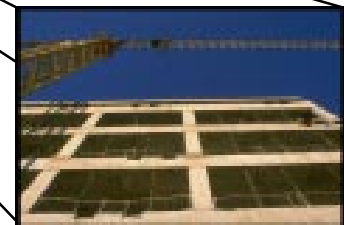




**PROJECT:** Southwestern Bell Building

**CLIENT:** Southwestern Bell

**LOCATION:** St. Louis, Missouri



C. Rallo Construction Company of St. Louis filed a \$1.9 million claim and a demand for arbitration against Southwestern Bell Telephone Company on the re-facing of the 28 story Pine Street Building in downtown St. Louis. Southwestern Bell retained CCL to review Rallo's claims. CCL findings were presented during the arbitration proceedings.

The project included removal of brick, installation of steel trusses, and the hanging of new limestone to cover the south facade of the building which had been left as exposed brick under its original construction in 1928. Also included in the project was excavation, a retention system, construction of a new parking garage below grade, mechanical systems and a street level plaza. C. Rallo's claim included delay damages due to several issues. The issues included discovery of concrete around the old steel columns in the existing building, out-of-plumb condition of the south facade, difficulty in making the trusses and limestone fit on the south facade, and relocation of a crane to avoid conflicts with existing microwave towers.

CCL assisted Southwestern Bell and outside counsel with analysis of claim issues, review of consultant's analysis presented by C. Rallo to support their claim, and in preparation for arbitration. CCL provided technical expertise to evaluate claims associated with the project. CCL also performed CPM schedule analysis and financial analysis of the C. Rallo's delay damages. CCL evaluated the delay calculations prepared by C. Rallo's consultant, refuted the methodology used in preparing the CPM schedule impact analysis and audited the amounts calculated in the financial damage calculations.

CCL's analysis and findings regarding delays, schedule impacts and audit of C. Rallo's delay damages for additional costs due to concealed conditions, additional costs for alternative tower crane used on the project, and lost productivity were presented in the arbitration proceedings. Southwestern Bell received a favorable decision.