

St. Joan of Arc

Delays – 367 Days of documented delays. This does not take into account all delays caused by the delays – often it was difficult to get subs back on site when we had to push them off for weeks and even months due to steel and asbestos issues.

Some of these delays coincided with each other (e.g. a day was rained out AND we were waiting on Structural updates). The 367 includes some weekends where we would have worked on Saturday.

To the best of my knowledge it looks like the combination of asbestos discovery, multiple structural re-work, existing conditions, sub and weather delays accounts for the 12 months of delays.

1. Asbestos Report – 30 DAY DELAY TOTAL TO WORK THROUGHOUT
 - a. 12/15/2023 -1/2/2024 – Asbestos report indicated that there was no asbestos in Phase 1. Upon demo starting RC had concerns that the report was incorrect and upon testing confirmed it was asbestos containing. Marine Chemist did air scrubbing and WACO did remediation
 - b. 1/15/2024 WACO finished remediation and demo commenced but lost time re-starting.
2. Structural – 159 DAY TOTAL DELAY
 - a. 1/30/2024 – RC discovered issues with the structural steel drawings. Existing conditions did not match assumptions made by engineers.
 - b. 2/13 & 14/2024 – RC received updated Mechanical, Electrical and Structural Drawings with multiple changes. RC updated subs with new drawings to get revised costs, timelines etc.
 - c. 2/20/202 – RC and Mechanical discovered ductwork in drawings labeled “existing” in phase 1 did not exist.
 - d. 4/8/2024 – RC notes still trying to come up with design that will work with existing conditions
 - e. 4/12/2024 – RC received updated structural drawings
 - f. 4/18/2024 – still issues with drawings – RC noted still waiting on updated drawings
 - g. 5/16/2024 – 6/26/2024 – RC noted still waiting on updated drawings – Tim Jester came on site on the 6/26 to look at existing conditions
 - h. 7/23/2024 – started steel with new drawings but could not get steel crew until today due to other commitments they had.

- i. 7/29/2024 – Lost 5 days as RC needed another fix for steel issue – Tim Jester gave weld fix and did a site visit as existing conditions changed the welding configuration
 - j. 8/14/2024 Finally passed steel inspections, phase 1.
 - k. 8/8/2024 – 1 week delay due to trusses being ¾” too long – needed truss repair plan before proceeding and then a truss was delivered damaged and needed repair plan for that.
 - l. Approx 2 weeks in Oct/Nov waiting on fellowship hall roof connection plan and stage wall plan
- 3. Existing Conditions (not including structural) – 63 DAYS TOTAL DELAY – this also does not include a number of days doing work not in the plans because of unforeseen added demo but this was not as well documented in the rework but in the demo so it’s probably closer to 80 days.
 - a. 11/27/2023 – RC discovered plaster ceilings above ACT ceilings. Throughout the project lost approximately 3 weeks doing unplanned demo to plaster ceiling to allow for rough ins
 - b. 11/14/2023 – 11/27/2023 – Permit in hand – 2 Weeks waiting for church to move out of phase 1
 - c. 6/7/2024 – 4-week delay total scattered throughout phase 1 demo and rework - Brick falling off of building – no brick ties – delays in added demo and future added re-work
- 4. Vandalism – 1 DAY DELAY
 - a. 3/27/2024 – copper stolen
- 5. Subcontractor delays – Approx. 65 DAYS OF DELAYS
 - a. Approx. 2 weeks in Oct/Nov plumbers only sending 1 or 2 plumbers
 - b. Approx. 3 weeks during HVAC Rough in due to manpower being reassigned after inconsistencies found in plans
 - c. Approx 4 weeks due to demo sub bailing on RC. Had to self-perform demo.
- 6. Weather – 33 DAY TOTAL DELAY
 - a. 12 DAY DELAY - 9 days due to weather – 3 days due to not being able to get site crew back on site due to prior commitment.
 - i. 3/4/2024 – site work crew pulled off due to inability to proceed with proof roll due to site being under water – pulled off due to water until 3/13 and then returned 3/18
 - b. 14 DAY DELAY
 - i. 3/28/2024 – site too muddy to stake out and then too muddy to pour concrete – concrete contractor pulled off and was not able to return for 5 days after it dried out

- c. 1 DAY DELAY
 - i. 5/6/2024 – Site too muddy – got a couple hours of work but that was all
 - d. 1 DAY DELAY
 - i. 5/15/2024 – Site too muddy to do footings
 - e. 1 DAY DELAY
 - i. 7/25/2024 – could not set steel columns epoxy bolts due to rain
 - f. 4 DAY DELAY
 - i. 8/7-8/12 – rain delayed prepping and pouring slabs
7. Phasing delays – 16 days working with the county to get 1 permit broken into 3 phases and then to get site work TCO.