



PROJECT PROFILE US COURTHOUSE AND POST OFFICE RENOVATION

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SEPTEMBER 8, 2004

CLIENT General Services Administration

LOCATION Pittsburgh, PA

While working with Day & Zimmermann International, Inc., William A. Wheatley, now Chairman of THE WHEATLEY COMPANIES, was part of a project management team retained by the GSA to provide project management oversight for the renovation of the US Courthouse and Post Office Building in Pittsburgh, Pennsylvania. Duties included design assistance during the design phase, inspection and reporting during the construction phase, and claims support for the GSA.

Mr. Wheatley was involved in the design assistance phase, including the performance of a Value Engineering Review of the design prior to bidding, and in the review and analysis of a delay claim that arose out of the construction contract. The construction contract was awarded for \$13 million for this work. The contractor was required to complete all work within six hundred eighty (680) days after receipt of the Notice to Proceed. The project completion was later extended by one hundred eight (108) days due to the addition of asbestos abatement work. Following the completion of the work, the contractor submitted claims for extra work, delay, disruption and acceleration for over \$2 million alleging that it experienced additional government-caused delays on the project which impacted its performance and the timely completion of the project. Appeals were also filed on issues of termination for convenience, and for unexecuted change orders.

The team reviewed contract plans and specifications, contemporaneous project schedules developed during the course of the project, contract modifications and change order files, project meeting minutes, pay requisitions and other project correspondence. Utilising this data, the team developed persuasive technical and schedule analyses for our client. The schedule and issue analysis significantly reduced the client's exposure to the contractor's claims and yielded over \$1 million in counterclaims on behalf of the government.

The team provided expert testimony to the board of contract appeals concerning issues relating to delay and schedule analysis, construction management, estimating, and the termination for convenience, resulting in a judgement that settled the claims.