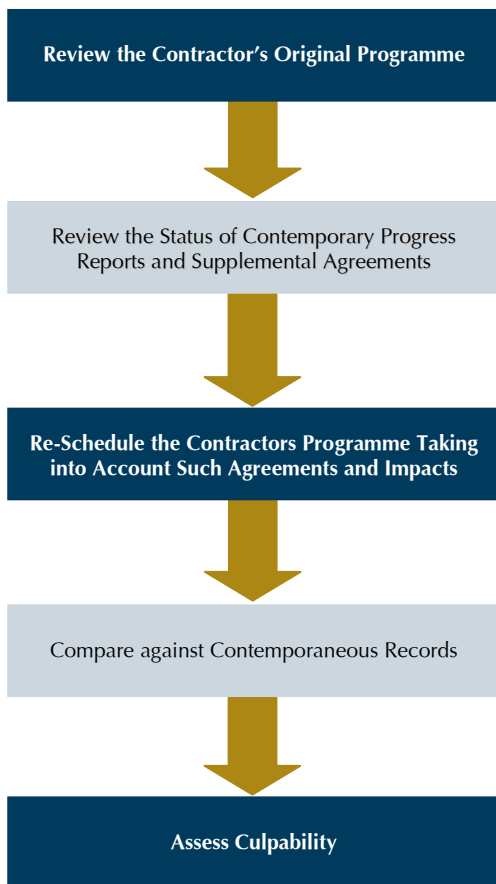


Integrated Cost and Programme Model

On this assignment our client, the building developer, was particularly interested in developing a business case in connection with a number of trade contractor disputes by subcontractors employed by the construction manager.

Our professional team built an integrated dynamic time / cost model through which to analyse the effects of particular trade contractor defaults and the influence such defaults would have had upon the other respective trade contractors. Such analysis allowed the client to determine the impact, success and risks associated with any formal dispute resolution process that may have been entered into with any of the respective trade contractors.



AN INTEGRATED ANALYSIS EXAMPLE UK Office Building Adjudication

We were engaged by the developer of a site in the City of London to provide advice on the reasons for the delays and cost overruns on the construction of a landmark office building. They were concerned as to the merits of claims received by various trade contractors under a construction management procured project.

As with other significant city centre office developments, issues of the underpinning of and working beside adjacent buildings and underground infrastructure were of particular issue. In addition, the logistical difficulties associated with construction within a congested and sensitive prime city centre environment had to be taken into account.

Many of the trade contractors employed on the project had entered into supplemental agreements revising the time for completion with our client. However, the full effects of such agreements had not been assessed as to their cumulative impact.

We analysed the project documentation to reconstruct what had occurred on the project, in particular focussing on the programming and delay aspects, the impacts of the supplemental agreements and how these resulted in additional expenditure.

We worked closely with the legal team to determine the most appropriate strategy for dealing with each claim, resulting in settlement of some claims and adjudication of others under the UK Housing Grants, Construction and Regeneration Act 1996.