



**PROJECT:** Missouri State Office Building  
Asbestos Removal Program

**CLIENT:** SOS International, Inc.

**LOCATION:** Kansas City, Missouri

SOS International, Inc. was awarded an asbestos removal contract for the Missouri State Office Building. The project consisted of the complete removal or encapsulation of all asbestos containing materials in the building which consisted of seven floors, five above and two below grade. The building had a structural steel frame with cast in place concrete floors on metal deck. During original construction surfaces of the steel beams and columns as well as the underside of metal floor decking were covered with a spray on fireproof material containing asbestos fibers. Asbestos was also used in the insulation of mechanical duct work and piping in the building.

CCL was retained by the law firm Spencer, Fane, Britt & Browne to prepare a CPM schedule analysis and determine the value of SOS International Inc.'s delay claim on the project. SOS experienced a number of delays and interferences during the asbestos removal program including work shutdowns, changes in sealing specifications, use of improper air testing standards and devices, and miscellaneous other delays caused by an inexperienced project manager retained by the State of Missouri; delays in beginning installation of the ceiling grid and plaster ceilings until direction was received from the owner as to whether or not HVAC duct work would need to be cleaned or replaced; additional asbestos abatement requirements for the building which could not have been anticipated at the time SOS prepared its work plan and cost estimate for the project; additional amounts of HVAC duct work cleaning and replacement; asbestos abatement to the interior of high pressure duct work resulting from over spraying of asbestos onto the duct work system when the building was originally constructed which was not discovered until the fireproofing and insulation was removed; and additional recleaning requirements due to the owner adopting a different testing procedure than contained in the original specifications for the project.

CCL prepared an as-planned CPM schedule for the 425-day asbestos abatement program. The as-planned schedule was based upon work plans submitted by SOS and other schedule documentation. The as-planned CPM network matched SOS' planned construction activities and durations as well as the logical interrelationships between activities and SOS' planned sequence of work.