



PROJECT: Family Housing Improvements
Selfridge Air National Guard Base

CLIENT: Bill Strong Enterprises

LOCATION: Selfridge ANB, Michigan

Bill Strong Enterprises was awarded a \$4.9 million contract to provide repairs and rehabilitation for 377 housing units at Selfridge Air National Guard Base near Detroit, Michigan. The contract specified a performance period of 720 calendar days based upon a scheduling scheme of releasing twelve groups of family housing quarters to the contractor. Each Group had approximately 24 to 34 units. Work was to proceed on Group One within 30 days after notice to proceed and on Group Two within 45 days after notice to proceed. Bill Strong Enterprises anticipated between 30 and 64 units available at any time in the working inventory, averaging approximately 45 units throughout the duration of the project.

The Corps of Engineers was unable to turn over units to Bill Strong Enterprises as scheduled. The moving of families and other considerations limited the number of units available to the contractor. Units were released out of sequence and, in some instances, only the garage areas of occupied quarters were released.

CCL was retained by Bill Strong Enterprises to provide a valuation of an equitable cost adjustment. The low availability of units reduced crew productivity and performance. CCL reviewed cost records and determined a distinct learning curve effect. Unit costs were significantly reduced after the first three groups of units. Unit costs decreased as more units per time were released. A statistical analysis demonstrated a significant relationship between unit cost and units released to the contractor on a weekly basis. The analysis showed Bill Strong Enterprises incurred higher overall costs as a result of the actual release of units for rehabilitation versus the contractual requirement.

CCL determined Bill Strong Enterprises disruption and labor inefficiency claim due to interference caused by unavailability of units to work on to be \$200,000. CCL's evaluation was used by Bill Strong Enterprises in demonstrating cost impacts to The Corps of Engineers.