



**PROJECT:** Sun Valley Electrical Distribution Center

**CLIENT:** City of Los Angeles  
Department of Water & Power

**LOCATION:** Los Angeles, California

CCL was retained by the City of Los Angeles, Office of the City Attorney, to audit and review FTR International's, the General Contractor, delay claim on the \$2.2 million Sun Valley Electrical Distribution Center project. The project included demolition, construction of a new employee service building, site work, underground fuel storage tanks, new fuel station and fuel pumps, structural steel metal building for truck maintenance, perimeter walls and site utilities. CCL prepared a CPM schedule analysis, detailed analysis of the contractor's job costs, prepared requests for documents during discovery based on specific delay issues, and prepared a delay analysis report with CCL's findings concerning excusable, compensable, nonexcusable and noncompensable delays.



FTR International's delay claim was based on a total cost approach. CCL was retained to conduct a project review and evaluate specific owner and contractor delays. CCL reviewed project documents, the contractor's claim, and contemporaneous records to identify specific claim issues. Since many of the contractor claims and damages were unsupported in the contractor's claim submission to the City, CCL assisted the City prepare detailed document requests to obtain information needed to properly evaluate the claim. CCL reviewed documents received from the contractor and prepared detailed analysis of delay issues and delay damages. CCL also reviewed 78 disputed issues presented by the contractor in addition to the delay claim.

CCL reviewed the contractor's job cost information, financial statements, and home office overhead claims. CCL determined the home office overhead claim included unallowable cost items. CCL reviewed the contractor's bid documentation and, to the extent the contractor job cost system allowed, identified specific areas of project cost overruns. CCL prepared a schedule analysis to identify change orders and delay issues that impacted the project completion date and to quantify the resultant delay. CCL prepared a schedule analysis using the update impact method and information from FTR's CPM schedule and monthly schedule updates. The schedule analysis included evaluation of concurrent delays.

CCL prepared a report of findings with analysis of delays. CCL determined the contractor's total cost claim was not accurate and did not consider contractor delays. CCL determined, through job cost and financial analysis, the contractor's actual delay damages were significantly less than claimed. The Department of Water and Power reached a settlement with the contractor prior to trial. CCL participated in the settlement proceedings.