

Project Case Study

Client: Private Client
Project: Residential Project
Location: Central London
Services: Forensic Planning

A private client appointed an architect and builder on the refurbishment of their private residence in central London. With construction costs in excess of £500,000 agreed at the outset, the client appointed the builder and works commenced. During the course of the contract the builder experienced difficulties and the project suffered significant delays and increased costs.

In an attempt to mitigate the situation the client agreed to pay additional costs in excess of half of the original contract sum and also accepted an overrun of 4 months against program. Works continued and relationships became fractious resulting in termination of the works by the builder, who latterly went on to submit a claim to the client in excess of double the original contract value.

Logic PM, on behalf of the client's legal team, was engaged to validate the programme claims made by the Builder. Of course, the above scenario demonstrates one of the benefits of engaging a project manager, to look after their interests on a project especially one so personal.

Our programme planners meticulously read through programmes, minutes of meetings, correspondence and all other project information to ascertain the true position of the builder during the project and question the validity of the Builders Claim.

Our brief was to retrospectively use the claim documents to create an 'as built' programme of the activities on site and then to demonstrate this against the original contract programme.

During the commission we produced a number of programmes querying the claim of the builder and demonstrating that the delays were attributable to their own actions.

Our client has requested anonymity in this case study but has expressed their gratitude for the works we completed at short notice in order to respond to the demands of the legal action.

More information on Forensic Planning can be found on our website:

www.logicpm.co.uk/services/forensic-planning

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