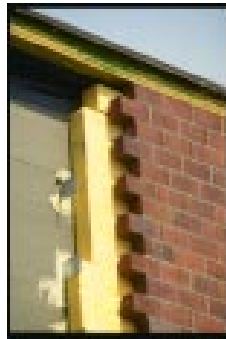

CCL Analyzed Delays

Battalion & Brigade HQ Building - C.O.E.

Ft. Riley, Kansas

The Western Insurance Co. provided a performance bond to the Corp of Engineers guaranteeing that Douglas Construction Co. would complete the Battalion & Brigade Headquarter Buildings project at Ft. Riley, Kansas. The project involved seven buildings and central heating and cooling facilities.



Douglas Construction began the project in December, 1985. In February, 1986, Douglas and Western were notified that the Corps of Engineers was considering defaulting Douglas. Project delays, costs, and other circumstances caused Douglas to default. Western Insurance took over the project and hired Coonrod & Associates to complete the project. Coonrod, in turn was delayed by differing site conditions, roof changes, brick defects, and other items. The Corps of Engineers in February, 1987 threatened to default.

CCL was retained by Western Insurance Co. to analyze the various delays experienced on the project, report to Western the responsibility for the delays, and allocate the delays to the appropriate parties. CCL prepared a critical path method (CPM) schedule based on the Douglas and the Coonrod bar charts and impacted the schedules utilizing the methods defined in the Corps of Engineers "Modification Impact Evaluation Guide". Through a series of schedule updates, delays were calculated for brick defects, roof change and other design modifications, contractor caused delays and differing site conditions. Responsibility for delays was determined after a review of available project documents.

CCL also provided periodic on-site monitoring of Coonrod's progress and prepared and updated a CPM completion schedule showing the remaining activities for project completion. An evaluation of Douglas' and Coonrod's monthly pay requests was also completed to reconcile percent complete with payment received, and to determine if Douglas had been paid for all work completed prior to default.

CCL provided a report summarizing responsibility for and impact of various delays on the project completion date which included an evaluation of concurrent delays. CCL also provided reports to Western evaluating Coonrod's completion schedule and progress payments for the project made by the COE.



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