

July 29, 1975

Subject: Monitoring Report #1
Store #9037 K-Mart
Independence, Kansas (9000 Series)
Malan Construction Company

Project: 75:64

Monitored from Issue #1 dated July 23, 1975 (rough draft)

Date of Monitoring: July 23, 1975 (working day 143)

Issue #1 Target Turnover Date: December 1, 1975 (working day 234)

Note: The rough computed turnover date was earlier than the December 1, 1975 committed turnover, but since weather may be a great factor than presently considered, it would be wise to use the target turnover of December 1st.

Actions taken:

- Diagrammed building and site work with Mr. Lehman, Mr. Knaak and Mr. Newry
- Inspected project

General Summary

As of July 23, 1975 (working day 143) site work is proceeding and the building area is about ready for start of exterior and interior foundations. It is expected footings will begin on August 1, 1975 (working day 150)

Site work may be somewhat of a problem in Independence since there are several potentially disruptive influences. These are:

- 1) Presently the drain field from a nearby septic system flows onto the site from the west. This drain field keeps a small portion of the site continuously wet. It will have to be dried out and the piping cut off sometime soon.

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- 2) The oil and gas lines which presently cross the site are located in an easement subject to certain construction conditions. As part of these conditions, one of the lines must be exposed, wrapped and recovered, along with remodeling the vents at the property line. This work which must be done by others is critical to completing site work.
- 3) A sanitary lift station is an integral part of the exterior utility system. Delivery of lift pumps is always a problem and should be watched carefully here.
- 4) An easement must be obtained from the east property line neighbor. This easement grant is presently in work but should be followed carefully to avoid any problems with site finishing work.
- 5) At this time delivery of the transformer, switch-gear and other electrical equipment does not appear to be a major problem. However, they should be watched carefully.
- 6) It will be necessary to obtain approach permits from the appropriate governmental authorities. These should be gotten early.
- 7) It will be necessary to bring water to the site from considerable distance and under two major highways. This is a long installation process and I recommend it be started now.
- 8) Permits to go under the highways with the sanitary and water lines will be necessary before starting their installation.

Structural steel is due on the job August 25, 1975 (working day 166), and after two days of unloading and shakeout, erection will start on August 27, 1975 (working day 168). It is anticipated footings will be completed in time for erection to proceed uninterruptedly.

A revision to the sequence was suggested by Mr. Goyette in the monitoring trip to Monroe, Wisconsin. He found it would be more desirable to erect the metal interior divider wall prior to completion of the exterior roof. We have shown this divider wall following erection of the roof but some consideration might

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be given to this change in sequence if desirable.

I shall have the network computer processed and drafted for issue as soon as possible. Meanwhile, I shall forward to Mr. Mowry five sets of prints of the rough diagram.

Mr. Mowry and I also assigned total costs to each task based upon a percentage breakdown furnished by Mr. Ron Neuchterlein. We will run this cost assignment on a cash movement analysis. It should be pointed out this is still an experimental cost program and that the cash flow analysis for Independence is still in an experimental stage.

Ralph J. Stephenson, P.E.

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

Mr. James Rogers
Malan Construction Company
P. O. Box 35425
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November 25, 1975

Subject: Monitoring Report #2
Stone #9037 K-Mart
Independence, Kansas (9000 Series)
Malan Construction Company

Project: 75:64

Monitored from Issue #1 dated July 23, 1975 (working day 143)

Date of Monitoring: November 18, 1975 (working day 226)

Issue #1 Target Turnover Date: Was December 1, 1975 (working day 234)
Has been revised to December 15, 1975 (working day 244)

Actions taken:

- Reviewed job progress with Mr. Knaak and Mr. Mowry

General Summary

As of November 18, 1975 (working day 226) stone sub-base is about 40% complete with paving due to start on November 20, 1975 (working day 228). This work was originally due to start on October 31, 1975 (working day 214). Thus, the lag in paving is approximately 14 working days. A major cause of the delay has been extensive revisions to existing fuel lines in the easement. These revisions are just now being completed and will be ready by November 21, 1975 (working day 229).

It is presently anticipated that no major difficulty will be encountered in providing the blacktop surface for start of fixturing on December 15, 1975 (working day 244).

In the building most rough work has been completed and ceiling grid is about 90% complete. It appears presently that the lag in the main building is about 15 working days. The original target completion for the sales and service area was November 11, 1975 (working day 221). Thus, the lag should cause no difficulties in turning over the store for fixturing on December 15, 1975 (working day 244).

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Power panels at the service area are not yet on the job but are expected December 4, 1975 (working day 237). However, this delivery is still open for question and it will be necessary to continually expedite the remainder of this electrical equipment.

Ralph J. Stephenson, P.E.

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