



**PROJECT:** The Bradley Building

**CLIENT:** Arroyo Group

**LOCATION:** Long Beach, California



The Arroyo Group was the design architect for the renovation and seismic upgrading of the Bradley Building. The structure was built in downtown Long Beach in 1929 and had been modified numerous times since. After preparing the design drawings and specifications, Arroyo assisted the owner in obtaining construction bids. A proposal for on-site services was provided by Arroyo. However, no written agreement was consummated. Instead the owner hired a structural engineer, who had previously assisted the owner in its dealings with the City relating to determining seismic upgrading requirements, as its site representative.

The Bradley Building ownership group filed suit against Arroyo for errors and omissions in the design documents and failure to adhere to an oral contract for on-site supervisory services. The owner prepared a list of design and construction problems it attributed to the performance of Arroyo.

CCL reviewed each of these allegations.

CCL determined that the majority of the problems were due to either the lack of supervision by the owner's representative, lack of an on-site architect to answer questions with respect to unforeseen conditions as they were uncovered, delays by the owner in obtaining utility easements, and delays by the owner resulting from redesign intended to cut costs. There were conflicts in the drawings with respect to as-built conditions. However, CCL concluded that the amount was not unusual considering the nature of the project.

CCL's review of the claims was provided to the Bradley Building owners. A favorable settlement was reached between Arroyo and the building owners.