



PROJECT: Downey Municipal Courthouse

CLIENT: Downey Electrical Contractors

LOCATION: Downey, California

Downey Electric's \$1.38 million subcontract included all the electrical work on the Downey Municipal Courthouse Project. Downey Electric's subcontract required project completion in eighteen months. The contract provided for assessment of liquidated damages of \$5,000 per day for unexcused late completion. Because of delays on the project, the General Contractor required completion date and revised completion dates were not met. Downey Electric was directed to place additional manpower on site to achieve completion. The project completion date was over a year late.



CCL was retained to evaluate the causes and responsibilities for project delays and to evaluate Downey Electric's claim to recover delay and labor inefficiencies costs. CCL evaluated the following issues:

Inefficiencies due to insufficient electrical work available to be performed.

Disruption and delays due to late response or lack of response to RFI's and RFQ's.

Engineering and Design.

CCL evaluated claims that Downey Electric spent more time than planned verifying field dimensions, determining what was required by the drawings, and resolving installation interferences.

Lack of access to elevator.

Extra work due to changes to the containment cell system for which Downey Electric had submitted requests for extra compensation.

Wage escalation.

Material escalation.

Extended field overhead and unabsorbed home office overhead.

CCL prepared damages assessment for each issue.

