

FREETHS



Head of Construction Procurement

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Answers not options...

# **Delivering the Project – On Time & Within Budget**

**Keeping the Energy Flowing – Effective Maintenance  
Contracts**

## Delivering the Project - Consultants

- Right Consultant Team
- Clear Agreement on Services and Fees
  - No doubt about what is and is not included
- Sensible Appointment Documents
  - Not consultant's own representative body's terms

## Delivering the Project - Contractor

- Right Contractors on Tender List
- Sensible Assessment of Tenders
- Right Use of Required Subcontractors

## Delivering the Project – Time and Budget

- Sensible Timescale
- Adequate Budget
  - or reduce specification
  - or have optional inclusions/omissions

## Delivering the Project – Risk Allocation

- Ground/Existing Building Conditions
- Statutory Undertakers
- Permissions and Consents

# Delivering the Project – Base Contract

- NEC3
- Others
  - FIDIC
  - MF/1
  - JCT
  - Other Standard Form

# Delivering the Project – Contract Amendments

- Why Amend?
  - “balance” of contract
  - risk allocation
  - project-specific issues



## Delivering the Project - Construction Phase

- Keep On Top Of It
- Turnkey
  - great if it works
  - not an excuse to ignore it
- “Not our core business”
  - you’ll find out if a project goes wrong that it is pretty core to your business

## Delivering the Project – Ancillary Legals

- Warranties
- Bonds
- PCGs
- Manufacturers' Guarantees
- Maintenance Contracts

# Keeping the Energy Flowing – Maintenance Contracts

- Original Suppliers
- Maintenance Specialists

# Keeping the Energy Flowing – Maintenance Contracts

- Planned
- Reactive
- Upgrades

# Keeping the Energy Flowing – Maintenance Contracts

- Simple Contract
  - NEC3
  - CIOB
  - TPC2005
  - Other
- Amendments

# Keeping the Energy Flowing – Maintenance Contracts

- Bespoke Solutions
- Partnering
- Core Groups and KPIs

## Keeping the Energy Flowing - Conclusion

- On Time
- On Budget
- Keep it Flowing

## Contact



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# FREETHINKING

....Any Questions?