



The scenario is...

TRUE!

The subcontractor got the shortest end of the stick. Here's how you can avoid making the same mistakes.

MISTAKE #1: NOT GETTING THE BASELINE SCHEDULE ACCEPTED.

Without a baseline schedule you have no foot to stand on in terms of claims. When nobody knows where they're going, they cannot prove they would have been there had it not been for another's delay.

MISTAKE #2: NOT USING THE SCHEDULE AS A MEANS TO EXECUTE WORKS.

Being contractual by providing a project schedule is not a once off event. The project schedule is a living document that guides the project team from project start to project completion, taking into consideration all obstacles and variations, including that of delayed access as in the instance of the subcontractor. Despite what the contract says, it is in the best interest of you as a contractor to ensure that you have a credible schedule and that you are constantly working to it, managing it, controlling it and updating it. It is here where you can immediately identify when you will be delayed, when delays will affect your milestones etc. Early warnings can be submitted, as well as compensation events, and EOT's (extension of time) can be proven. A credible schedule is a must in any claim situation.

MISTAKE #3: NOT SUBMITTING REGULAR SCHEDULE UPDATES TO THE CLIENT.

Submitting regular schedule updates, whether it is contractual or not, builds a relationship of trust between you and the client, especially when these updates are truthful and credible. When things are going according to plan, the client is reassured that you are doing the job as required and as promised. When things are not going according to plan and it is truthfully represented, along with action plans on remediation, the client trusts that what is submitted is true and that you know exactly what is going on on your site.

