



**PROJECT:** Leon County  
Justice Complex

**CLIENT:** Leon County  
Board of Commission

**LOCATION:** Tallahassee, Florida

Leon County retained the Joint Venture of Gilbane Building Company/Culpepper Construction Company, Inc. to serve as Construction Manager for the Leon County Justice Complex. The new justice center adjoined the existing courthouse facility includes four levels of county offices and courtrooms along with five underground parking levels. Portions of the existing facility were demolished and remodeled as a part of building program.



Gilbane/Culpepper provided Leon County a Guaranteed Maximum Price (GMP) of \$26.2 million for the construction of the Justice Complex. The GMP was based upon partially complete contract drawings and specifications prepared by the County's architectural design firm, Barrett, Daffin & Carlan (BD&C). The GMP was based upon a 30 month construction period with phased occupancy of the facility beginning six months prior to project completion.

CCL was retained to assist the County in the review of the construction manager and architect's performance on the project and claims which had been submitted. At the time CCL was retained the Justice Complex was only partially completed with final completion and occupancy not projected for 18 months. A number of claims had been submitted by Gilbane/Culpepper and two of the 32 trade contractors. The total amount of claims to date was \$3.2 million. Additional construction manager and trade contractor claims were anticipated.

The Leon County Board of Commissioners retained CCL to evaluate the causes of project delays and cost overruns, allocate responsibilities between the construction manager and the project architect, and to determine to what extent, if any, the County was responsible for project delays and cost overruns. The GMP was adjusted one year after the project started to \$27.3 million to incorporate change orders and value engineering recommendations provided by Gilbane. It was the County's position that the revised GMP was the maximum amount of funds Gilbane/Culpepper and their trade contractors were due.

CCL prepared a comprehensive review of cost overruns, CPM schedule analysis, and an evaluation of the claims which were submitted. The County was able to settle all claims following a mediation session which was scheduled prior to the trial date.