



PROJECT: One Bell Center
Southwestern Bell Telephone
Headquarters Building

CLIENT: Midwest Curtainwalls

LOCATION: St. Louis, Missouri

Midwest Curtainwalls fabricates and installs curtainwall systems. Midwest Curtainwalls was the subcontractor to McCarthy Brothers on the One Bell Center, a 44 story office building in downtown St. Louis. Midwest Curtainwalls designed and installed the curtainwall system using PPG Glass under a \$5 million subcontract.

The exterior of the building is granite and glass. The installation of the curtainwall was dependent on the granite. Until granite was installed curtainwall could not be installed.



Midwest Curtainwalls, pursuant to its contract with McCarthy, developed a critical path method schedule which defined the time and floor-by-floor sequence of performance. Both Midwest and McCarthy agreed to this schedule. However, granite installation was delayed which in turn delayed Midwest Curtainwall's start. In addition to a delayed start granite fell further behind schedule throughout the project due to problems in the manufacture and installation of the granite. Granite was delivered and installed out-of-sequence which required the window installation sequence to be haphazard and confused rather than floor-by-floor as anticipated in the original schedule.

CCL was retained by Midwest Curtainwalls to define the period of delay and assist in calculating its delay damages. Using the McCarthy original CPM CCL calculated the period of delay and out-of-sequence work. Based on the CCL analysis, a \$1.1 million claim was submitted to McCarthy. McCarthy denied the claim and a bitter dispute resulted with counterclaims by McCarthy of Midwest Curtainwall's defective work, defective design, improper installation, and damaged materials.

The dispute was resolved by a five month arbitration. Midwest Curtainwalls received a favorable award.