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# CCL Reviewed Schedule Slippage & Delays

## Paseo Academy

### Kansas City, Missouri

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CCL was retained by the Kansas City School District to review schedule slippages and delays on the \$10.1 million Paseo Academy High School project. CCL reviewed the CPM schedule and delay claim submitted by Midwest Titan, the General Contractor on the project.



CCL reviewed the as-planned CPM schedule and monthly updates prepared by the contractor, change orders agreed upon by the District and the contractor, pending change orders, daily logs, correspondence and other project records. CCL assisted the District's Project Management Team in the review of contractor's remaining work activities and reasonableness of the contractor's schedule to complete the project in time for school to open in the fall. The project completion date had been extended by change orders to complete in July. The construction schedule, when CCL was retained, indicated the project was behind schedule. CCL made periodic site walk throughs to observe the contractor's progress towards completion.

CCL determined the contractor had been granted adequate time extensions for change orders issued during construction. Change orders included resequencing of concrete pours due to differing site conditions and delays in issuing a foundation building permit. CCL determined the schedule slippage occurred several months after change orders had been agreed upon and after the change order work added to the schedule. The slippages occurred in completion of the masonry work and other work not impacted by change orders and site conditions. CCL determined there were also contractor delays due to repair and replacement of work to comply with the contract documents. CCL prepared a weather analysis. CCL determined the contractor did not experience abnormal weather delays. CCL determined the contractor did not experience any excusable delays beyond the change orders. CCL determined adequate time extensions were agreed upon between the District and the contractor for the change orders.

CCL prepared weekly schedule progress reports based on site walk throughs, and a report of findings regarding the cause of schedule slippages and delays. The report included documentation and analysis of each delay issue. CCL's findings were utilized by the District in the review of contractor claims during project close out.



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