

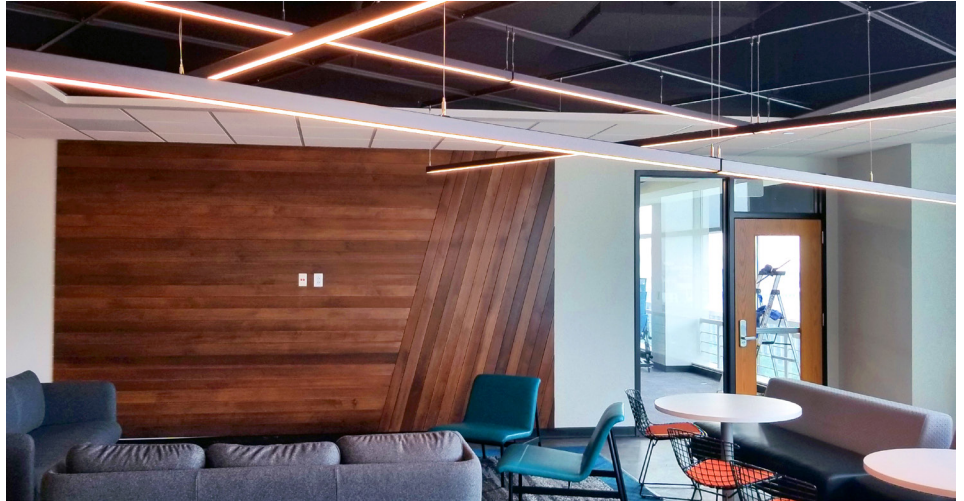
ANTHEM BLUE CROSS

CORPORATE HEADQUARTERS RELOCATION

PROJECT DETAILS

Project Value: \$6,400,000
Completion: February 2020

- renovation of 5 floors
- 11 month schedule
- fully occupied HQ building
- offices, IT, parking structure



Originally planned as a minor office renovation, this project grew into a larger construction effort for the Anthem Blue Cross St. Louis downtown headquarters. This multi-million renovation included five floors of executive offices, IT areas and kitchen space in addition to parking lot improvements.

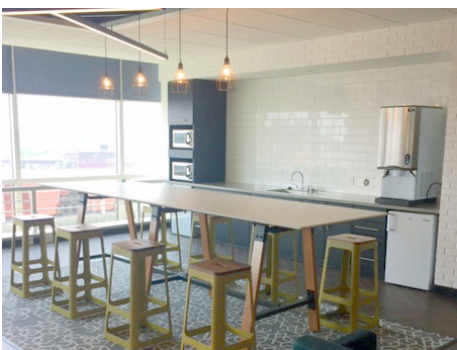
Color Art Construction (CAC) oversaw all aspects of construction – demolition, carpentry, finish work and lighting. Over 15 CAC team members were on site daily in addition to 10-15 subcontractor crews. With a 12-week completion deadline, the team worked overtime on nights and weekends to keep the project on track and uphold the client's planned occupancy date.

Anthem offices remained fully occupied during the "gut renovation," requiring significant coordination and communication of construction plans. The only items that remained on each 60,000 SF floor were ceiling grids and mechanical diffusers.

Schedule was a critical issue for this renovation. A major challenge arose with delayed arrival of light fixtures and flooring. Planned to be installed on week two of the project, these items would not be delivered until week nine due to a supplier delay. CAC's Project Manager, Alex Seisener, recalls: "We collaborated with the supplier on the logistics so remaining installation teams received flooring and lights when needed."

Additional challenges came from scope changes. The \$5 million dollar budget grew by an additional \$1.5 million due to the client's requests for project changes. Change orders can cause delays not only for ordering, manufacturing, and delivering but also for scheduling crews, subcontractors, and suppliers.

"As a general contractor, the deadline never changes," explains Alex. "Our only option is to continuously communicate with the client and then manage expectations, schedules and costs accordingly. Our team faced many challenges that we had to overcome. I am really proud that CAC met our deadlines and delivered a successful project to a happy client."



Knowledge at Work