

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

May 20,1993

**Re:** Monitoring Report #1  
Dental Hygiene and Dental Assisting remodeling program  
Mott Memorial Building  
Mott Community College  
Flint, Michigan

**Project Number:** 93:30

**To** Gerald Harburn

**Dates of monitoring:** Tuesday, May 11, 1993 (wd 603) and Wednesday, May 19, 1993 (wd 609)

**Monitored from:** Sheet #1, issue #2, dated May 10, 1993 (wd 602) - not formally issued

**Date of contract:** April 20, 1993 (wd 588)

**Completion dates:** Contract - 150 calendar days from April 20, 1993 (wd 588) - pm September 16, 1993 (693)  
MCC initial occupancy desired - am August 15, 1993 (wd 670)  
MCC desired completion - pm September 1, 1993 (wd 683)

**Those attending:**

Tuesday, May 11, 1993 (wd 603)

- Refer to Mr. Gazall's progress meeting minutes

Wednesday, May 19, 1993 (wd 609)

- David Anthony - President - Erickson & Lindstrom
- Al Wallace - Field superintendent - Erickson & Lindstrom
- Ralph J. Stephenson - Consultant

**Actions taken:**

Tuesday, May 11, 1993 (wd 603)

- Inspected project with Mr. Harburn and Mr. Wallace
- Discussed project progress with Mr. Wallace, E & L superintendent
- Evaluated current project status
- Gave Mr. Wallace two copies of Sheets #1 & 2, issue #2 for first & second floor remodeling - for review

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

May 20, 1993

and comment only.

- Attended construction meeting

Wednesday, May 19, 1993 (wd 609)

- Updated second and first level network models as of May 19, 1993 (wd 609)
- Prepared network model for elevator lobby addition

Summary:

Level 2 east wing (2E)

As of May 11, 1993 (wd 603) work at the 2nd floor is moving relatively well with the exception of fire protection piping installation. Apparently there have been some delays in obtaining submittals. However at our meeting on Wednesday, May 19, 1993 (wd 609) Mr. Anthony and Mr. Wallace said that the fire protection piping installation restrains ceiling work only. This change in logic slightly extends the time frame within which the work must be done, and it now appears the sprinkler piping will not hold up any major stud and dry wall work.

Sheet metal ductwork at the second floor was about 40% complete as of Wednesday, May 11, 1993 (wd 603) and considerably more by May 19, 1993 (wd 609). According to Mr. Wallace above floor mechanical piping and rough electrical conduit and feeders were almost complete by May 19, 1993 (wd 609). They were removed from the plan of work in our updating to issue #3.

Metal studs and in wall mechanical and electrical work are well along at level two. Installation of gypsum board is planned to begin on May 20, 1993 (wd 610).

Level 1 east wing (1E)

As of May 19, 1993 (wd 609) work at level one has been mainly concentrated on installing above ceiling mechanical piping and rough electrical work. Work on sheet metal ductwork has not yet been put into full production.

Elevator Lobby (elev)

The foundations and elevator pit have been completed, and will be waterproofed and backfilled in the very near future. The elevator piston casing has been drilled and installed.

Elevator delivery is currently scheduled for August 2, 1993 (wd 660). Installation of the elevator will probably require about 22 working days. Thus, it is possible that the elevator will not be available until about September 7, 1993 (wd 685). We will evaluate and report on procurement and installation of the elevator at each monitoring session since it is a critical part of the fully functioning dental facility.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

May 20, 1993

**General:**

Overall the project appears to be moving reasonably well at present. However because of the short project time period, and the need to carefully mesh MCC's installation work with that of the contract construction project status will have to be accurately measured.

According to Mr. Anthony there is a potential for some work stoppages as construction contract expire this spring and summer. I suggest this matter be reviewed at each construction progress meeting.

Timely procurement of critical materials and equipment on a short project of this type is always of great importance in achieving success. There are some special items that will require careful attention. Among these are the elevator, as mentioned above, shielded dry wall, doors and hardware, mixing boxes, sprinkler piping, grills and diffusers, mechanical equipment room items, dental equipment from Hurley Hospital, and casework. At our next monitoring I shall discuss these items in detail with Mr. Wallace to determine which, among others, need special attention.

At the construction meeting the contractors asked when the College could shut down the old fire alarm system for five or six hours of work on the devices. It was decided that a final decision on the disabling period would be made when the new alarm devices arrived on the job site. It was also mentioned that another shutdown may be needed later in the summer.

At the planning meeting on May 19, 1993 (wd 609), the network model was revised to issue #3, in conjunction with Mr. Anthony and Mr. Wallace. The completion date for clean up and move out at the second and the first floors was set at an MCC desired date of the pm of September 1, 1993 (wd 683). The completion date of the elevator lobby has been set at the pm of September 3, 1993 (wd 685).

It should be pointed out that the total project contract completion date is 150 calendar days from the date of execution of the contract. The date of the contract is April 20, 1993 (wd 588). The 150 calendar day period brings completion to the pm of September 16, 1993 (wd 693). These dates should be checked by the project team for accuracy since they relate to assessment of liquidated damages.

Three copies of the full network model, issue #3, dated May 19, 1993 (wd 609), are enclosed with this report to Mr. Harburn. In addition copies of the network model have been sent directly to Mr. Gazall, and to Mr. Anthony for their use as desired. This report is being sent to Mr. Gerald Harburn only. Further distribution of the report will be by him. I shall call Mr. Gazall and Mr. Harburn shortly to set the next monitoring session.



Ralph J. Stephenson, P. E.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

May 20, 1993

**To:** Mr. Robert Gazall  
Mr. Gerald Harburn  
Mr. Dave Anthony

**From:** Ralph J. Stephenson

**Re:** Network models for Mott Community College Dental Area remodeling.

Dear Mr. Gazall, Harburn, and Anthony:

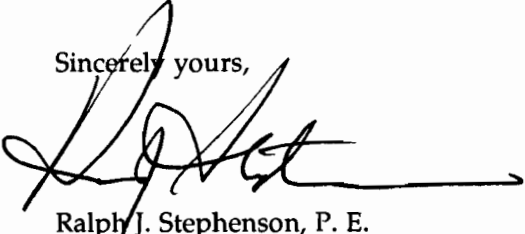
Enclosed are three copies each of the sheet #1, issue #3 network model for the MCC dental area remodeling work. This network is as revised with Mr. Anthony and Mr. Wallace, the field superintendent with Erickson and Lindstrom, on Wednesday, May 19, 1993.

These networks are for your use and distribution as you desire. If you need additional copies from me please don't hesitate to call.

I have prepared and sent a monitoring report on the project to Mr. Harburn and he will undoubtedly distribute a copy to each of you. This has been the distribution pattern followed in the past. If any change to it is desired please let me know.

I shall be in touch shortly with Mr. Harburn and Mr. Gazall to set the next monitoring session.

Sincerely yours,



Ralph J. Stephenson, P. E.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

June 5, 1993

**Re:** Monitoring Report #2  
Dental Hygiene and Dental Assisting remodeling program  
Mott Memorial Building  
Mott Community College  
Flint, Michigan

**Project Number:** 93:30

**To:** Gerald Harburn  
*Friday, June 4, 1993 (wd 620)*

**Dates of monitoring:** Tuesday, May 11, 1993 (wd 603) and Wednesday, May 19, 1993 (wd 609)

**Monitored from:** Sheet #1, issue #3, dated May 19, 1993 (wd 609)

**Date of contract:** April 20, 1993 (wd 588)

**Completion dates:**

- Contract - 150 calendar days from April 20, 1993 (wd 588) - pm September 16, 1993 (693)
- MCC initial occupancy desired - am August 15, 1993 (wd 670)
- MCC desired completion - pm September 1, 1993 (wd 683)

**Those attending:**

Friday, June 4, 1993 (wd 620)

Field inspection

- David Anthony - President - Erickson & Lindstrom
- Al Wallace - Field superintendent - Erickson & Lindstrom
- Junior Paul - Consultant - THA Associates
- Ralph J. Stephenson - Consultant

Project discussion at MCC facilities building

- Robert Gazall - Principal - Gazall Reno & Associates
- Junior Paul - Consultant - THA Associates
- Ralph J. Stephenson - Consultant

**Actions taken:**

**Ralph J. Stephenson, P. E., P. C.**  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

June 5, 1993

- Inspected project with Mr. Wallace, and Mr. Paul.
- Reviewed project progress with Mr. Dave Anthony, Mr. Al Wallace, and Mr. Junior Paul.
- Reviewed project progress with Mr. Bob Gazall and Mr. Junior Paul.

**Summary:**

**Level 2 east wing (2E)**

As of June 4, 1993 (wd 620) work at the second level lags about 4 working days in erecting metal studs, installing in wall work, and hanging gyp board. Regular gyp board has been hung in several areas but lead lined board will not be delivered until next week, and F. R. P. board will be on the job about June 14, 1993. Gyp board, taping, and sanding was due to be complete by a late finish of June 16, 1993 (wd 629). This date may be very difficult to meet given the current status of procurement and of work at the floor.

Variable volume boxes will probably delay completion of sheet metal ductwork and consequently installation of acoustic ceiling suspension and grid. Regular VAV boxes will arrive in 10 working days, or on about June 18, 1993 (wd 630), Sterile VAV boxes will probably arrive in 20 working days, or on about July 2, 1993 (wd 640). Sheet metal ductwork installation was due to be completed June 2, 1993 (wd 619). However much of the stud and in wall work that had been restrained by the sheet metal ductwork has proceeded ahead of the ductwork completion. Thus the lag in has been somewhat reduced by the field progression of work.

Procurement of long lead items is usually difficult in short time projects. Presently the project team is working hard to bring all critical deliveries to the project so that the dental spaces will be available to the College for their fall classes.

Procurement items that must be followed carefully include the following:

- VAV regular boxes - due on job about June 18, 1993.
- VAV sterile boxes - due on job about July 2, 1992.
- Shielded gyp board - due on job about June 10, 1993.
- F. R. P. gyp board - due on job about June 14, 1993.
- Replacement exterior windows - due on job in late June, 1993.
- Elevator - due on job August 2, 1993 (wd 660).
- Case work - due on job July 20, 1993 (wd 651).
- Shielded doors - no word on delivery.
- Seating - new seating being investigated. Having difficulty getting quotes on new seats. Meanwhile have old seats that were removed from remodeled auditorium.
- New dental equipment by MCC - no word on delivery.
- Relocated dental equipment by MCC - may be delayed until completion of classes for summer session, August 20, 1993 (wd 675). Owner will contract for move and reinstallation.
- Phone system by MCC - no information available at this monitoring.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

June 5, 1993

- Voice, data, security and video systems by MCC - no information available at this monitoring.
- Computer terminal panel - no information available at this monitoring.

Apparently fire protection shop drawings are still being reviewed by the State. Sprinkler piping was due to begin on a late start of June 10, 1993 (wd 624) and be completed no later than June 23, 1993 (wd 634). There is no authentic word on when work will start.

#### Level 1 east wing (1E)

At level one, installation of above floor sheet metal, mechanical piping, and electric conduit and feeders is in work. Most of this work has late starts in mid July, 1993, so is in no current difficulty. I suggest the work tempo at the first level however be kept up so as to match, or better, progress at the second level.

#### Elevator Lobby (elev)

Foundations and most above grade bearing masonry have been completed. Structural steel is to be on the job shortly and erection should start June 4, 1993 or soon after. Erection was due to begin at a late start of July 19, 1993 (wd 650).


Elevator delivery is still scheduled for August 2, 1993 (wd 660). Installation of the elevator will probably require about 22 working days. We can anticipate having the elevator available about September 7, 1993.

#### General:

Overall the project is beginning to slow due to procurement difficulties, inspection needs, and some revision problems. It will be increasingly important to keep revisions to the work at an absolute minimum, since time does not permit changes to delivery schedules, and sequence disruptions.

Mr. Anthony said most construction contracts in the Flint area have been executed except the cement finishers. He has no information on this contract, but it should have minimal effect on the project.

This report is being sent to Mr. Gerald Harburn only. Further distribution of the report will be by him. I shall call Mr. Gazall and Mr. Harburn shortly to set the next monitoring session.



Ralph J. Stephenson, P. E.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 1, 1993

**Re:** Monitoring Report #3  
Dental Hygiene and Dental Assisting remodeling program  
Mott Memorial Building  
Mott Community College  
Flint, Michigan

**Project Number:** 93:30

**To:** Gerald Harburn

**Dates of monitoring:** Wednesday, June 30, 1993 (wd 638)

• Please note that the date of monitoring #2 was shown as May 11 and 19, 1993 in monitoring report #2. The monitoring date should be shown as Friday, June 4, 1993 (wd 620). Please correct your report set.

**Monitored from:** Sheet #1, issue #3, dated May 19, 1993 (wd 609)

**Date of contract:** April 20, 1993 (wd 588)

**Completion dates:**

- Contract - 150 calendar days from April 20, 1993 (wd 588) - pm September 16, 1993 (693)
- MCC initial occupancy desired - am August 15, 1993 (wd 670)
- MCC desired completion - pm September 1, 1993 (wd 683)

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

- John Whitehead - MCC acting facilities director
- Ken Gatenby - MCC facilities staff
- Gerald Harburn - Principal THA Associates
- Robert Gazall - Principal - Gazall Reno & Associates
- Al Wallace - Field superintendent - Erickson & Lindstrom
- Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project with Mr. Wallace, and Mr. Harburn
- Reviewed project progress with Mr. Bob Gazall, Mr. Ken Gatenby, Mr. Gerald Harburn, Mr. Al Wallace, and Mr. John Whitehead



Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 1, 1993

**Summary:**

**Level 2 east wing (2E)**

As of June 30, 1993 (wd 638) work at the second level lags in completing above ceiling HVAC work, hanging, taping and sanding dry wall, and installing acoustic ceiling suspension and grid. These are the major delay items at present and account for a late position of 4 to 8 working days over the late finishes shown on the network model, issue 3, dated May 19, 1993 (wd 609).

Ceramic tile installation also lags but this lag may be able to be reduced or eliminated by some later desired-logic revisions.

Of help in potentially reducing interior finish lags is that installation of light fixtures, ceiling grills and diffusers and wiring for MCC voice, data, security and video systems has proceeded ahead of some activities previously restraining their start.

The major cause of delays to ceiling grid installation is late delivery of variable air volume boxes. From our previous monitoring on Friday, June 4, 1993 (wd 620), these were due to have been on the project starting about June 18, 1993 for the regular boxes, and about July 2, 1993 for the sterile boxes. As of Wednesday, June 30, 1993 (wd 638), the revised delivery dates are July 7, 1993 and July 21, 1993 respectively.

This late delivery will delay completion of the ceiling suspension and grid. Work is currently proceeding at the ceiling and the boxes and connections will be installed through the grid. The projected lag in ceiling work is 5 to 8 working days. It is anticipated that by proceeding with some additional concurrent activities that a portion of this lag can be recaptured. Further delays to the boxes will be very serious.

There also have been delays in delivering exterior replacement windows. This has caused the contractor to delay finish trimming gyp board around the windows, and on doing other finish work near the unclosed exterior wall openings. Windows are now due on the project July 7, 1993 (wd 642). Window installation should be complete soon after delivery, and dry wall work can then be completed.

Lead lined gyp board installation is in work and nearly complete. There was some discussion as to when the lead lined rooms will be tested. Since if there are leaks found they must be corrected, I strongly recommend the testing be done as soon as possible to avoid disruption by corrective work if required.

Laboratory equipment is still set for a delivery of July 20, 1993 (wd 651), and installation should be able to proceed as the equipment arrives on the job.

New dental equipment purchased by MCC is to begin arriving on the job about July 19, 1993. Mr. Gazall is working on the details of the delivery as well as the move of existing dental equipment scheduled for

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 1, 1993

mid August, 1993. The major effort at moving from the existing location to MMB will start about August 20, 1993 (wd 674), which marks the end of the summer session. Installation of equipment at the new space will be done as part of the move.

Apparently the move and installation of dental equipment is to be made under Mr. Gazall's and MCC's direction. Mr. Gazall says there is very little training to be done on the equipment, and that the portable nature of much of the supplementary lab materials should make the move comparatively simple. The College is planning on completing the move and hooking up equipment by the pm of September 1, 1993 (wd 683).

Procurement is still of critical importance to completion of the space by the present target of completion for fall classes. The status of procurement items is shown below:

- VAV regular boxes - on job about July 7, 1993.
- VAV sterile boxes - on job about July 21, 1993.
- Shielded gyp board - on job and installed.
- F. R. P. gyp board - on job and installed.
- Replacement exterior windows - on job about July 7, 1993.
- Elevator - on job August 2, 1993 (wd 660).
- Case work - on job July 20, 1993 (wd 651).
- Shielded doors - on job 2nd week in July, 1993
- Seating - new seating still being investigated. Old seats that were removed from the remodeled auditorium are still being saved.
- New dental equipment by MCC - will start arriving on July 19, 1993 (wd 650)
- Relocated dental equipment by MCC - will begin about August 20, 1993. Owner will contract for move and reinstallation.
- Phone system by MCC - instruments have been purchased. Will be installed by MCC.
- Voice, data, security and video systems by MCC - wiring nearly complete. Devices to be procured by MCC and installed by various parties.
- Computer terminal panel - empty boxes and conduit are installed. Nothing to be put in them at present.

#### Level 1 east wing (1E)

At level one, installation of above rough floor sheet metal, mechanical piping, and electric conduit and feeders is nearly complete. Since most level 1 work has late starts in mid July, 1993, there appears to be no current difficulty in completing the work by the desired target of the pm of September 1, 1993 (wd 683).

I recommend an early resolution of the seating problem. Need decision on whether to buy new seats or use old. To make this decision project team needs pricing on new seating. Mr. Gazall is following up on this matter.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 1, 1993

Elevator Lobby (elev)

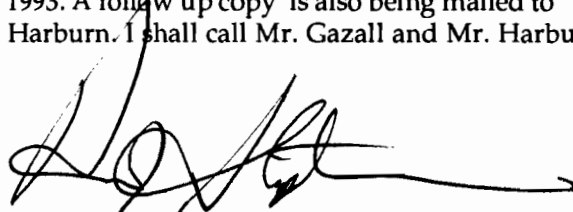
The structure is being completed and roofing is to begin sometime the week of July 5, 1993. This start is well within the range between early and late target dates. The desired target date is currently shown at the pm of September 3, 1993 (wd 685).

Elevator delivery is still scheduled for August 2, 1993 (wd 660). Installation of the elevator will probably require about 22 working days. We can anticipate having the elevator available about the am of September 7, 1993.

**General:**

Overall the project continues to slow because of procurement difficulties. It is now very important to avoid revisions to the work, or keep them at an absolute minimum. The time remaining is only 45 working days from the am of June 30, 1993 (wd 638) to the pm of September 1, 1993 (wd 683).

This report was sent by FAX to Mr. Harburn on July 1, 1993. A follow up copy is also being mailed to him. Further distribution of the report will be by Mr. Harburn. I shall call Mr. Gazall and Mr. Harburn shortly to set the next monitoring session.



Ralph J. Stephenson, P. E.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 19, 1993

**Re:** Monitoring Report #4  
Dental Hygiene and Dental Assisting remodeling program  
Mott Memorial Building  
Mott Community College  
Flint, Michigan

**Project Number:** 93:30

**To** Gerald Harburn

**Dates of monitoring:** Monday, July 19, 1993 (wd 650)

**Monitored from:** Sheet #1, issue #3, dated May 19, 1993 (wd 609)

**Date of contract:** April 20, 1993 (wd 588)

**Completion dates:**

- Contract completion - 150 calendar days from April 20, 1993 (wd 588) - pm September 16, 1993 (693)
- MCC initial occupancy desired - am August 15, 1993 (wd 670)
- MCC desired completion - pm September 1, 1993 (wd 683)

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

- Al Wallace - Field superintendent - Erickson & Lindstrom
- Gerald Harburn - Principal - THA
- Junior Paul - Consultant - THA - in an observer role
- Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project with Mr. Wallace, and Mr. Paul
- Reviewed project progress with Mr. Al Wallace
- Reviewed project progress with Mr. Harburn and Mr. Paul

**Summary:**

**Level 2 east wing (2E)**

As of July 19, 1993 (wd 650) work at the second level lags in several activities. These include completing above ceiling HVAC work, completing dry wall work at medical gas alarms & windows, toilet room work, installing regular and shielded doors and hardware, and in painting and hanging vinyl. Many of

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 19, 1993

these lags have been caused by delays in deliveries. This produced a domino effect by having to work around the missing items.

Most of the basic causes of the lags are being eliminated, although a major delay item remains the delivery and installation of HVAC variable volume boxes. These are still not on the job and apparently there is no authentic word on when they will arrive. The boxes hold up completion of ceiling work and of the items that follow. In addition they tend to restrain installation of finishes that might be damaged by their being moved into place and installed.

Exterior windows have arrived and are now being installed, new dental equipment is being delivered and stored, and casework is being stockpiled in the rooms. Case work and equipment deliveries are on targets as set in the issue #3 network.

Overall I estimate the current lag at 5 to 7 working days provided the VAV boxes can be on the project within the next 2 or 3 working days. The major problem with the earlier delays is that they have tended to push all work closer to the late starts and finishes, so now the project is working to all late dates which tend to require bunching up finish trades such as ceilings, vinyl wall covering and special floor finishes at all areas, and demand completing similar trades concurrently throughout the job.

No updated information was available about the move of existing dental equipment from its current location. We are still assuming that the major move and installation of existing dental equipment in the new space will start about August 20, 1993.

Since procurement is still of critical importance to completion of the space a brief update of the status of procurement items is shown below:

- VAV regular boxes - not on job. No word on delivery
- VAV sterile boxes - not on job. No word on delivery
- Replacement exterior windows - on job and being installed
- Elevator - will be on job August 2, 1993 (wd 660).
- Case work - now arriving on job and being stockpiled on floor
- Shielded doors - will be on job about July 26, 1993
- Seating - no word on new seating. Old seats that were removed from the remodeled auditorium are being saved.
- New dental equipment by MCC - started arriving on July 19, 1993 (wd 650)
- Relocated dental equipment by MCC - will begin about August 20, 1993. Owner will contract for move and reinstallation.
- Phone system by MCC - no information available

#### Level 1 east wing (1E)

The status of level 1 work is substantially the same as at our previous monitoring report date of June 30,

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

July 19, 1993

1993 (wd 638)

Since most level 1 work has late starts in mid July, 1993, there appears to be no current difficulty in completing the work by the desired target of the pm of September 1, 1993 (wd 683). However we are getting very close to the late dates and I recommend that a full production schedule of work start there in full production within the next week.

Elevator Lobby (elev)

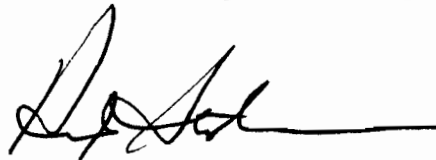
The structure and roofing is completed, and interior rough work is being installed. Elevator delivery is still set for August 2, 1993 (wd 660). Installation of the elevator will probably require about 22 working days. Work is currently meeting targets between early and late starts and finishes.

**General:**

Overall the project is being delayed because of current and past procurement difficulties. It is still very important to avoid revisions to the work, or keep them at an absolute minimum since the time remaining is only 33 working days from the am of July 19, 1993 (wd 650), to the pm of September 1, 1993 (wd 683).

Of prime importance is that the work be continued at all areas. This could cause some difficulties in maintaining adequate staffing to complete similar work concurrently in all three areas -- levels one and two and at the elevator lobby -- during the next 30 working days.

I recommend that the project be monitored again in two to four weeks and shall call Mr. Gazall and Mr. Harburn shortly to determine their wishes, and to set the next monitoring session as might be felt appropriate.



Ralph J. Stephenson, P. E.

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

August 19, 1993

**Re:** Monitoring Report #5  
Dental Hygiene and Dental Assisting remodeling program  
Mott Memorial Building  
Mott Community College  
Flint, Michigan

**Project Number:** 93:30

**To:** Gerald Harburn

**Dates of monitoring:** Thursday, August 19, 1993 (wd 673)

**Monitored from:** Sheet #1, issue #3, dated May 19, 1993 (wd 609)

**Date of contract:** April 20, 1993 (wd 588)

**Completion dates:**

- Contract completion - 150 calendar days from April 20, 1993 (wd 588) - pm September 16, 1993 (693)
- MCC initial occupancy desired - am August 15, 1993 (wd 670)
- MCC desired completion - pm September 1, 1993 (wd 683)

**Those attending:**

- Al Wallace - Field superintendent - Erickson & Lindstrom
- Ralph J. Stephenson - Consultant

**Actions taken:**

- Inspected project with Mr. Wallace.
- Reviewed project progress with Mr. Al Wallace
- Prepared monitoring report and left at Mr. Harburn's office

**Summary:**

**Level 2 east wing (2E)**

As of August 19, 1993 (wd 673) work at level 2 is moving into the final construction phases prior to start of school in early September, 1993. Mr. Wallace is currently working to the college's desired completion date of the evening of September 1, 1993 (wd 683).

Major efforts presently are being made to get as much of the work complete for installation of owner

Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

August 19, 1993

equipment as possible. Mr. Wallace said that owner furnished dental equipment installation will begin August 23, 1993 (wd 675).

There have been several dimensional and hook up problems with case work. However these are being resolved and corrected as difficulties are encountered.

Most level 2 ceiling and wall work work has been completed. Some resilient floor has been laid, and efforts are now being focussed on cleaning to allow remaining floor coverings of resilient and carpet to be installed. Testing of lead lined room areas is presently planned for Saturday, August 28, 1993.

An item of continuing importance will be preparing and correcting the punch list. I recommend that all parties concerned discuss and implement a punch out procedure that keeps post occupancy problems to a minimum. The tight schedule conditions surrounding the project make it difficult to proceed with a conventional punch out procedure. Therefore all involved must work especially closely together to insure the job is turned over correctly.

A brief update on procurement items for the full project is shown below:

- VAV regular boxes - on job & installed.
- VAV sterile boxes - on job & installed.
- Replacement exterior windows - installed.
- Elevator - being installed.
- Case work - on job and installation nearly complete.
- Shielded doors - installed.
- Seating - new seating to arrive in mid or late September, 1993.
- New dental equipment by MCC - on job.
- Relocated dental equipment by MCC - installation will begin August 23, 1993 ( wd 675).
- Phone system by MCC - no information available at this meeting.

#### Level 1 east wing (1E)

As of August 19, 1993 (wd 673) remaining work at the 1st floor assembly area is largely dependent on completing above ceiling work for the dental chair plumbing installation at the 2nd floor.

Acoustic ceiling grid is in place and can receive acoustic tile panels as soon as the dental chair hook up is completed above.

Auditorium seating is due to arrive on the project about September 15, 1993. Seating installation follows ceiling completion and laying of carpet. Therefore it appears presently that the projected completion date for level 1 interior work is between September 20, 1993 and October 1, 1993. Occupancy is dependent almost totally on getting the seating in place.



Ralph J. Stephenson, P. E., P. C.  
Consulting Engineer  
323 Hiawatha Drive  
Mt. Pleasant, Michigan 48858  
ph 517 772 2537

August 19, 1993

Elevator Lobby (elev)

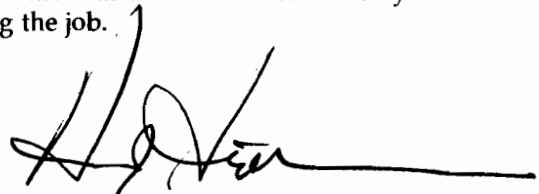
Elevator work is being brought to completion. Depending on MCC installation of the telephone, the elevator will be ready for inspection within the next one to three days.

Interior finish work is being completed at the elevator lobby, and Mr. Wallace is planning to complete all interior work concurrently with 2nd level interior work.

General:

Overall the project is moving relatively well. Most project difficulties seem to have been approached and resolved well, both technically and professionally. The present target is to complete level 2 and the elevator lobby for functional occupancy by the opening of school for the fall session .

This will be the final monitoring report on the project unless an unforeseen need for an additional project review is encountered. I would like to thank all the Owner, Designer and Contractor personnel who have helped make the planning and monitoring work as convenient as it has been. The facility should be one that will function well and be a credit to those building the job.



Ralph J. Stephenson, P. E.