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# CCL Reviewed Schedule & Delay Claims

## Primitivo Garcia Elementary School

### Kansas City, Missouri

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CCL was retained by the Kansas City, Missouri School District to review D.M. Ward Construction Company's completion schedule and delay claim on the \$5.5 million Primitivo Garcia Elementary School. CCL attended weekly on-site meetings to monitor contractor's completion progress and assisted the

District in the evaluation of pending claims issues.

The project consisted of site development, demolition of existing structures and construction of a new elementary school. Construction was delayed due to utility and gas line relocations, site conditions, contractor delays in completing masonry work, contractor delays due to inadequate manpower on-site, design omissions in the structural steel roofing system and above normal rain. The project sat idle during cold and set winter conditions because the roofing system and building enclosure was not completed before winter. Due to exposure to winter conditions remedial work was required including removal of efflorescence from masonry walls and cleaning bar joists and structural steel.

CCL reviewed the reasonableness of the construction sequencing and durations in the contractor's completion schedule. The School District requested CCL to evaluate if the school could be completed for fall classes. The contractor's completion schedule was inadequate for the planning required to complete the job. CCL and the School District's Project Management Team required the contractor to prepare and submit a detailed completion schedule. The detailed schedule was used to monitor contractor progress and manpower on the job site.

CCL determined the cause for project delays and not obtaining building enclosure prior to winter was a combination of contractor delays and architect/engineer delays due to problems in the roof design. CCL provided a preliminary summary of claim issues an review of contractor's delay damages to the District following a review of the contractor's claim documentation.

The School District settled the claim with the architect and contractor. The school was substantially complete by fall, except for site work, which allowed the school to open on schedule. Site work was completed shortly after the school opened.



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