

## Construction Project Recovery and Dispute Expert Work

PDSI Group is an independent privately owned professional consultancy providing dispute advice and expert work along with dispute avoidance and project recovery services.

We have not experienced a project that began “bad” intentionally but many are unfortunately doomed from the start. There are many reasons why a project may be doomed from the start or will go bad along the way including:

- Underfunded projects.
- An inexperienced project team.
- Unrealistic owner expectations.
- Teams that short cut the process.
- Improper planning.
- Staff that is unable to deal with unplanned events.
- And more.

Here we provide some examples of Dispute cases and Recovery Successes along with our approach and methodology generally falling under the following:

- Delays, extensions of time and prolongation and forensic planning
- Project rescue and recovery – putting a failing project back on track
- Costs and claims and commercial risks and quantum analysis

### Examples of recent Delay and Expert witness cases edited for confidentiality

1. Live Delay Expert Adjudication advice for Apartment Hotel for Client with Charles Russell Speechlys LLP
2. Independent Expert – Expert analysis and review of parties submissions in preparation for directors settlement board and adjudication for major infrastructure provider.
3. Gullands LLP – Adjudication - Construction dispute; Delay and Quantum expert analysis and report for disruption claim and defence of delay counter claim on large London residential scheme
4. Confidential – Construction dispute; Delay expert analysis and report for large mixed use central London scheme
5. Recent Extension of Time Claim support for a Main Contractor in Adjudication for a residential scheme in South East London.
6. Howard Kennedy LLP – Adjudication - Construction dispute; Delay expert analysis and report for extension of time and defence of delay counter claim on luxury London residential scheme.

7. Adjudication Expert Delay report preparation for the main contractor. for a Private school scheme.
8. Negotiated main contract financial settlement following expert delay analysis support for Hospital Client, appointed through Brachers LLP.
9. Adjudication level report for Sewage Treatment works project for specialist Contractor
10. Successful Adjudication on a QS PI dispute for an Educational scheme through Beale & Co LLP.
11. Successful resolution prior to arbitration proceedings after delay expert analysis report between cladding supplier and main contractor on an office headquarter building in the northwest of England, appointed through Charles Russell Speechlys LLP.
12. Confidential – Delay analysis for Contractor on South Coast Residential scheme with Taylor Wessing
13. 2017 concluded on the steps of the high court, delay expert report for a engineering PI dispute on a mixed hotel and residential scheme in South London through Beale & Co LLP.
14. Delay analysis reports for power plant development, through QS consultant GVE
15. Hotel scheme, Expert Delay Report for Adjudication for Thompson Snell & Passmore

## General

**Construction Companies** – Construction disputes; providing expert analysis to support extension of time claim forming ‘pre-action’ settlement between the parties to Contract. We are currently supporting ISG on a data centre and assisting a trade contractor on Crossrail are examples

**Clients and Insurers as subject matter experts** – Construction disputes; during construction and post completion; providing expert advice covering; time and quantum and general construction and procurement advice/reports often on discrete package basis within an overall project or in cases of client/contractor dispute generally as ‘pre-action’ resolution. Ongoing appointments but for example we are assisting on a residential dispute working for the employer in Glasgow.

## Cost and Claims and Risk Management

Whether you are a professional construction company or work in the property development industry, first-class commercial management is vital if you are to protect your contractual rights and maximise cost control

Applying skills and experience to provide control and confidence in all financial, commercial and contractual aspects of the delivery of construction projects

Objective advice, confidence in the experience, access to knowledge and skills, support where it is most needed, professional independent support and advice.

We have significant experience in provide resources embedded in client organisations or as standalone bespoke across development and construction assignments.

## Project Rescues – examples with by client testimonials

1. Hotel Cardiff 200 bed refurbishment and remodelling of former trading building – currently on site and in significant delay. Brought in by funder to provide an initial report on delays and recovery methods. A somewhat complex mix of contractual relations with hotel operator also being developer and contractor. Following review of recovery plan and costed option appointed to oversee completion works in progress.
2. Hippodrome Casino redevelopment Leicester Square. “We appointed PDSI to assist in redirecting and leading the project management and cost management of our £40m Leicester Square redevelopment.  
PDSI was instrumental in leading the project and achieving the opening date set at the outset and was able to resolve commercial and contractual issues that meant we have a successful project that provides a first-class entertainment centre including the largest casino in central London, bars, restaurants and show case theatre. The key to the delivery of the project was their personable, hands-on and proactive approach

*Matthew King – Managing Director*

3. Benenden Hospital Trust “We appointed PDSI to assist the Trust in redirecting and leading the project management and cost management on latter stages of our £55m hospital campus redevelopment. They have been instrumental in resolving commercial and contractual issues that has now meant we have a successful project that provides a first-class healthcare facility for our members, patients, visitors and staff.  
This success has led to a retained role for further capital works in and around hospital and patient environment where care and attention and detailed planning and consultation is paramount”

*Graham Goddard – Hospital Redevelopment Project Director*

4. Cygnet Health Care has worked closely with Queensborough Project Management (PDSI) in its role as Project Manager and Cost Manager building and extending its hospital and estate portfolio around the country over the past 10 years”.  
Projects have included extensions and refurbishments to new capital investments ranging from £0.5m to £15m in diverse locations including Manchester, Coventry, Bristol, Kent and London and more. Becoming part of the Cygnet family as an integrated provider of Project Management and Cost Consultancy with real time knowledge of Cygnet services and end user requirements.  
“I am a firm believer in building successful partnerships within the industry to deliver best value and quality. I have endorsed them previously and would have no hesitation in recommending them to others in the future”

*Daren Lewis – Development and Estates Director*

## Approach and Methods

### Project Review

Any project which is behind schedule or over budget could benefit from a Review. This will give the client a simple, independent and accurate view of where they are in the project, how bad or good it really is, and a solution on how to resolve it, together with budget costs and timeframes.

We can undertake a full audit of the project to discover:

**The original project** – scope and brief, tender, timelines, costs and budgets and planned outcomes.

**Where is the project now** – scope creep, delays, cost growth, current budget, what has changed.

**Strengths and weaknesses – where to focus** – for client, designers and consultants, contractors, supply chain, risks and claims and mitigation. Re-establishing proper process.

**Where will the project end up if nothing is done** – time, cost and reputational damage assessed.

**Solution** – outline recovery plan, costed options with time and benefits, illustrated road map for recovery along with guarantees.

Project Outline Recovery plan

**Project Reviews are undertaken in accordance with Best Practice requirements of their respective institutions**