



PROJECT: VA Medical Center

CLIENT: Osage Construction, Inc.

LOCATION: Kansas City, Missouri

CCL was retained by Osage Constructors, Inc. to prepare a Request for Equitable Contract Adjustment on the \$1.7 million Steam Distribution System Replacement project at the V.A. Medical Center in Kansas City, Missouri. The project included a new high pressure steam and piped condensate system, mechanical, plumbing, electrical, telecommunications and building service facilities to connect systems in the Boiler House Building, the Engineering Services Building and the Main Hospital. A elevated pre-cast concrete utility tunnel and below grade cast-in-place concrete steam tunnel was built between the buildings. The project schedule required Osage Constructors to work around existing operating steam, electrical and mechanical systems. The project also required asbestos abatement in the existing boiler room.

CCL used Osage Constructor's as-planned bar chart schedule to prepare an as-planned CPM schedule for the project. The CPM schedule was updated, using information from bar chart schedule updates, daily logs and photographs. The schedule was impacted to determine the effects of change orders and delays on the project completion date. Schedule impacts evaluated included delays caused by redesign of tunnel footings due to subsurface conditions, relocation of a below grade eight inch waterline and valves, rerouting of an electrical duct bank that conflicted with the below grade tunnel, and removal of more asbestos than anticipated in the Engineering Services Building and Boiler House. CCL determined the impact of delays on the project completion date, and determined Osage Constructor's mitigation of delays through resequencing of work and acceleration efforts.

CCL prepared an analysis of the amount of the Equitable Contract Adjustment Osage was entitled to for delay, resequencing and acceleration costs. These costs included additional equipment costs, determination of the amount of labor productivity and inefficiencies by comparison of actual labor hours for impacted and non-impacted work on the tunnel excavation and footings, additional labor for extra work not shown on the drawings, field office overhead and unabsorbed home office overhead.

Osage Constructor's Request for Equitable Contract Adjustment was submitted to the Veteran's Administration. Osage received an Equitable Contract Adjustment without filing a claim pursuant to the contract requirements.

