

RALPH J. STEPHENSON, P.E.
CONSULTING ENGINEER

July 29, 1975

Subject: Monitoring Report #1

Store #9033 K-Mart, Emporia, Kansas (9000 Series)

Malan Construction Company

Project: 75:66

Date of Monitoring: July 24, 1975 (working day 144)

Monitored from Issue #1 dated July 24, 1975

Issue #1 Target Turnover Date: November 28, 1975 (working day 233)

Actions taken:

- Reviewed job sequence

Emporia site work is due to begin on August 11, 1975 (working day 156). The building site will be graded first with foundations to begin on September 2, 1975 (working day 171). Structural steel is due on the job September 17, 1975 (working day 182). Erection of steel is due to begin after shakeout on September 19, 1975 (working day 184).

Site work was not diagrammed at this session since we did not have adequate information available. However, it is expected that Emporia site work will be able to be completed well within the current framework of the building construction.

I shall draft the building network for Emporia and issue it as soon as possible. Site work will be diagrammed when adequate information is available.

Ralph J. Stephenson, P.E.

RJSm

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

Mr. James Rogers
Malan Construction Company
P. O. Box 35425
Detroit, Mich. 48235

November 25, 1975

Subject: Monitoring Report #2
Store #9033 K-Mart, Emporia, Kansas (9000 Series)
Malan Construction Company

Project: 75:66

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

Monitored from Issue #2 dated August 27, 1975

Issue #2 Target Turnover Date: January 5, 1976 (working day 257)

Actions taken:

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

As of November 18, 1975 (working day 226) site work lags by about 8 working days. Asphalt paving was due to be completed by November 10, 1975 (working day 221.) It will be completed by November 20, 1975 (working day 229). However, this should cause no major difficulty since the target turnover date is approximately one month later than the Issue #2 target finish date for all site work.

Building work is proceeding very well with some exceptions. The most critical of these is at the TBA area where late delivery of in-slab tenant work delayed start of installation by about 15 working days. Some time has been picked up since then and the current lag at the TBA area is about 9 working days with the slab to be poured out presently by November 25, 1975 (working day 231). The original target date for pouring out the slab was November 11, 1975 (working day 222). This should not delay turnover although it will be important to maintain the current job progress level at the TBA area to finish in time.

A possible problem is with the delivery of overhead doors at the TBA area. The tenant has changed the type of door to be used on this project from wood to fiberglass and currently there is no accurate firm delivery date set.

Interior work at the building is currently, with the exception of electrical panels, meeting targets between early and late starts and finishes. However, shop drawings for the switchgear and power panels at the utility area have just been received by the electrical contractor and orders just placed for this equipment. Panels are due on the job this week with switchgear expected December 5, 1975 (working day 238). This electrical work was originally due to be started no later than November 12, 1975 (working day 222). If equipment does arrive on December 5, 1975 (working day 238) the lag in installation will

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be approximately 16 working days. This could be a major delay item to activating temporary heat which is necessary for drywall installation. An effort will be made to provide some interim arrangement of wiring so heaters can be turned on in the stockroom areas. However, electrical panels are essential to proper permanent operation of the equipment.

In summary, the project is moving reasonably well, site work is slightly lagging the original plan of work but should be completed by the fixturing date. Interior work is in relatively good shape except for delivery of electrical equipment.

Ralph J. Stephenson, P.E.

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