



RM : COMMERCIAL, CONTRACTUAL AND ADJUDICATION SERVICES PROVIDED TO THE MAIN CONTRACTOR

a. **Type of Project - Mixed Use Development**

The project consisted of the refurbishment and extension of existing office premises in city centre. Contract sum £4.5m. The contract was a traditional JCT form of contract with the Employer's (a developer) own team carrying out design.

b. **Description of Issues**

The main contractor had experienced substantial delays of approximately a year overall. Disputes arose about time and the application of liquidated damages. Disputes with several subcontractors arose over delays and the alleged lack of design information. RM represented the main contractor in 6 separate adjudications covering time and money.

c. **Entitlements or Liabilities**

An extension of time for the main contractor was established and claims were made. Liability for defective work became an issue and claims for approximately £1m. The developer could not ultimately meet his liabilities and Receivers were appointed.

d. **Assistance to the Main Contractor**

RM provided the main contractor with commercial, contractual and adjudication services. RM was able to successfully defend adjudications commenced by subcontractors and secured a favourable decision from the Adjudicator of an extension of time for part of the works of 21 out of the 25 weeks claimed.