



**PROJECT:** United Missouri Bank Building

**CLIENT:** DiCarlo Construction Co., Inc.

**LOCATION:** Kansas City, Missouri



DiCarlo Construction Company requested CCL to provide an independent analysis of delays that occurred during the construction of the \$23 million main branch of the United Missouri Bank. The building was a sophisticated concrete structure with a wide variety of oblique angles. The building skin system was granite and limestone.

The project was completed approximately six months late. Some time extensions were granted by the owner due to change orders. Other delays encountered were attributable to delivery problems with granite from Italy, difficulty with erecting the stone, and glazing in part due to the unique details of the structure. Glazing was further delayed by the procurement of the glazing system materials. Both mullions specialty hardware and glass arrived late at the project site. Redesign of the back-up steel system, furnished under a separate subcontract to the granite erection subcontractor, also delayed the project.

CCL analyzed and reviewed the initial CPM schedule and updates to determine monthly delays due to lack of progress by the various subcontractors. Additional monthly updates had to be recreated from available project documentation as they were not performed during the project. CCL also reviewed additional home office overhead and field office general conditions costs incurred by DiCarlo as a result of delayed project completion.

Delays caused by the failure of the stone erector to obtain granite panels in a timely manner, delays caused by the glazing contractor, delays due to owner change orders, and delays the responsibility of the general contractor were defined through the schedule analysis. CCL findings were presented during trial proceedings.