



PROJECT: B-2 Support Facilities
Security Police Complex

CLIENT: Tomahawk Construction

LOCATION: Whiteman Air Force Base,
Missouri

CCL prepared an evaluation of increased costs resulting from changes and delays in approval of submittals for doors, frames, hardware and security devices on the \$5.7 million Security Police Complex at Whiteman Air Force Base. Tomahawk Construction Co. was the General Contractor for the project which was a part of the B-2 Support Facilities Construction Program.

The project Architect's and Corps of Engineer's delays in the review of door, frames and hardware submittals and changes in the design which affected these submittals required Tomahawk to hold fabrication and shipment of these items for approximately three months. Eventually, Tomahawk proceeded with masonry work and concrete pours without the frames, tooting and blocking out for frames to be installed out of sequence at a later date. This resulted in additional costs and labor inefficiencies.

CCL evaluated submittals, change orders, the CPM construction schedule and prepared an evaluation of responsibility for delays. A CPM schedule analysis was prepared using the procedures set forth in the U.S. Army Corps of Engineers Modification Impact Evaluation Guide. Concurrent delays resulting from time extensions granted for severe weather, labor strikes and other change orders; contractor caused delays in the delivery of mitered face brick and modifications necessary to correct logic errors in the initial CPM schedule submittal were included in the delay analysis. CCL found the contractor was due a ninety-eight (98) calendar day contract time extension of which eighty-seven (87) calendar days were compensable delay days.

CCL prepared a detailed valuation of delay damages. Damages included extra work for the blockout of frames in masonry and concrete walls, labor inefficiencies due to performing a greater proportion of work in winter conditions and as a result of reduced access to work areas caused by work performed in a later period, winter protection expenses, increased cost of doors, frames and security hardware, additional form and scaffold rental and idle equipment. Extended field overhead for the 87 compensable delay days and unabsorbed home office overhead amounts were determined for Tomahawk and effected sub-contractors.

CCL's evaluation was included in a claim filed by Tomahawk. The Corps of Engineers and Tomahawk Construction Co. successfully settled the claim prior to the start of dispute resolution procedures.