



PROJECT: Santa Catalina Villas
CLIENT: Generation Development Company
LOCATION: Tucson, Arizona

Generation Development Company contracted with Case Construction Company, Inc., for the construction of the \$6.1 million Santa Catalina Villas in Tucson, Arizona. The Santa Catalina Villas is a retirement community that includes medical and nursing care for its residents. Construction included twelve two-story apartment buildings, a recreation building, a one-story cabana building and associated facilities. Generation Development Company negotiated a Guaranteed Maximum Price contract including a fixed lump sum amount for General Condition items.

CCL was retained to provide an independent review of claims submitted by Case Construction on the project. The basis for cost overruns claimed by the contractor was due to delays of concrete pours and installation of structural steel, revisions to mechanical and electrical details, moisture content problems with lumber and delay in construction of an off-site water line to the project. During construction, problems were also experienced in the stucco work and roofing which resulted in removal and reconstruction of the roof systems on a number of buildings.

CCL provided a review of the 227 work day construction schedule on the project. During the progress of the project there was a minimum amount of updating to the project schedule. Based upon the schedule analysis and review of other project documentation provided to CCL a number of concurrent delays were identified. CCL identified additional areas of investigation and the project records which would be necessary to allocate responsibilities between the owner, architect, and contractor.

Generation Development Company and its legal counsel are evaluating damages due to late project delivery including loss rental income and defending against contractor delay claims alleged to be caused by Generation and their architect. CCL is assisting Generation in negotiation and auditing of contractor claims. Additional schedule and delay analysis will be prepared should negotiations not result in a settlement of the claims.