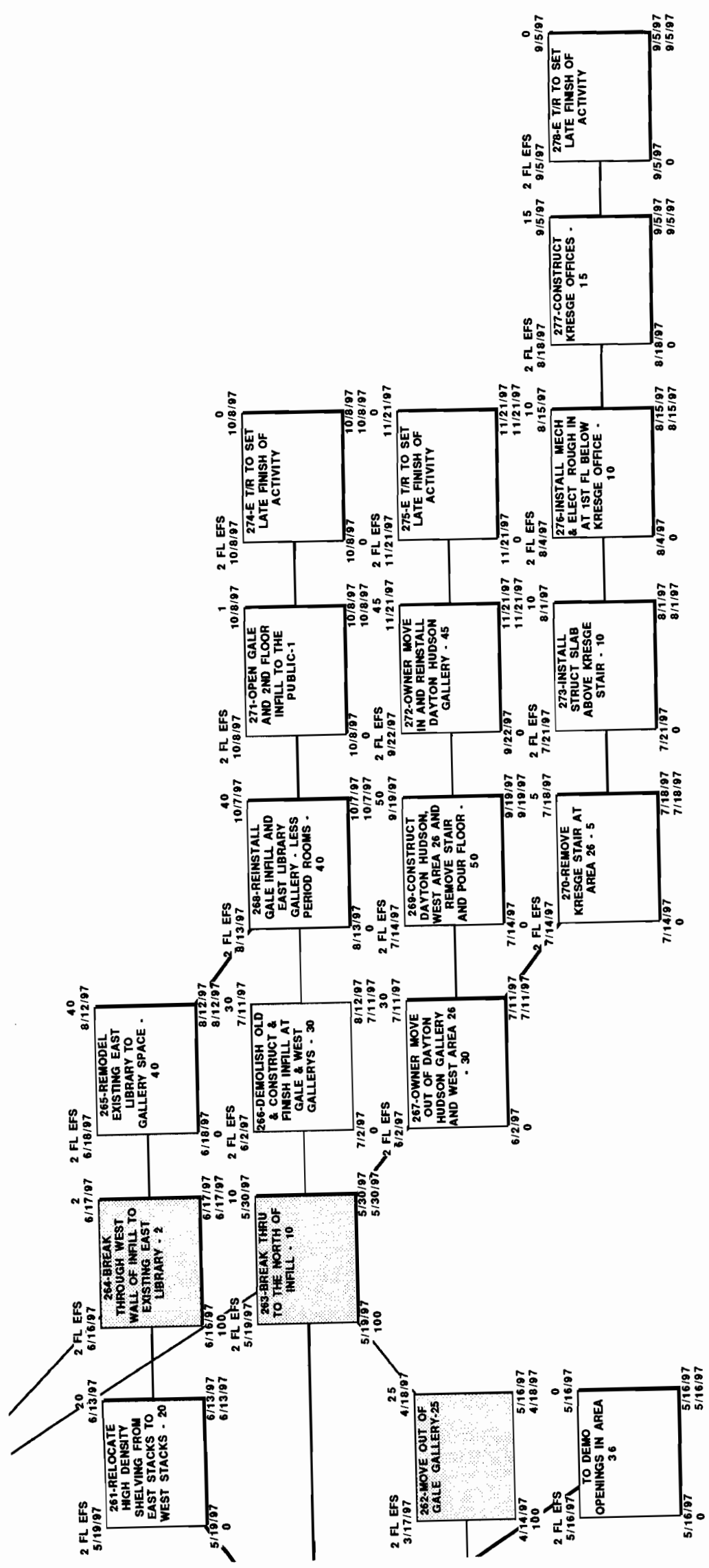
2 FL 0  
4/7/97 4/7/97  
1/19/97 5/19/97  
0 4/7/97

✓

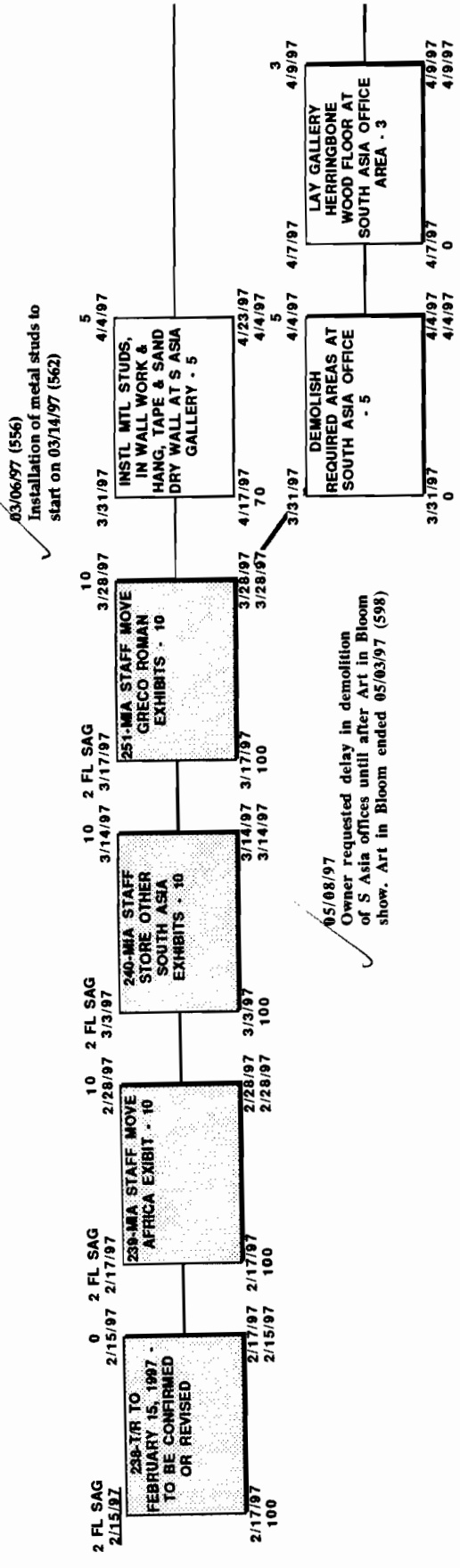
## EXISTING SECOND FLOOR SUMMARY (2 EFS)



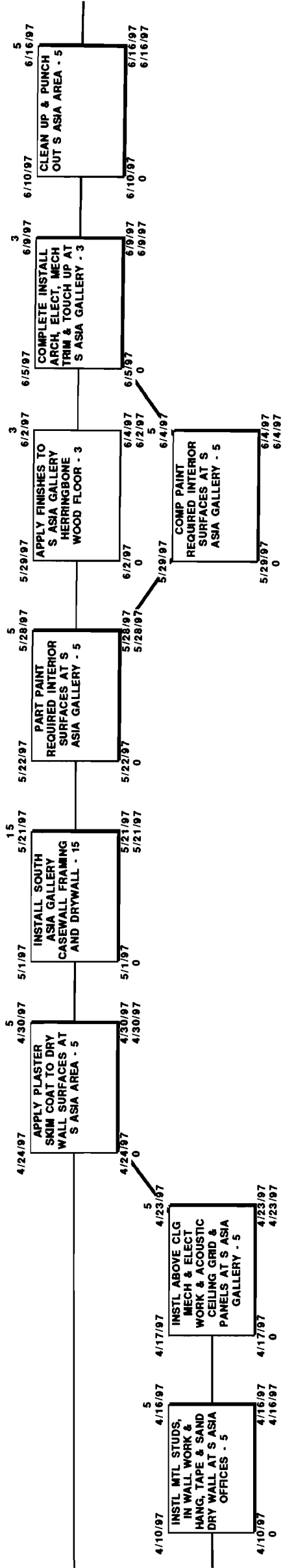




# SOUTH ASIA GALLERY (SAG)

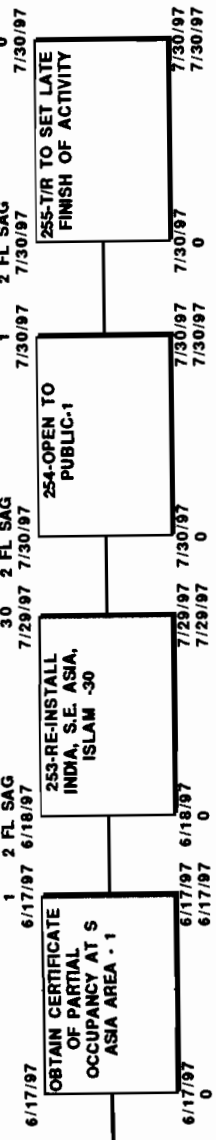


05/08/97 (601)  
 Case work design caused delays  
 to approval, fabrication & delivery  
 of wood trim at display cases. WCC  
 received dwgs on 05/06/97 (599)



Reserved Activity Numbers

241 246  
 242 247  
 243 248  
 244 249  
 245 250



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2nd Floor Infill (2FL), South Asia Gallery (SAG),  
 and Existing 2nd Floor Summary (2 EFS)

NETWORK MODEL FORMINNEAPOLIS  
 INSTITUTE OF ARTS

RSP Architects Ltd.  
 120 First Avenue No.  
 Minneapolis, Minnesota 55401

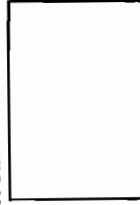
Witcher Construction Co.  
 General Contractor

9855 West 78th Street, Suite 270  
 P. O. Box 581549  
 Minneapolis, MN 55458-1549  
 612/830-9000 Fax: 612/830-1365



Issue #1 - Not used  
 Issue #2 - September 27, 1996  
 Issue #2a - September 29, 1996  
 Issue #3 - November 7, 1996  
 Issue #3 - January 23, 1997 mtr  
 Issue #3 - March 6, 1997 mtr  
 Issue #3 - May 8, 1997 mtr  
 i3 sht #4 - 5/7/97 mtr

Subtitle Earliest Start Duration Earliest Finish



Latest Start % Done Latest Finish Actual Finish

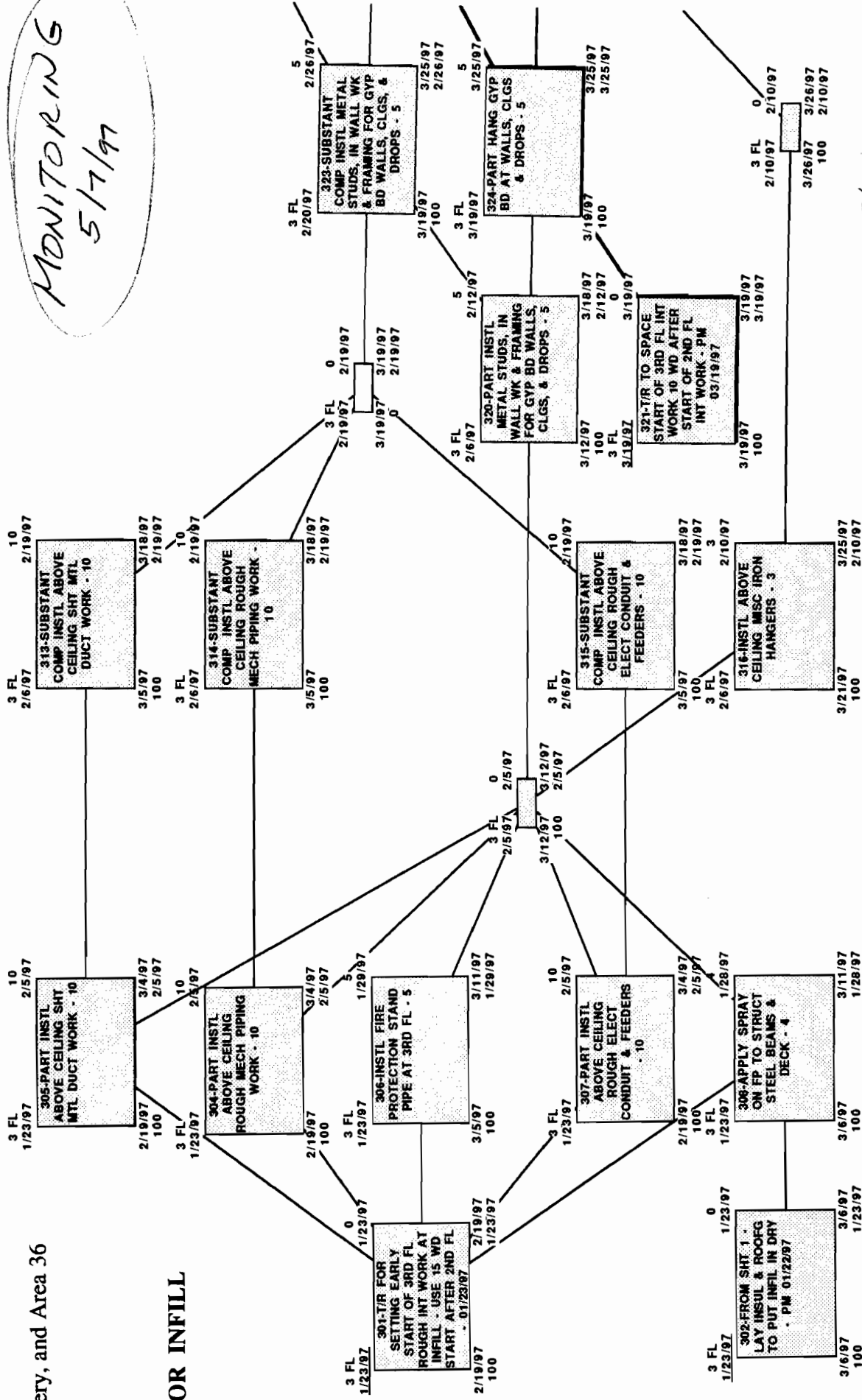
Activity Key

Sheet #5  
 i 3 mtr 5/7/97

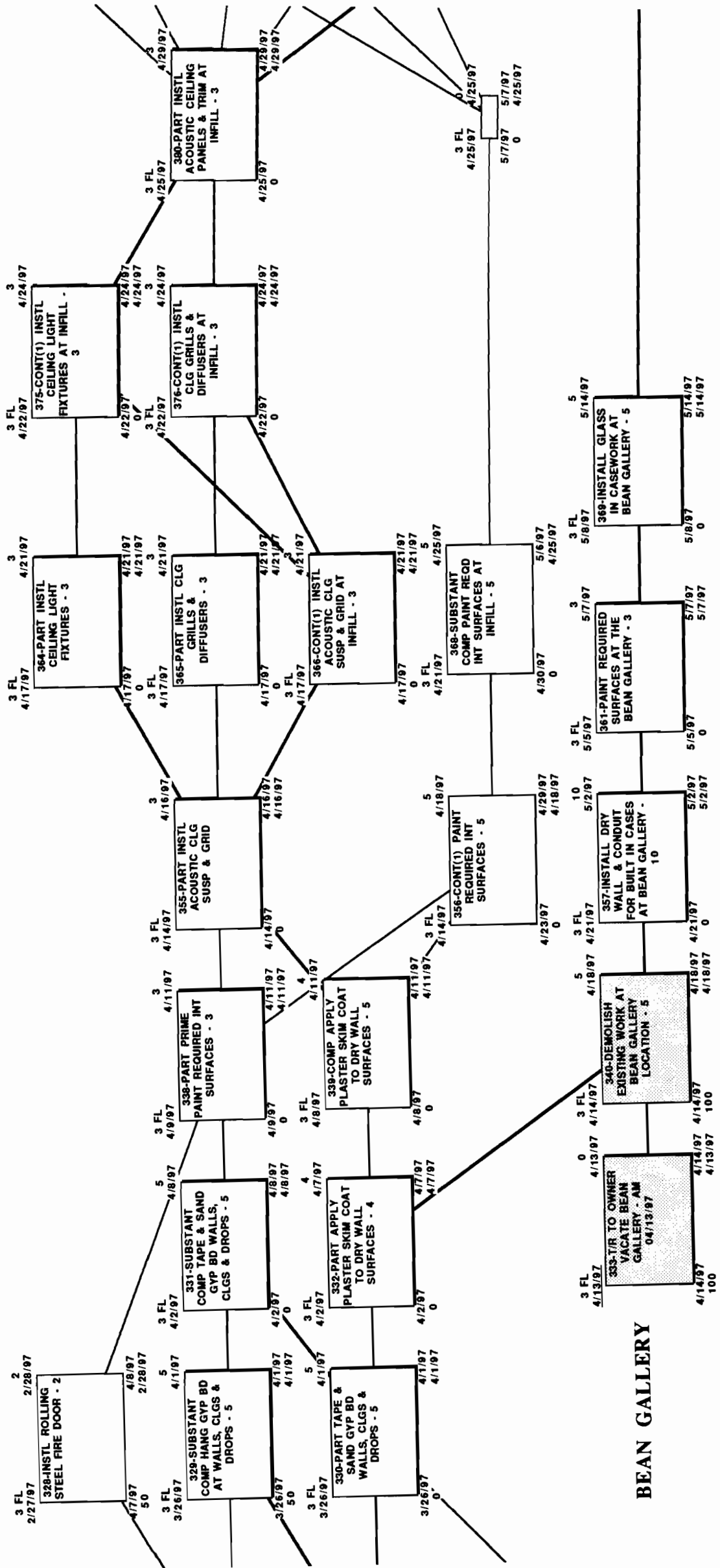
MONITORING  
 5/7/97

3rd Floor Infill (3FL), Bean Gallery, and Area 36

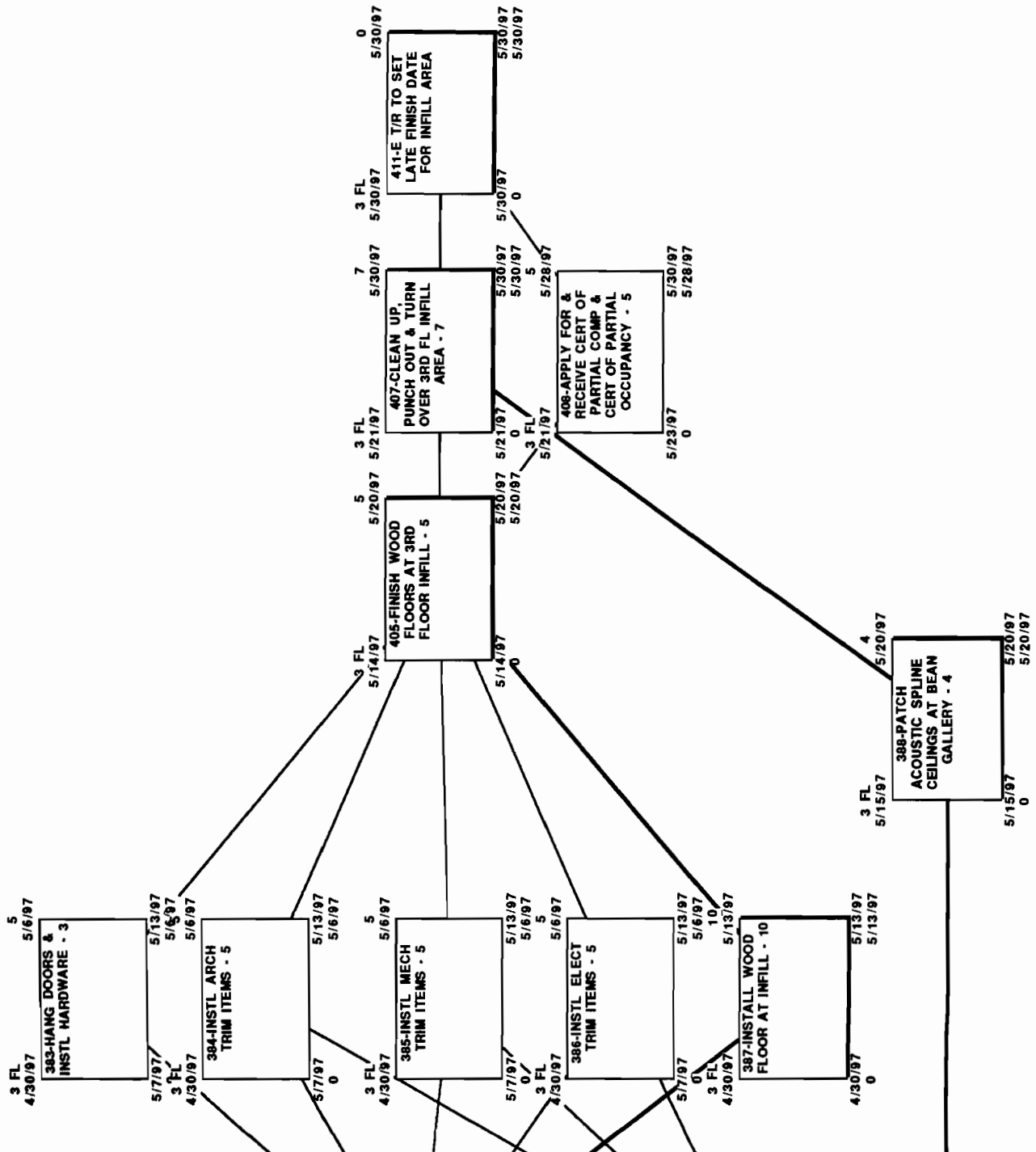
**3RD FLOOR INFILL  
 (3 INFL)**



5/7/97 (600)  
 3/25/97 (569)  
 31



**BEAN GALLERY**



INTERIOR FINISH WORK LAUNDRY LIST

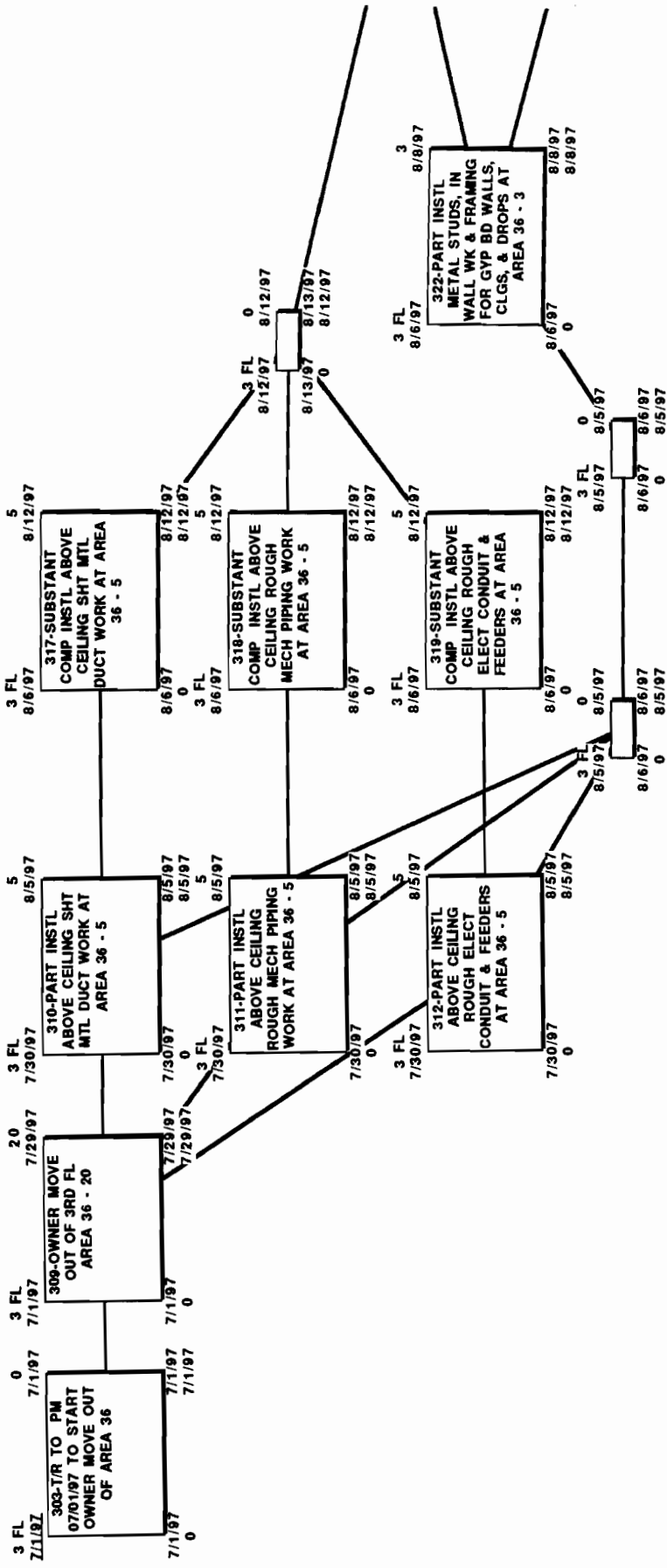
SPRAY ON FIREPROOFING AT INTERIOR STRUCT STEEL MEMBERS IFW  
✓DEMOLISH INTERIOR SUPPORTED FLOORS IFW  
\*✓HANG DRY WALL ON METAL STUDS IFW  
\*✓LAY GALLERY HERRINGBONE WOOD FLOOR IFW  
\*✓TAPE & SAND DRY WALL SURFACES IFW  
\*✓APPLY PLASTER SKIM COAT TO DRY WALL SURFACES IFW  
\*✓INSTALL ACOUSTIC CEILING SUSP & GRID IFW  
\*✓INSTALL GALLERY CASEWALL FRAMING AND DRYWALL IFW  
\*✓INSTALL GALLERY CASEWORK ELECTRICAL WORK IFW  
\*✓INSTALL GALLERY CASEWORK GLAZING IFW  
\*✓INSTALL GALLERY CASEWORK MILLWORK & TRIM IFW  
OWNER REINSTALL GALLERY CASEWORK IFW  
\*✓APPLY FINISHES TO HERRINGBONE WOOD FLOOR IFW  
\*✓✓PAINT REQUIRED INTERIOR SURFACES IFW  
✓LAY CARPET AT MUSEUM SHOP  
✓INSTALL ROLLING STEEL FIRE DOORS IFW  
✓INSTALL WOOD DOORS & HARDWARE IFW  
✓INSTALL HOLLOW METAL DOORS & HARDWARE IFW  
OWNER REINSTALL CASEWORK & MUSEUM DISPLAYS AT GALLERY IFW  
\*✓✓CLEAN UP & PUNCH OUT AREA IFW  
\*OBTAIN CERTIFICATE OF SUBSTANTIAL COMPLETION IFW  
\*OBTAIN CERTIFICATE OF PARTIAL OCCUPANCY IFW  
OBTAIN FULL CERTIFICATE OF OCCUPANCY IFW  
INSTALL LIGHT COVE AT SKYLIGHTS IFW  
INSTALL LIGHT FIXTURES ABOVE LAY LIGHTS IFW  
PAINT ABOVE LAY LIGHTS AS REQUIRED IFW  
PAINT BELOW LAY LIGHTS AS REQUIRED IFW  
INSTALL LAY LIGHTS IFW  
PREPARE & ISSUE PUNCH LIST FOR SKYLIGHT AREAS IFW  
CORRECT PUNCH LIST AND CLEAN UP SKYLIGHT AREAS IFW  
REMOVE SCAFFOLDING AT SKYLIGHT AREA IFW  
\*✓INSTALL ACOUSTIC CLG LIGHT FIXTURES  
\*✓INSTALL ACOUSTIC CLG DIFFUSERS  
✓INSTALL ACOUSTIC CLG SPRINKLER HEADS & RELATED ACOUSTIC TILE  
✓INSTALL CERAMIC TILE AT TOILET ROOMS  
✓INSTALL TOILET ROOM FIXTURES & VANITIES  
✓INSTALL TOILET ROOM ACCESSORIES  
\*✓INSTALL ARCH TRIM ITEMS  
\*✓INSTALL MECH TRIM ITEMS  
\*✓INSTALL ELECTRICAL TRIM ITEMS  
STAIRWELL FINISHES

EXTERIOR SKIN LAUNDRY LIST

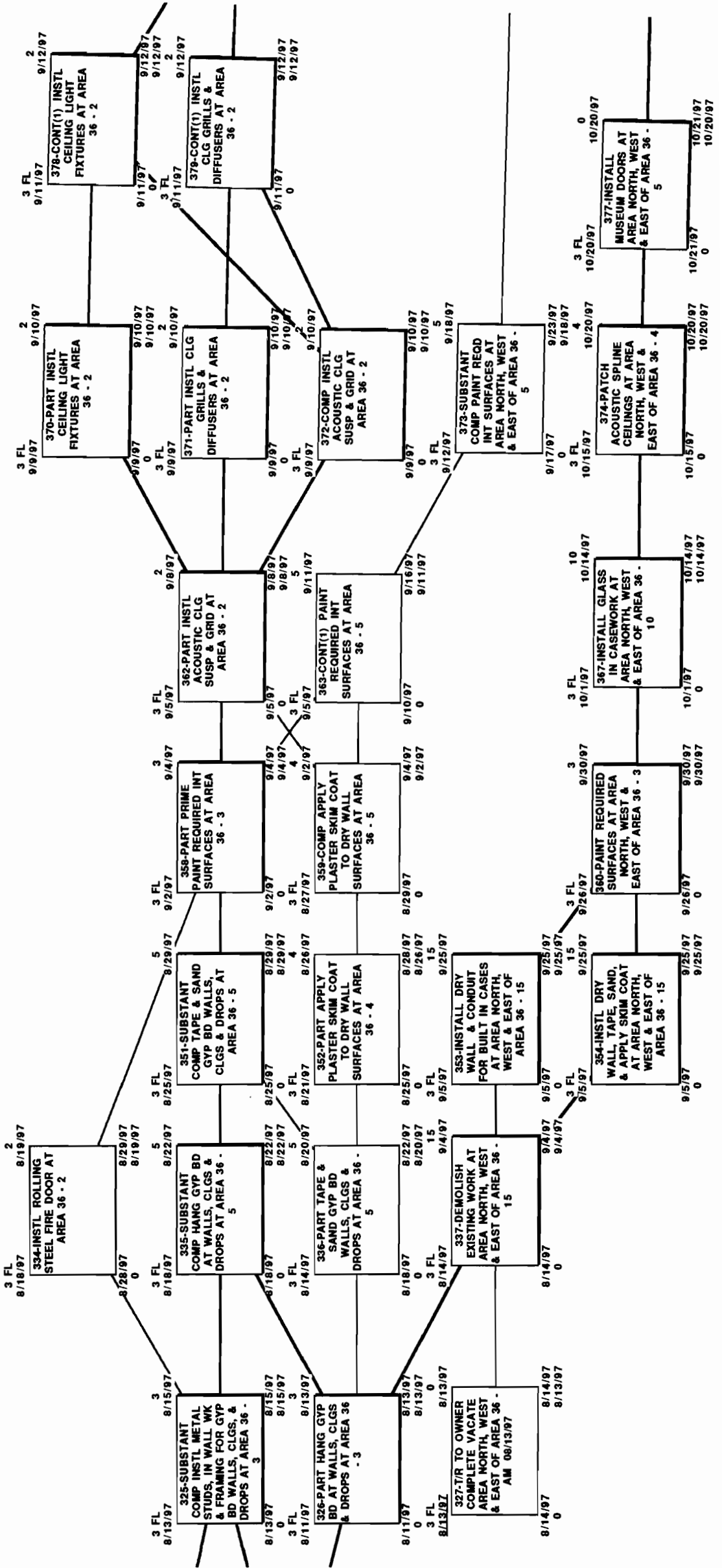
CAULK STOREFRONTS AND ENTRIES ESK  
INSTALL EXTERIOR MAIN DOORS ESK  
\*✓INSTALL LOUVERS IN EXTERIOR WALLS ESK  
INSTALL STOREFRONT & ENTRY ALUM FRAMING ESK  
INSTALL ROOF EQUIPMENT CURBS ESK  
INSTALL ROOF BLOCKING ESK  
COMP ERECT AND FASTEN METAL DECK ESK  
COMP INSTALL ROOF BLOCKING ESK  
COMP INSTALL ROOFING AND SHEET METAL ESK  
SET ROOF TOP UNITS ESK  
PART INSTALL ROOF BLOCKING, ROOFING INSULATION AND SHEET METAL ESK  
COMP INSTALL ROOF BLOCKING, ROOFING INSULATION AND SHEET METAL ESK  
FIELD MEASURE & COMP FAB & DELIVER CURTAIN WALL FRAMING ESK  
ERECT & GLAZE TWR EXT CURTAIN WALL ESK  
INSTALL MAIN BUILDING ROOF SUBSTRATE ESK  
ERECT & GLAZE SKYLIGHT ESK  
INSTALL SKYLIGHT CURBS & FLASHINGS ESK  
DEMOLISH EXISTING SKYLIGHT STRUCTURE ESK

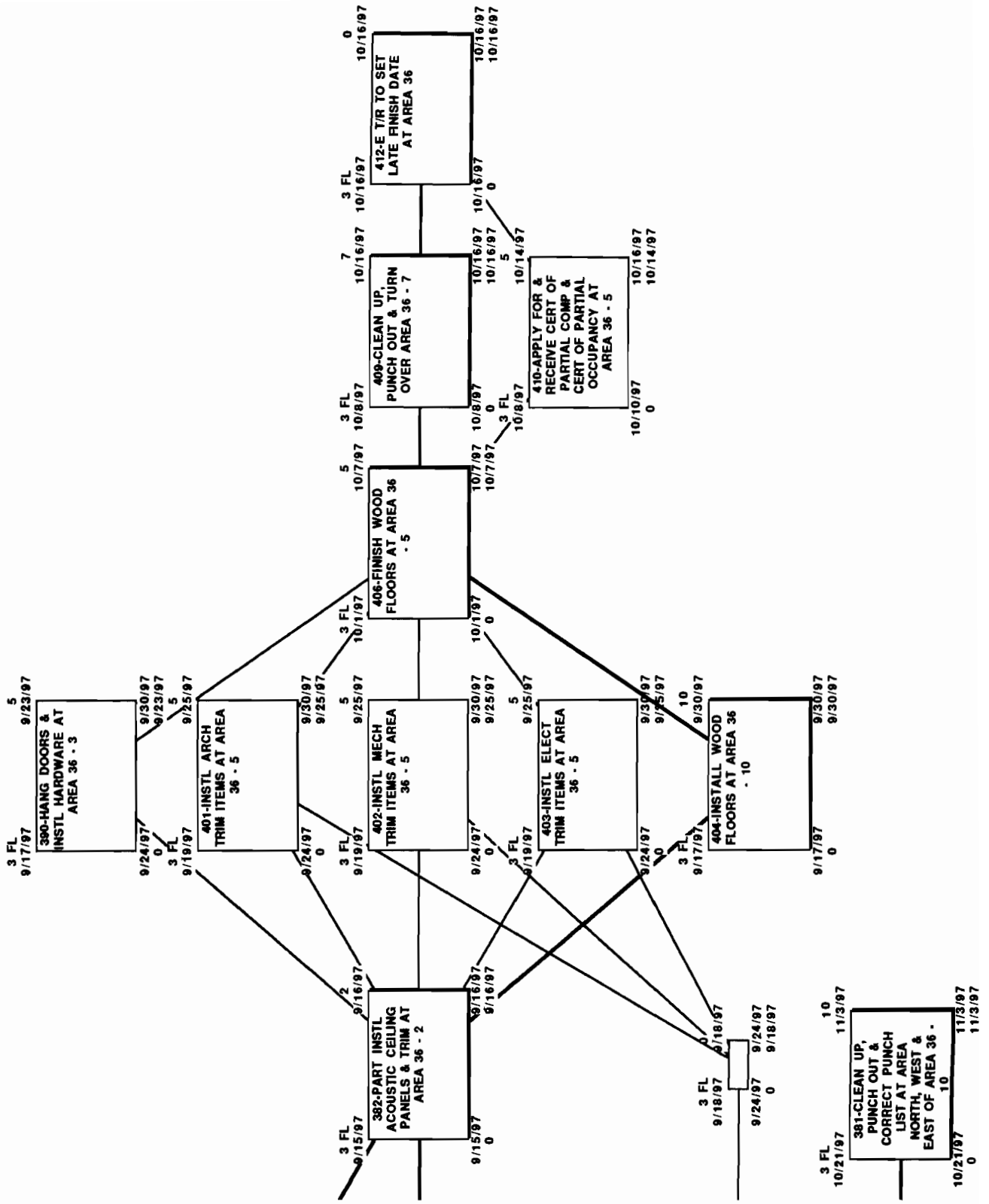


**EXISTING THIRD FLOOR  
REMODELING WORK -  
AREA 36**



**AREA NORTH,  
WEST, & EAST  
OF AREA 36**





**Reserved Activity Numbers**

341 346  
342 347  
343 348  
344 349  
345 350

lan 301  
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3rd Floor Infill (3FL), Bean Gallery, and Area 36

**NETWORK MODEL FOR MINNEAPOLIS  
INSTITUTE OF ARTS**

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Minneapolis, Minnesota 55401

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Minneapolis, MN 55458-1549  
612/830-9000 Fax: 612/830-1365



Issue #1 - Not used  
Issue #2 - Not used  
Issue #2a - Not used  
Issue #3 - November 8, 1996  
Issue #3 - March 6, 1997 mtr  
I3 sht #5 - 3rd fl - mtr March 6, 1997  
I3 sht #5 - 3rd fl - mtr May 7, 1997  
I3 sht #5 - mtr 05/07/97

Subtitle                      Duration  
Earliest Start              Earliest Finish

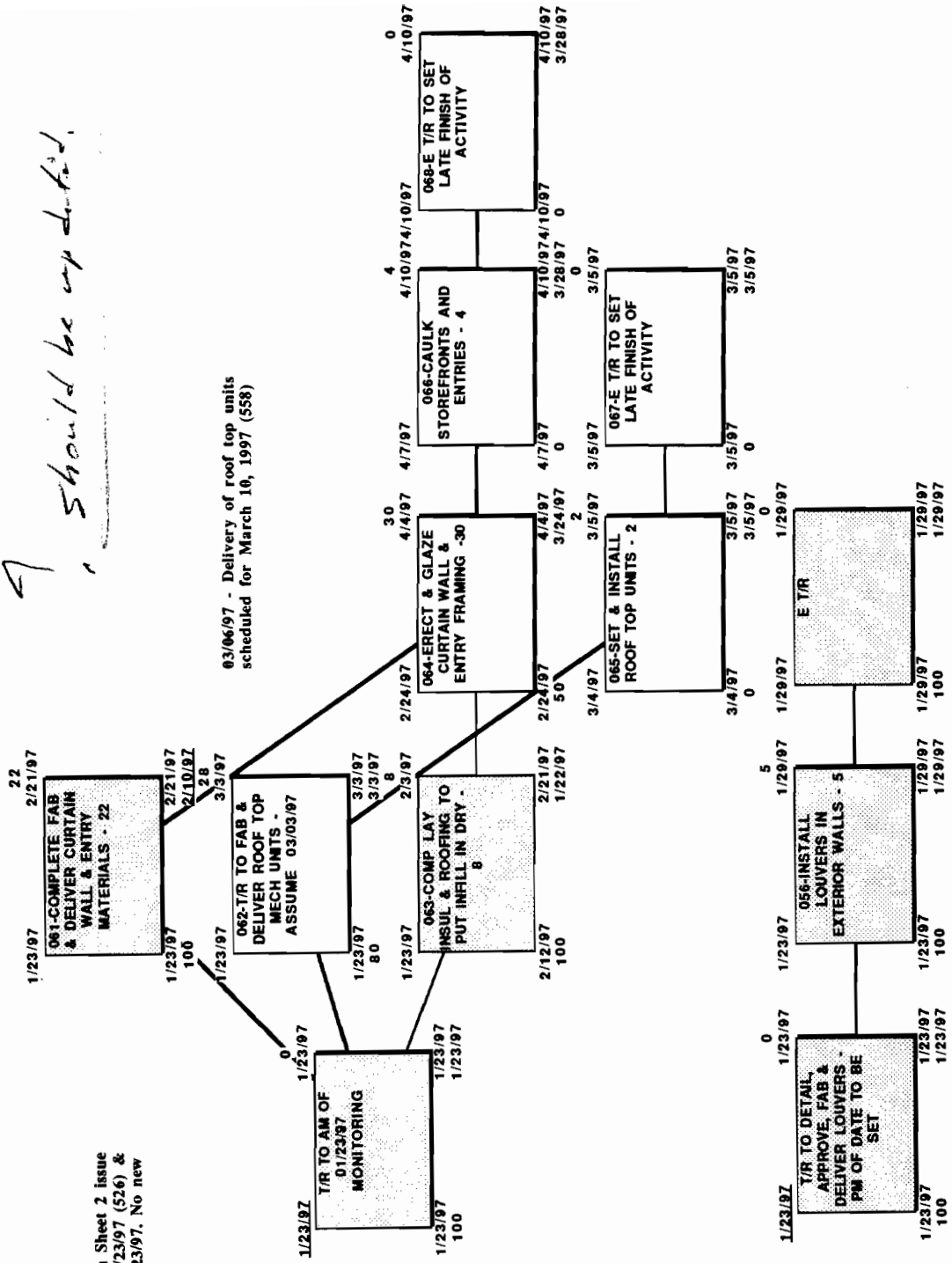


Latest Start                      Latest Finish  
% Done                              Actual Finish

**Activity Key**

9. Should be updated.

Transferred from Sheet 2 issue 2a1 monitored 1/23/97 (526) & updated as of 1/23/97. No new sheet issued.







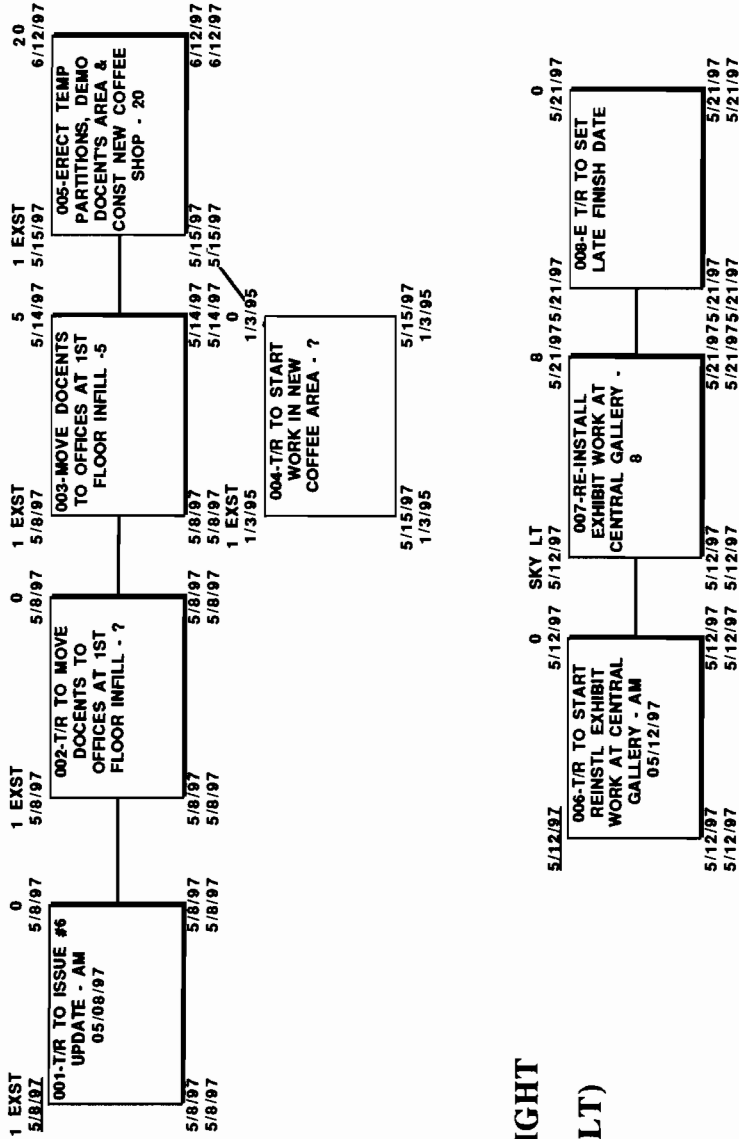




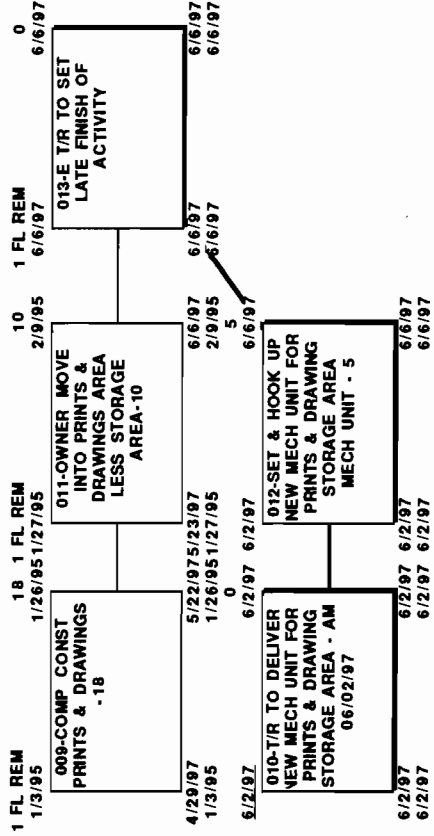
Sheet #3  
i6 5/7/97

UPDATING  
5/8/97

**EXISTING FIRST FLOOR  
REMODEL (1 EXST)**



**SKYLIGHT  
AREA  
(SKY LT)**

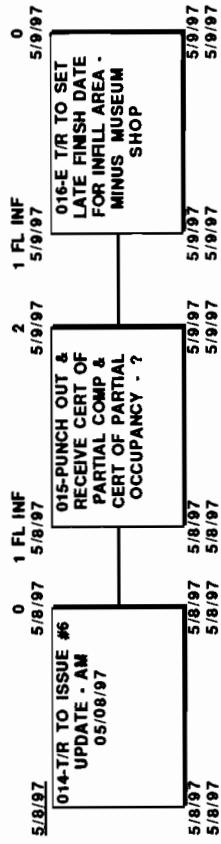


5/8/97 (601)  
Construction of coffee shop & kids  
activities area waiting on final  
design. Tentative date of design  
release - June 2, 1997 (617)

Note: Construction of the new coffee area, kid's activity  
area, and prints & drawings storage office includes the  
following:  

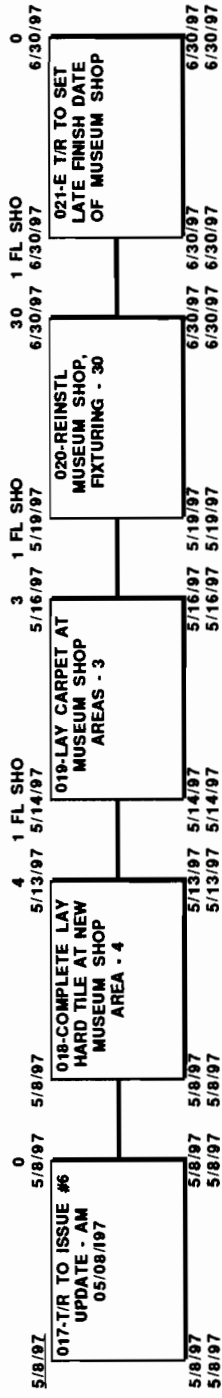
- Install studs & dry wall
- Paint required surfaces
- Install glass walls
- Install ceramic floor tile
- Install acoustic ceilings & tile
- Set and connect premanufactured case work
- Install rough & finish mechanical & electrical work
- Install doors & hardware
- Install toilet room accessories
- Install carpet

**1ST FLOOR  
INFILL (1 FL IN)**

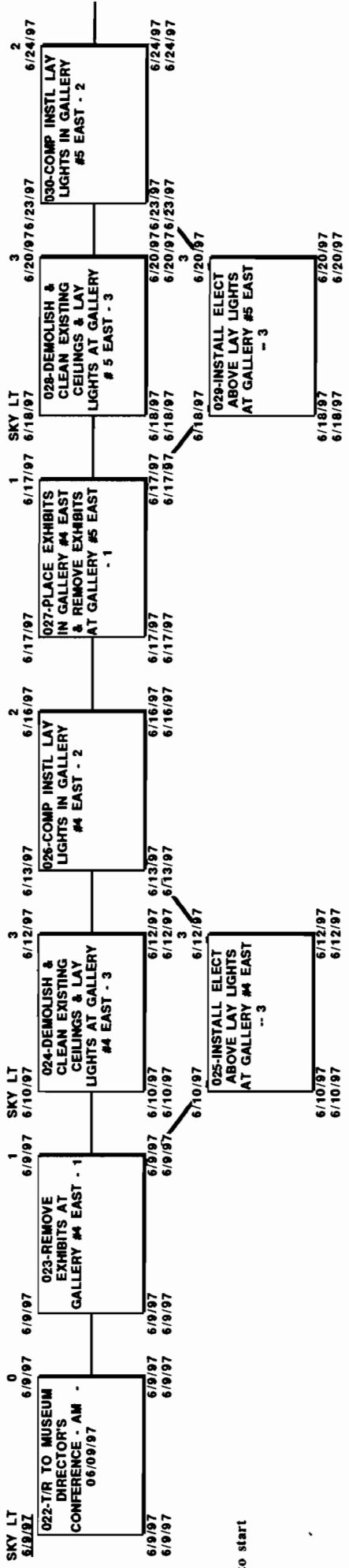


5/8/97 (wd 601)  
NO WORD ON CONDITIONS OF  
THE CITY ISSUING A PARTIAL  
CERT OF OCCUPANCY

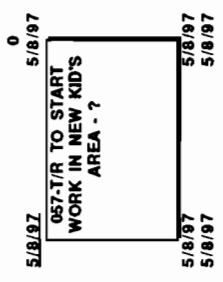
**MUSEUM SHOP  
REMODELING**

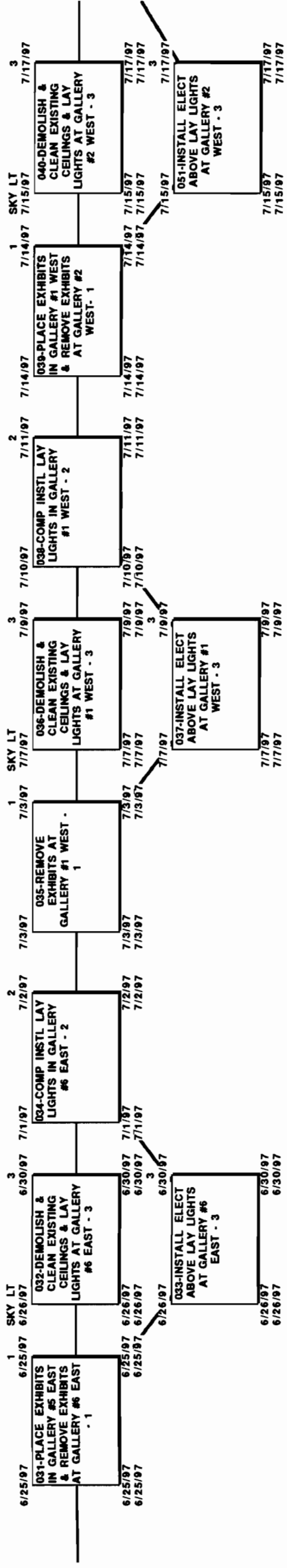


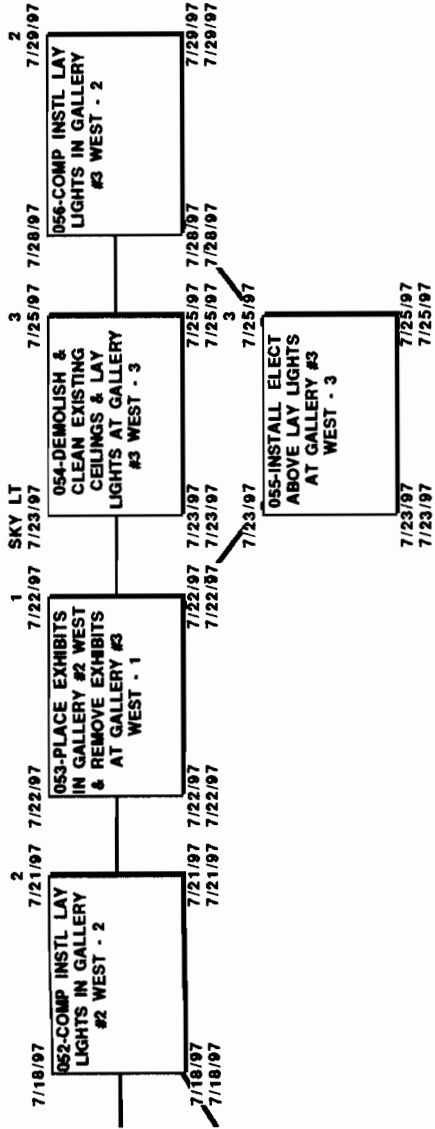




5/8/97 (601)  
 Exhibit reinstallation to start  
 May 12, 1997 (603)







**Reserved Activity Numbers**

141	146
142	147
143	148
144	149
145	150

Jan 102  
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**1ST FLOOR INFILL INTERIOR WORK, SKYLIGHT AND EXISTING BUILDING REMODELING WORK**

**NETWORK MODEL FOR MINNEAPOLIS INSTITUTE OF ARTS**

**RSP Architects Ltd.**  
120 First Avenue No.  
Mpls., Mn 55401



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General Contractor  
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P. O. Box 581549  
Minneapolis, MN 55458-1549  
612/830-9000 Fax: 612/830-1365

- Issue #1 - Not used
- Issue #2 - September 27, 1996
- Issue #2a - September 29, 1996
- Issue #3 - November 7, 1996
- Issue #3 - Monitored 03/05/97
- Issue #4 - not used
- Issue #5 - March 5, 1997
- Issue #5 - Monitored 5/7/97
- Issue #6 - May 7, 1997
- i6 sht #3 - May 7, 1997

Subtitle  
Earliest Start      Duration  
Earliest Finish

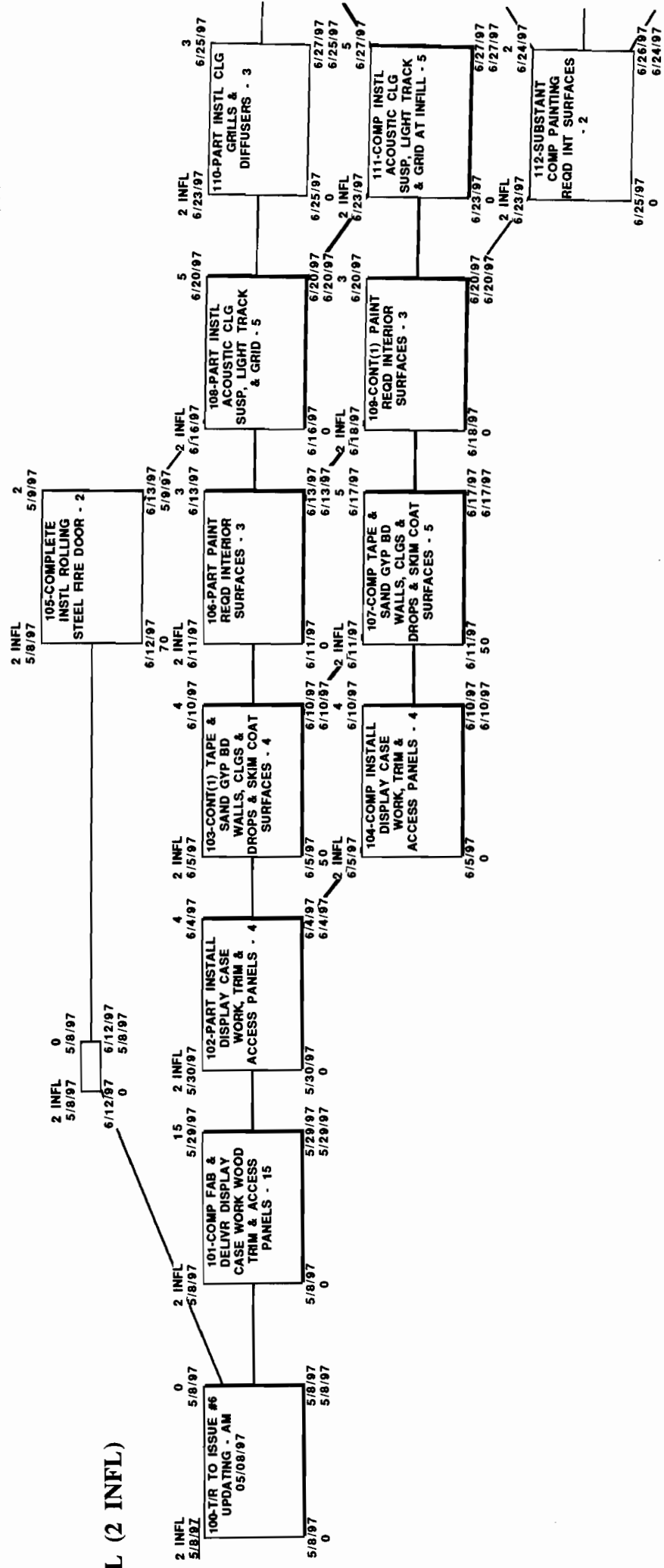


Latest Start  
Actual Start      Latest Finish  
Actual Finish

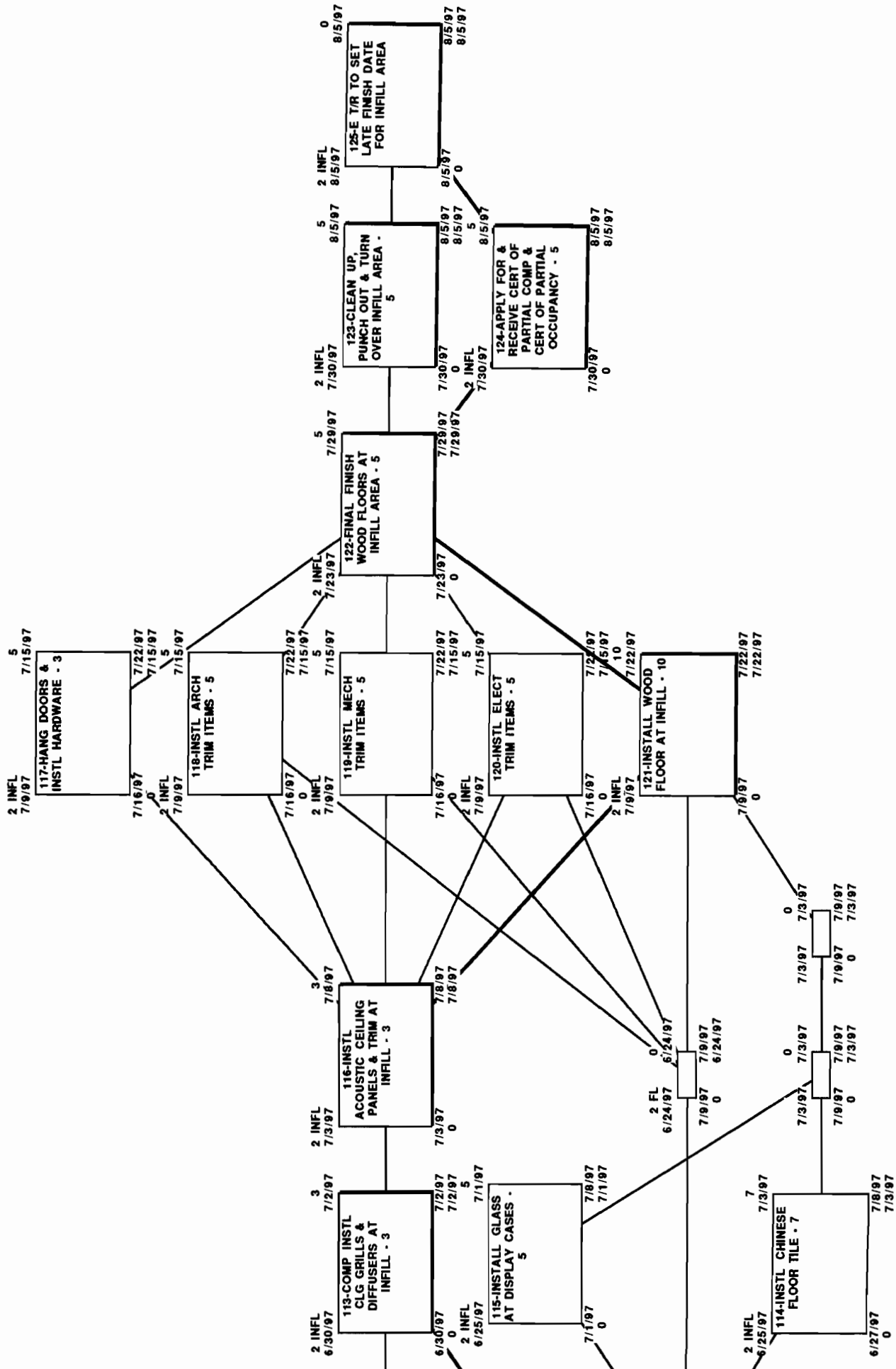
**Activity Key**

Sheet #4  
 26 5/8/97

UPDATING  
 5/8/97

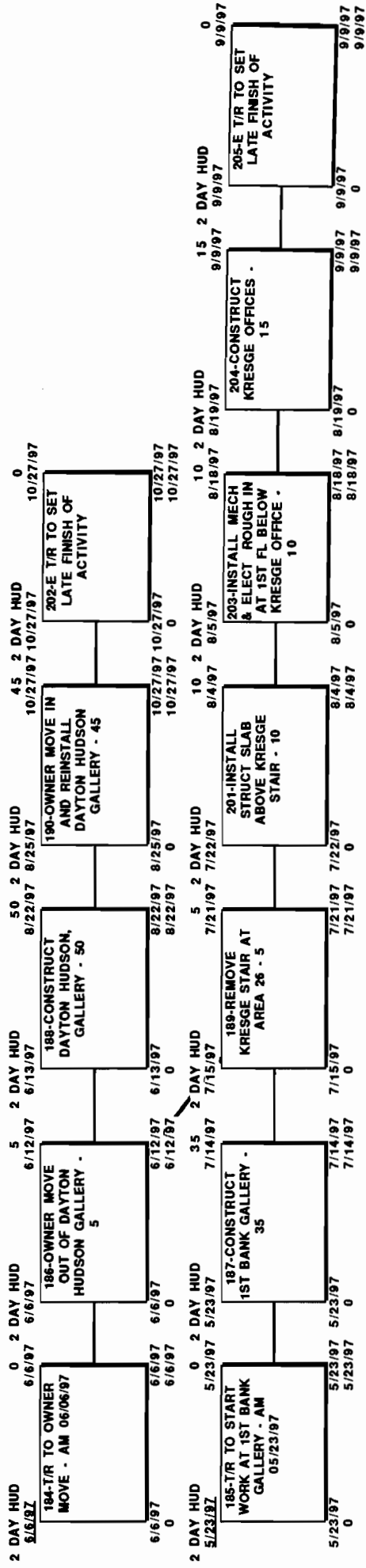


2ND FLOOR INFILL (2 INFL)

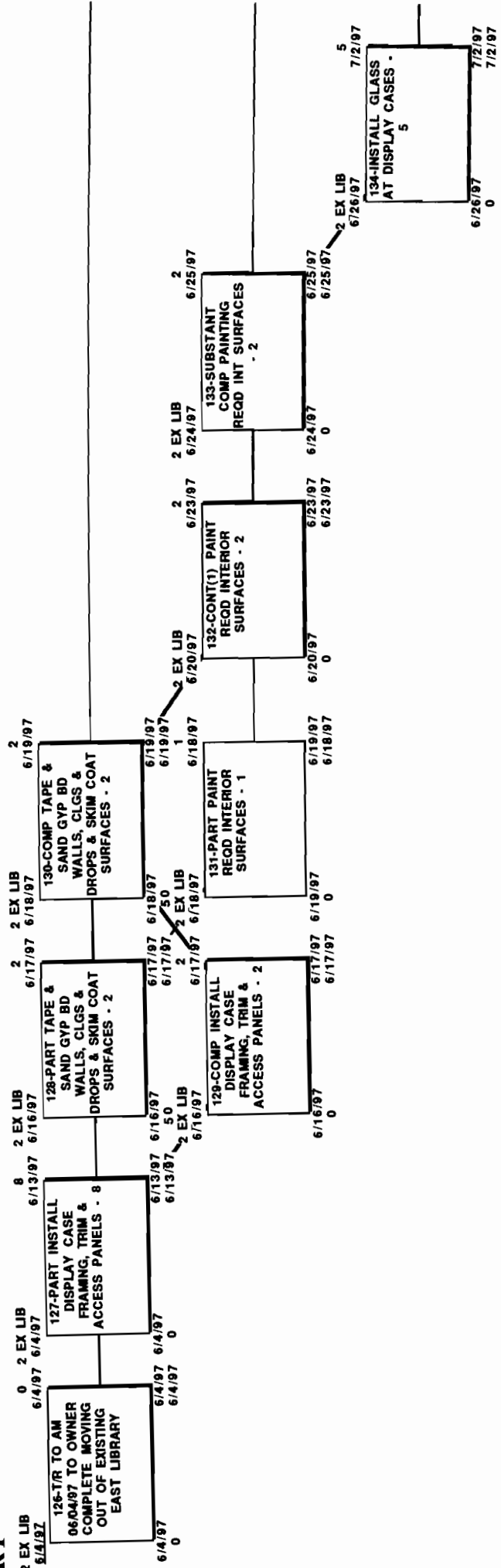




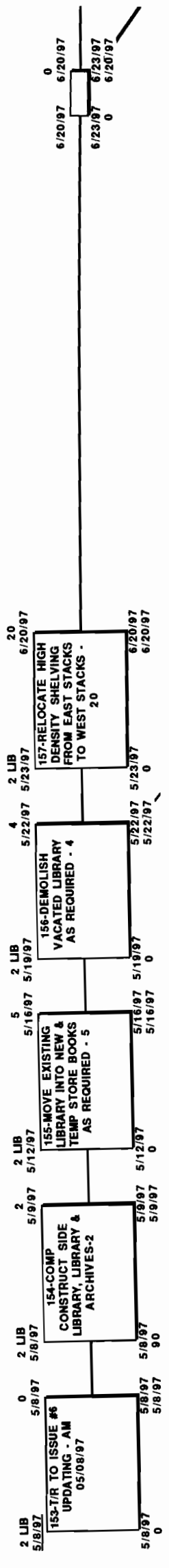
# DAYTON HUDSON GALLERY (2 DAY HUD)

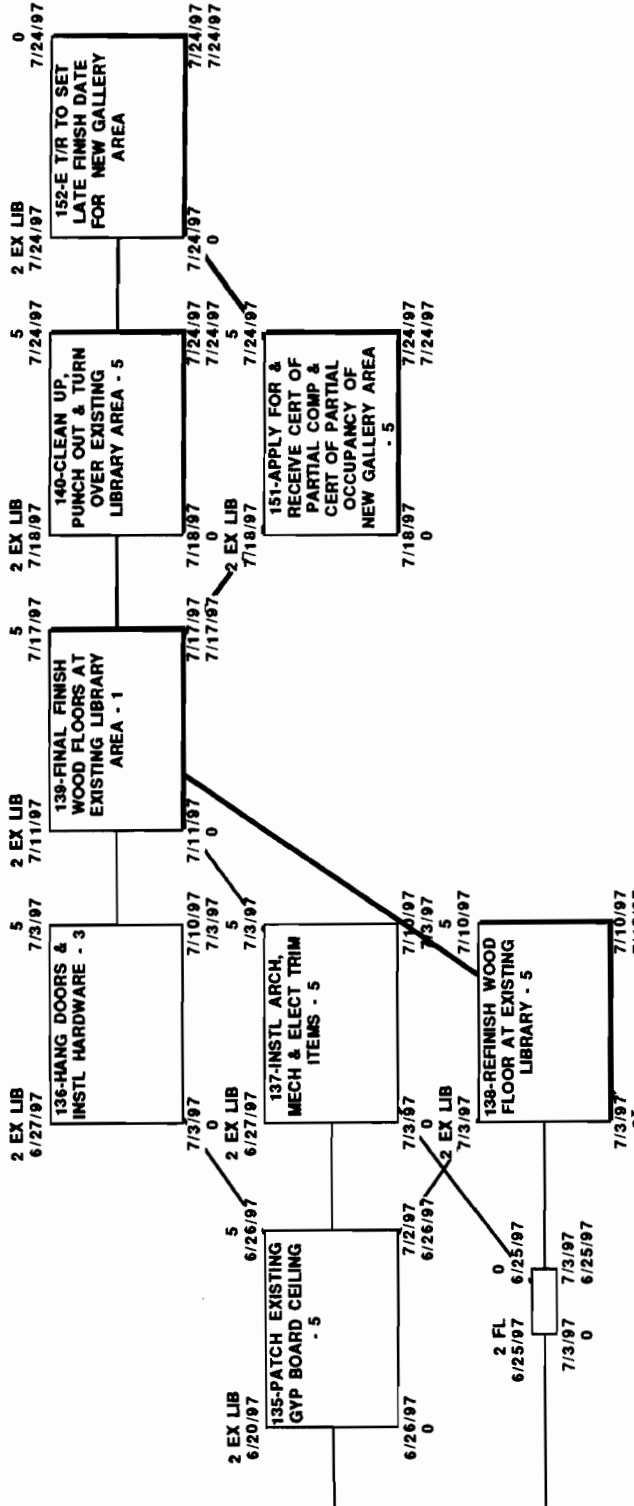


# REMODELING 2ND FLOOR LIBRARY TO NEW GALLERY

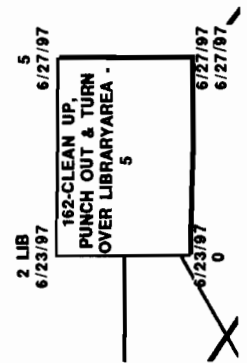
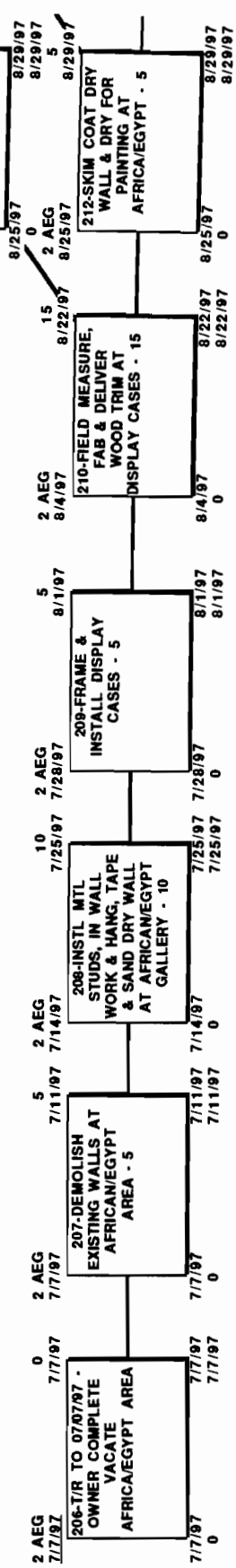


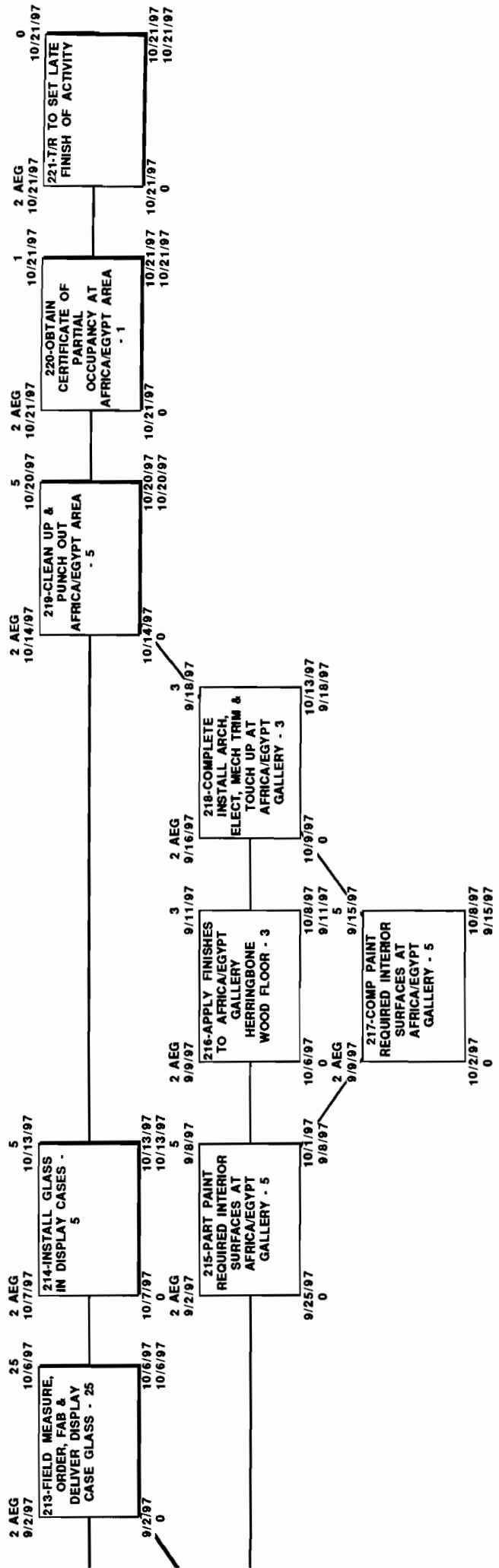
# SIDE LIBRARY, LIBRARY & ARCHIVES (2 LIB)

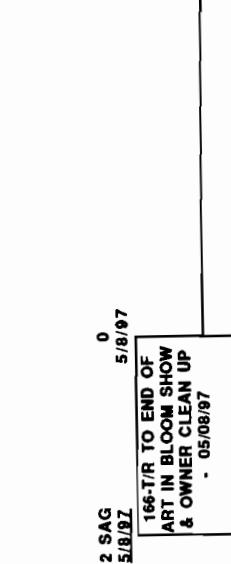
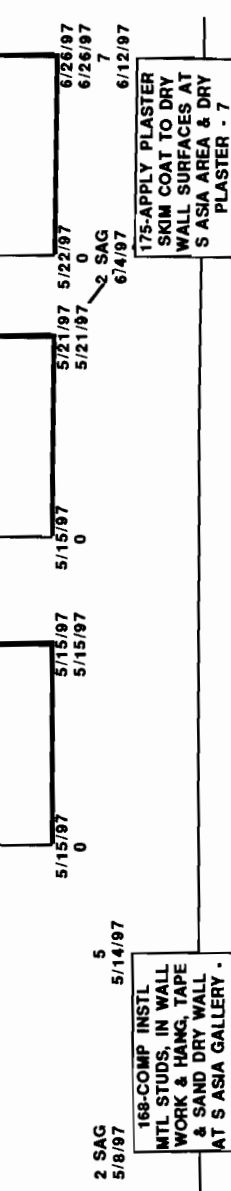
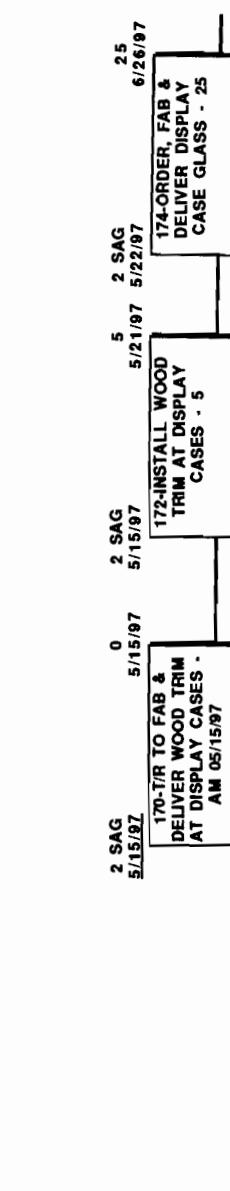
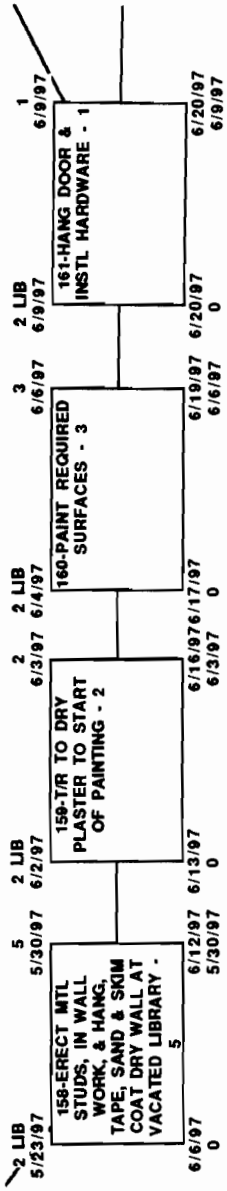




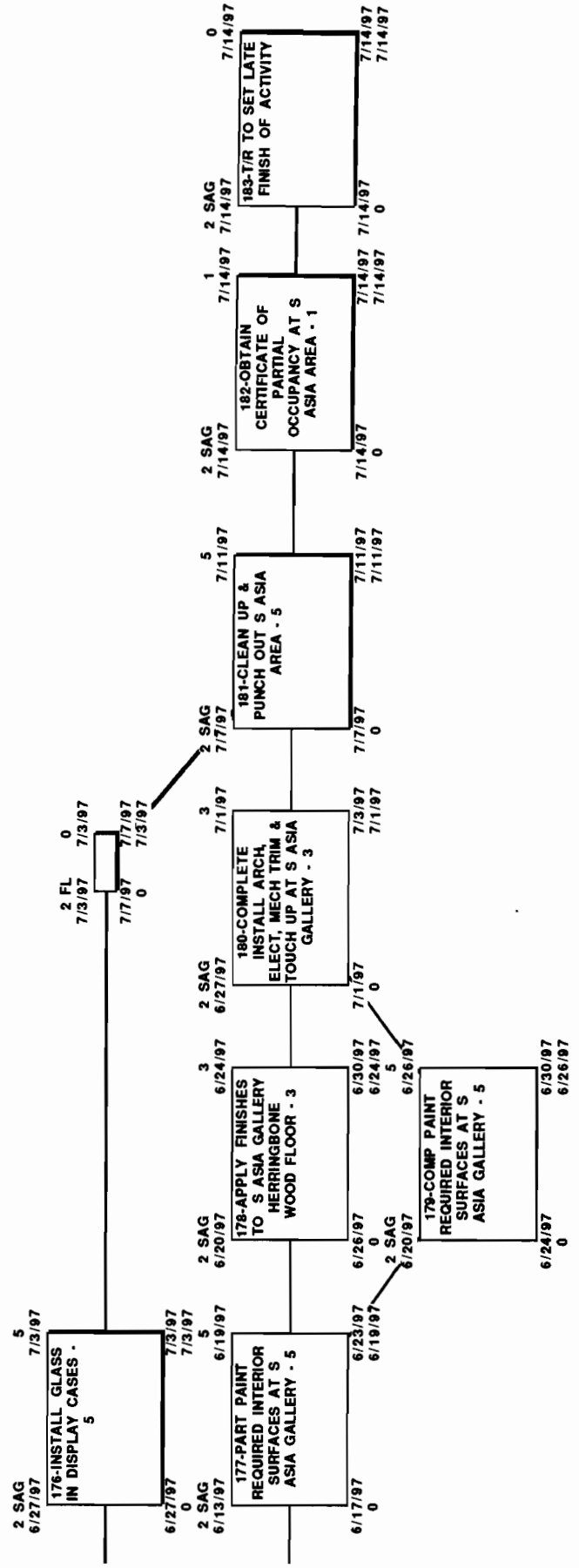
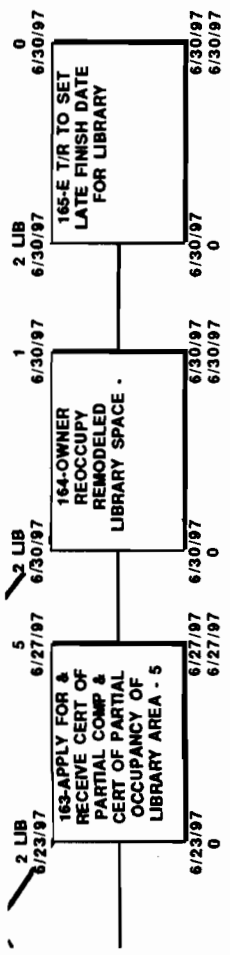
**AFRICAN & EGYPT GALLERIES  
(2 AEG)**







**SOUTH ASIA GALLERY (SAG)**



**Reserved Activity Numbers**

241 246  
242 247  
243 248  
244 249  
245 250

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2nd Floor Infill (2FL), South Asia Gallery (SAG),  
and Existing 2nd Floor Summary (2 EFS)

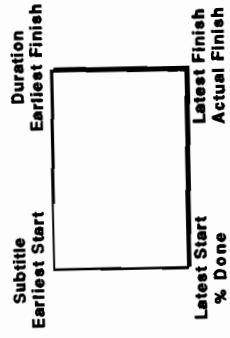
**NETWORK MODEL FORMINNEAPOLIS  
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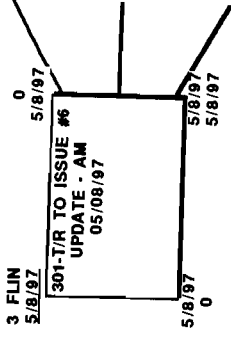
Issue #1 - Not used  
Issue #2 - September 27, 1996  
Issue #2a - September 29, 1996  
Issue #3 - November 7, 1996  
Issue #3 - January 23, 1997 mtr  
Issue #3 - March 6, 1997 mtr  
Issue #3 - May 8, 1997 mtr  
Issue #4 & #5 not issued  
Issue #6 - May 8, 1997  
i6 sht #4 - May 8, 1997



**Activity Key**

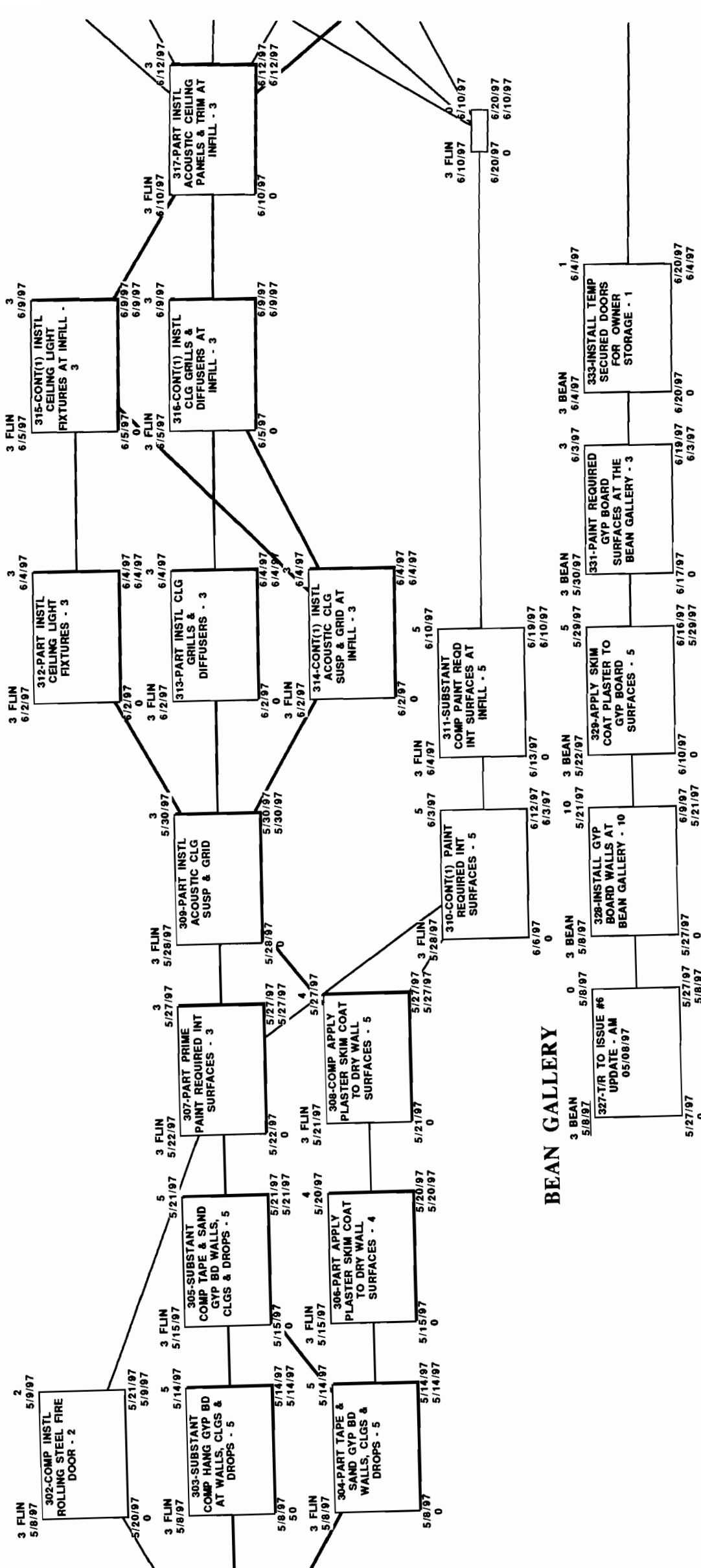
Sheet #5  
26 5/8/97

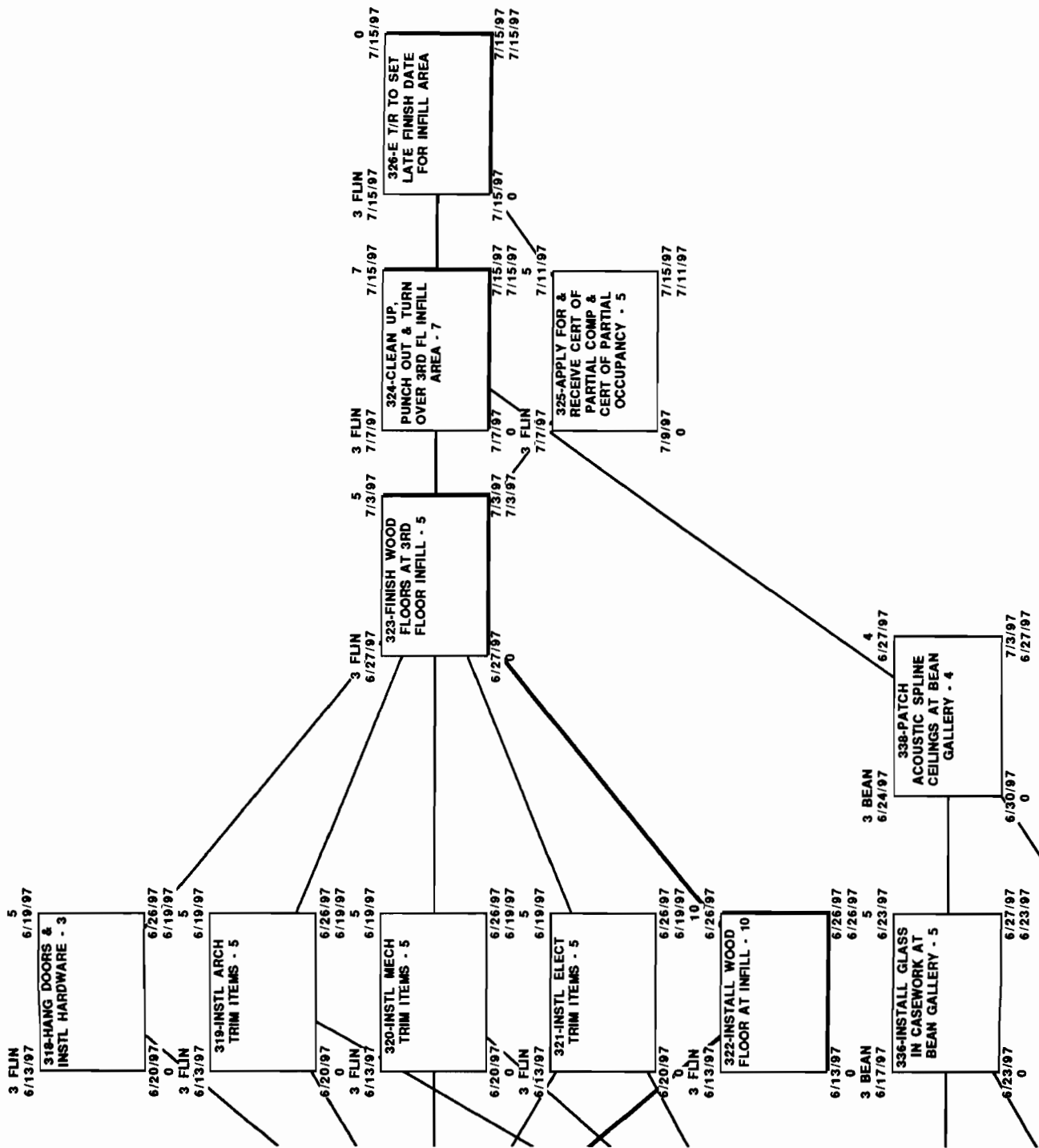
UPDATING  
5/8/97



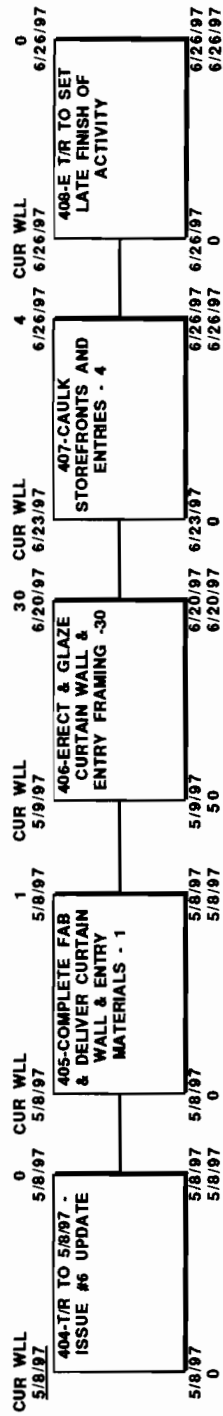
3RD FLOOR INFILL  
(3 INFL)



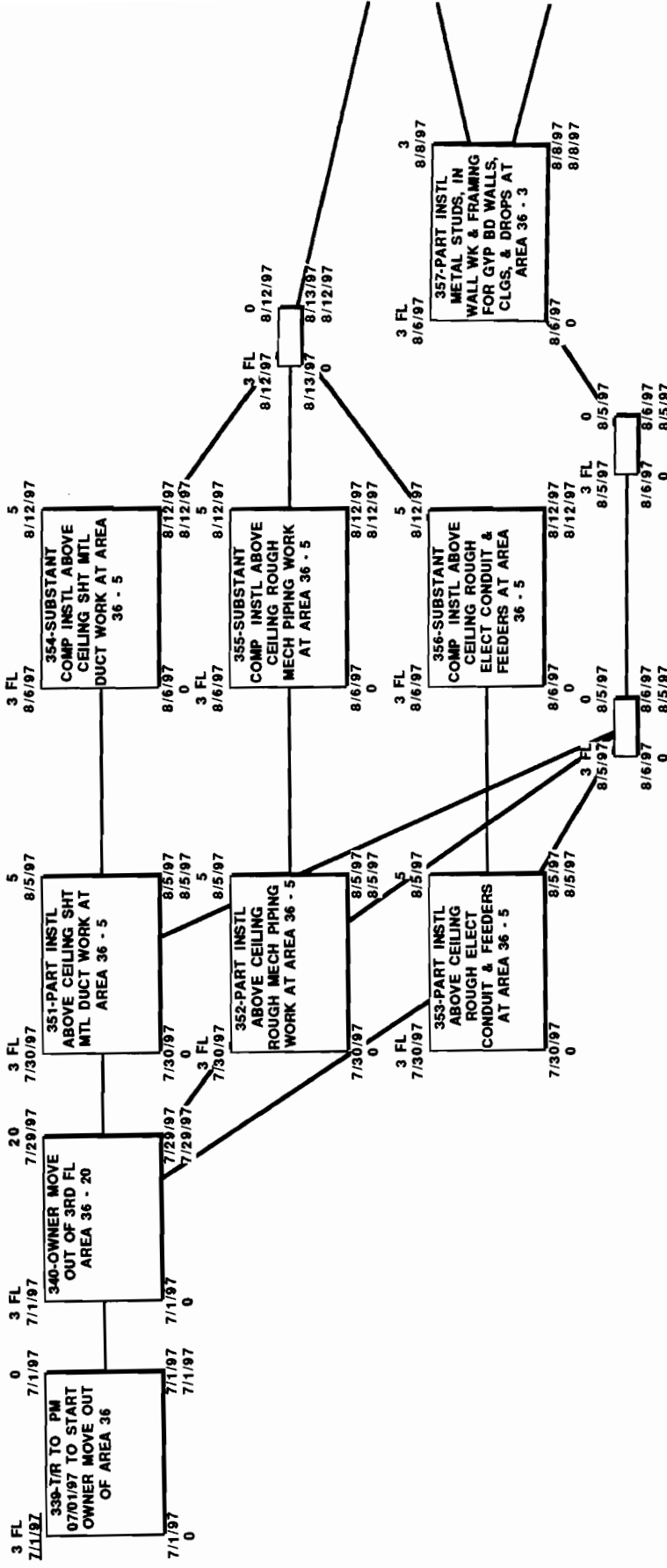




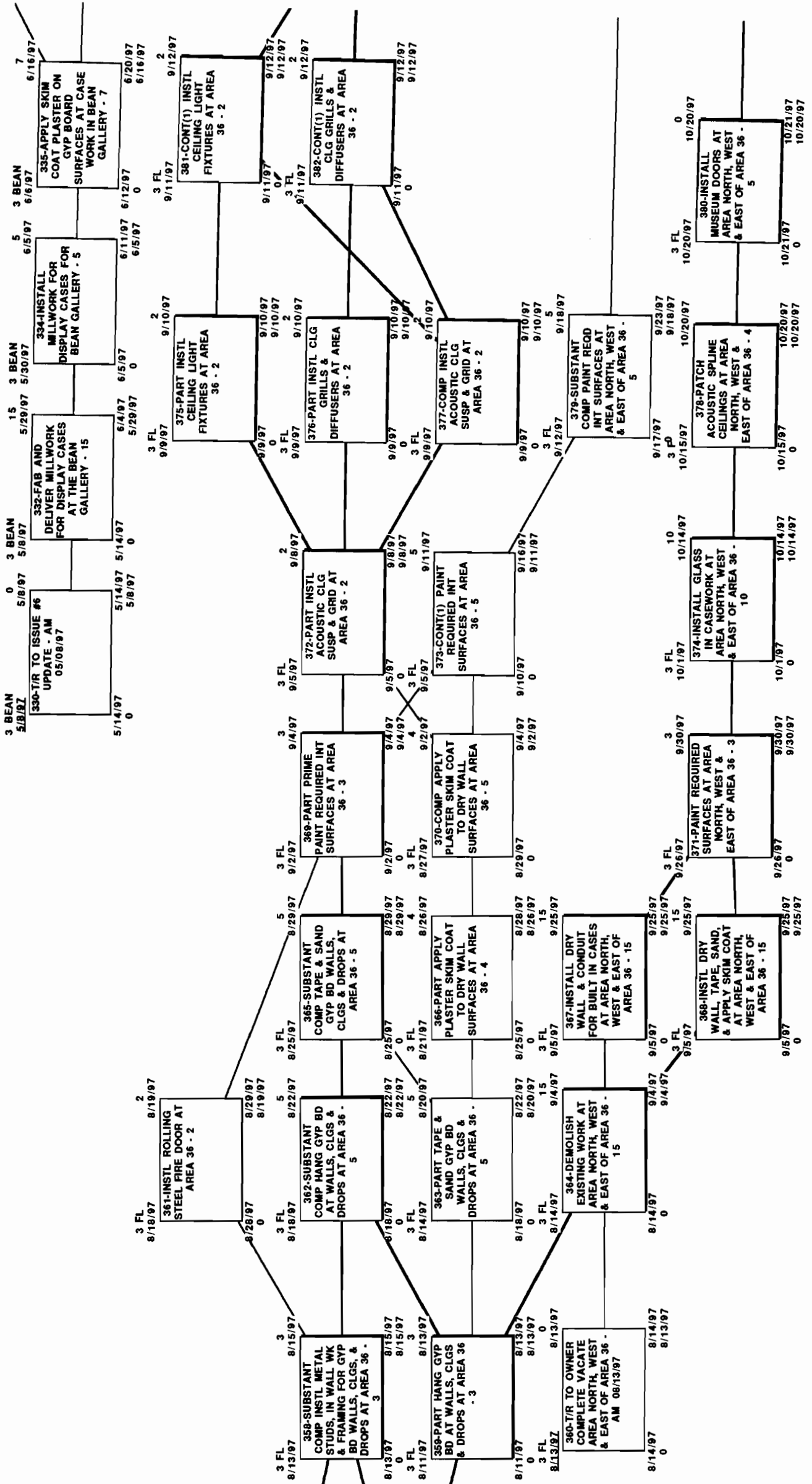
# CURTAIN WALL INSTALLATION

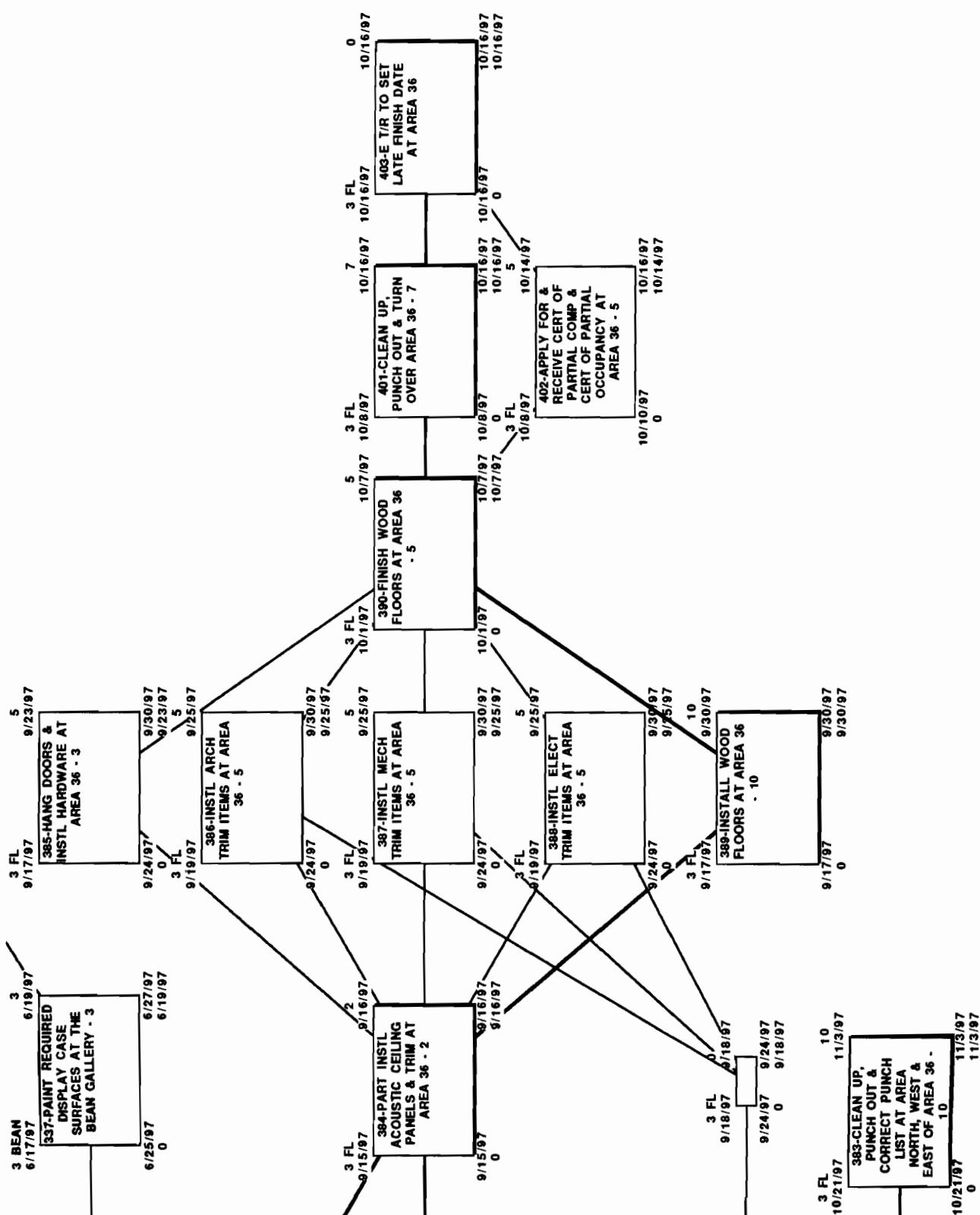


**EXISTING THIRD FLOOR  
REMODELING WORK -  
AREA 36**



**AREA NORTH,  
WEST, & EAST  
OF AREA 36**





**Reserved Activity Numbers**

341 346  
342 347  
343 348  
344 349  
345 350

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3rd Floor Infill (3FL), Bean Gallery, and Area 36

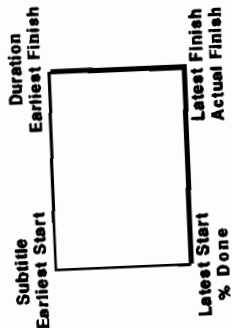
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Issue #1 - Not used  
Issue #2 - Not used  
Issue #2a - Not used  
Issue #3 - November 8, 1996  
Issue #3 - March 6, 1997 mtr  
i3 sht #5 - 3rd fl - mtr March 6, 1997  
i3 sht #5 - 3rd fl - mtr May 7, 1997  
i3 sht #5 - mtr 05/07/97  
i5 not used  
Issue 6 - May 8, 1997  
i6 sht 5 - May 8, 1997



**Activity Key**

Sheet  
#5