

# CONSTRUCTION DELAYS, EXTENSIONS OF TIME, AND DELAY DAMAGES



CONTRACT  
MANAGEMENT  
TRAINING

## 1-DAY MASTERCLASS

This one-day course demystifies the troubled waters of delay and disruption in time sensitive construction projects and the associated entitlements to extensions of the completion date. It expansively covers the concept of practical completion and the completion promise.

### WHAT WILL THE TRAINING INVOLVE?

This course explores and explains the essential need for critical path methodology and its effectiveness in understanding and analysing delays and their impact on the contractor's (or subcontractor's) ability to complete as promised.

It also addresses in detail the contractual and common law principles surrounding extensions of time, liquidated damages, and delay damages. Time related complexities are clearly explained in easy to understand and follow language and steps.

### WHO WILL BENEFIT FROM THE TRAINING?

It is an essential course for all industry personnel from both asset owners / principals and contractors and subcontractors needing to intensify their knowledge and understanding of delay, disruption and extensions of time in construction projects, including entitlements to, and the calculation of, delay costs.

Participants will come away from the course with a deeper and heightened understanding of time and time related issues and how to effectively deal with and administer these issues.

### ABOUT YOUR PRESENTER

**Contract Management Training** is a specialist supplier of practical short courses in the management and administration of works, services and construction contracts. Our training courses are designed and delivered by leading contract management specialists and trainers with over 40 years contract management experience. Our trainers ensure a lively, engaging presentation style with clear explanations of complex concepts relevant to enhancing and empowering site supervision and contract administration.

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## 1. PRACTICAL COMPLETION

- Understanding practical completion
- Time sensitive contracts
- The contractor's promise to complete
- Contractual terminology
- Defining and certifying practical completion

## 3. PRINCIPAL CAUSED DELAY

- The prevention principle
- Exceptions to the prevention principle
- Time 'set at large'
- Contractual conditions
- Superintendent and Principal caused delays

## 5. NEUTRAL DELAYS

- The 'no blame' delays
- Neutral delay Categories
- Contractual conditions

## 7. CONTRACTOR DELAYS

- Inefficiencies
- Contractual conditions
- Accelerate or wear LD's - Hobson's choice?

## 9. CONCURRENT DELAY AND MITIGATION

- Definitions
- Entitlements at common law
- Contractual conditions

## 11. CRITICAL PATH METHODOLOGY

- Critical activities
- The critical path
- Float and its ownership
- Contingency

## 13. DELAY DAMAGES

- Entitlement
- Neutral Delay Risk Reversal
- Disruption & Prolongation
- Calculating Delay Damages
- Checklists and tick boxes
- Template Delay Damages Claim
- Contract Acceleration
- Constructive Acceleration
- Delay damages claim template

## 2. PROGRAMMING

- Purpose
- Forensic programming
- Contractual conditions
- Resequencing directions

## 4. EXTENSIONS OF TIME (EOTs)

- Notifications
- Time bars
- Common law entitlements
- Contractual conditions
- Weekends & holidays

## 6. EFFECTIVE EOT CLAIMS THAT GET APPROVED

- Understanding the contract conditions
- Qualifying causes
- An EOT Checklist and Writing the Claim

## 8. SUPERINTENDENT'S DECISION

- Following due process
- Enforcing time bars
- Mitigation
- Deeming provisions

## 10. LIQUIDATED DAMAGES

- Common law damages
- Liquidated damages
- Contractual provisions
- The law relating to penalties
- And harsh pre-conditions

## 12. THE SUPERINTENDENT'S DISCRETIONARY POWER

- The contract condition
- Missed your time Bars?
- Case law
- When a discretion is not a discretion
- Impact of amending the power

## 14. DELAY ANALYSIS (SUPPLEMENTARY REFERENCE ONLY)

- Purpose of Delay Analysis
- Prospective or Retrospective
- Forensic Programming Analysis
- Methods of Delay Analysis
- As-planned vs As-Built
- Collapsed As-Built
- Time Impact
- Time slice / windows

**BOOK BY PHONE OR EMAIL**

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