

CASE STUDY: PLANNING

CLIENT	Private Girls School
PROJECT	Refurbishment of Listed Building
CONTRACT	JCT 1998
CONTRACT VALUE	£3.5m
WORK SCOPE	Refurbishment and Conversion of a Listed Building to a School
BLAKE NEWPORT SERVICES PROVIDED	Project Planning and Control



SITUATION

The project was to refurbish and convert two grade-two listed buildings for use by a private school. The client was becoming increasingly frustrated by the lack of co-ordination between the consultants and the contractor. There were major concerns the project (original duration 29 weeks) had over run 23 weeks. The project remained far from completion with the programmed date of practical completion continually slipping.

OBJECTIVE

Blake Newport was initially commissioned by the client to independently critique the existing project programme to include the detailed design and procurement schedules, and to audit the planned versus the actual percentages of work carried out by the contractor's on site. Blake Newport's findings were that the programme in place was failing. The progress report was found to be highly inaccurate and the contractor's works grossly incorrect in terms of logic, sequencing and completed progress of works achieved at that time.

IMPLICATIONS

The programme was increasing in terms of time from the original schedule and was suffering severe delays due to the Architect providing late information and constantly changing the scope of works. In view of the programme delays to the contract, there were concerns a situation may arise where the school would be unable to gain access to make use of the facility until a date in the future beyond that of the existing completion date.

BLAKE NEWPORT SOLUTIONS

Following the independent findings, the client employed Blake Newport to take Planning and Programming control of the project. Blake Newport assessed the client's needs and implemented a tailor-made project planning and report system. The schedule of the project to completion was reviewed and a detailed forecast and regular weekly progress reports were issued including traffic light report, room data/completion sheets and various progress curves per building, floor and external works.

The contractor's programme was realigned and a new agreed programme was issued and agreed by Blake Newport and the contractor. This was adjusted in accordance with the contract. Blake Newport worked closely with the client and consultants to track and record changes to scope and programme in able to ensure that the contractor's claims were dealt with in accordance with the contractual provisions. Assistance was given to the Architect with the issue of Extensions of Time, and the contractual requirements. This ensured the client was able to claim the appropriate Liquidated and Ascertained Damages. Contractual advice and assistance such as the drafting of correspondence was drawn upon by the client in terms of responding to contractual letters and ensuring information was compiled to defend and prosecute likely claims after receipt of Extension of Time requests from the contractor.

OUTCOME

Blake Newport's guidance ensured the client's programme and planning interests were protected by the mitigation and control of the escalating time scale that the programme had reached. with the issue of a detailed cost plan, the client was able ensure appropriate funding was in place on time. blake newport verified all substantiation in respect of the contractor's account and advised on the validity and value of extension of time and loss and expense claims submitted.

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