CONCEPT

Construction Claims and Extension of Time: Notices, Delay Analysis and Quantum

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Technical depth: Practitioner · **Practical mode:** Case study

Introduction

Contractors lose valid entitlement to time and money because notices are late, records are thin and delay is asserted rather than demonstrated. Employers and consultants, in turn, reject or accept claims without a consistent method, which pushes disputes towards adjudication and arbitration. This Core Concept course equips both sides to handle claims to a recognised standard: meeting notice requirements, proving critical delay with accepted analysis methods and valuing time-related cost. Participants work on case files from several sectors and leave with a Claim Submission Package, or its assessment equivalent, for a delay event.

Course Objectives

- Identify contractual entitlement to time and money and the notice and time-bar requirements that protect it
- Issue and track notices of claim and supporting particulars within contractual time limits
- Demonstrate critical delay using an appropriate schedule analysis method and contemporaneous records
- Calculate extension of time, prolongation cost and disruption using accepted valuation methods
- Assess an opponent's claim for gaps in causation, records and quantum, and draft a reasoned response
- Assemble a Claim Submission Package that can be carried forward to determination or dispute resolution

Target Audience

- Contract and commercial managers who prepare or defend claims
- Planning and scheduling managers responsible for delay analysis and programme updates
- Quantity surveyors and cost managers who value variations, prolongation and disruption
- Engineers and consultants who assess contractor claims and advise on determinations
- Project managers accountable for notices and records on site

Course Outline

Day 1: Claims Landscape and Entitlement

- Claim Types: Variations, Delay, Disruption and Acceleration
- Sources of Entitlement: Express Terms, Implied Terms and Breach
- Notice Requirements and Time Bars Under FIDIC Sub-Clause 20.2
- Prevention Principle and Time at Large Concepts
- Contract Records Health Check Using a Records Adequacy Checklist

Day 2: Delay Analysis Standards and Methods

- SCL Delay and Disruption Protocol Core Principles
- AACE 29R-03 Forensic Schedule Analysis Taxonomy
- Time Impact Analysis Under AACE 52R-06
- Windows and As-Planned Versus As-Built Analysis Methods
- Concurrent Delay, Float Ownership and Critical Path Tests

Day 3: Preparing the Claim

- Notice of Claim Drafting and Notice Register Maintenance
- Contemporaneous Records Index: Diaries, Correspondence and Programme Updates
- Fragnet Build and Extension of Time Calculation
- Prolongation Cost Build-Up: Site Overheads and Time-Related Resources
- Fully Detailed Claim Narrative Structure: Cause, Effect and Entitlement

Day 4: Quantum, Disruption and Assessment

- Head Office Overhead Recovery Using Hudson, Emden and Eichleay Formulae
- Disruption Quantification Using Measured Mile and Earned Value Under ISO 21508
- Global Claims and Total Cost Method Risks
- Engineer's Assessment and Response Under FIDIC Sub-Clause 3.7
- Compensation Events Under NEC4 and FIDIC 1999 Comparison

Day 5: Case Work and the Claim Submission Package

- Power Plant Case Study: Late Access and Extension of Time Entitlement
- Building Project Case Study: Disruption Claim and Records Gaps
- Claim Submission Package Build for a Delay Event
- Opposing-Party Assessment Exercise and Rebuttal Drafting
- Claim Review Panel and Package Defence

Skills You Will Gain

- Contractual Entitlement Analysis
- Notice Management
- Forensic Delay Analysis
- Critical Path Analysis
- Quantum Valuation
- Disruption Analysis
- Claim Rebuttal
- Claim Narrative Writing

Why Attend This Course

- Return to work with a Claim Submission Package, or a reasoned assessment, for a real or realistic delay event
- Protect entitlement by putting notices, records and time-bar tracking in place before events occur
- Choose and defend a delay analysis method that matches the records and programme available
- Test your approach against contractors, employers and consultants from other sectors

Conclusion

A construction claim succeeds or fails on notice, records and a credible link between cause and effect. This course moves from establishing entitlement and time bars, through the recognised delay analysis standards and methods, to preparing the claim, valuing prolongation and disruption, and assessing claims from the other side of the table. The final day brings these elements together in a Claim Submission Package, giving participants a disciplined approach to the next delay event on their project.