



SERVICE CAPABILITY

PROGRAMMING & DELAY CLAIM ANALYSIS



Queen's Wharf, Brisbane

With an in-depth knowledge of a wide range of construction techniques and delivery methodologies, and team experience with working with owners and developers as well as contractors, we manage the time related risks on your projects, allowing you to focus on what you do best.

The skilled project programming professionals at RLB have strong capabilities across all building sectors, and utilise the latest project planning techniques. Our team brings a solid reputation for providing reliable and accurate information, and translating that often complex information into a format that can be easily understood and acted upon.

It is often said that ‘time is money’, so it makes sense that RLB provides you with the ability to manage both cost and time, delivering tangible benefits for you in terms of saving time on your projects and most importantly, saving money.

Our Specialist Expertise

We offer quality solutions to plan and manage projects through government processes and provide reliable specialist advice to public and private investors in major projects. We focus on the needs of our clients and seek to add value to your projects.

Our services, in which we have substantial experience are provided across a range of industries such as:

- Retail
- Residential
- Commercial
- Health
- Education
- Hotels & Leisure
- Aged Care
- Aviation
- Sports Facilities
- Public Buildings
- Fit Out
- Infrastructure (Roads, Rail)

We are proficient in all commonly used industry programme software including Primavera P6, Powerproject and Microsoft Project.

The Oracle logo, consisting of the word 'ORACLE' in a bold, red, sans-serif font with a registered trademark symbol.The Primavera logo, consisting of the word 'PRIMAVERA' in a bold, black, sans-serif font.The Powerproject logo, featuring a red diamond icon to the left of the word 'Powerproject' in a bold, black, sans-serif font with a registered trademark symbol.

We offer all programming services as either a full-suite or stand alone service, from feasibility through to practical completion.

PRE-CONSTRUCTION

- Constructability reports and programmes to support feasibility studies and business cases
- Production of development/construction programmes to determine timeframe and staging
- Alignment of preliminaries costs with the programme and cashflow production
- Progress monitoring and reporting
- Pre-tender construction programmes
- Provision of contract programming clauses to improve programming governance
- Reviews of contractors tender programmes
- Delivery Model option studies

DEVELOPMENT PROGRAMMES

Produced at concept design stage, our development programming service integrates the design, approvals, contractor procurement and construction stages, to provide the optimum project programme. This service, as well as identifying a reliable overall completion date, gives our clients greater confidence in project timing and highlights key issues and decision points.

PROGRAMMING CONTRACT CLAUSES

In order to effectively administer the contract with regard to time, it is vital that the standard contract clauses are reinforced with additional measures. RLB Programming has produced a set of programming clauses, intended for inclusion in the preliminaries, for the purpose of strengthening the rules for programming governance. Our programming clauses improve the Superintendent's ability to effectively administer the contract.

CONTRACTORS PROGRAMME REVIEW

Undertaken post contract award or during construction, our programme review provides real value for our clients in ensuring that programmes are contract compliant, achieve best practice benchmarks and provide a realistic, achievable programme of work. Negotiating an agreed programme prior to commencement on site reduces conflict during contract administration.

CONSTRUCTION PHASE

- Review and agreement of contractors construction programmes
- Audit role progress monitoring and reporting
- Earned Value Progress Claims
- Cashflow updates and analysis
- Independent/financiers certifier support
- Extension of time claim support
- Litigation support
- Programming advice
- Project health checks
- Delay recovery planning

Our programme review service can be carried out at any stage of the project in order to provide our clients with an independent view on progress. In a recent case, our high level review of a contractor's proposed programme highlighted areas where time savings could be achieved amounting to 2 months, saving our client over \$1m.

AUDIT ROLE PROGRESS REPORTING

Regular progress audits, as well as establishing an open and honest reporting regime with the Contractor, provide our Clients with an independent view of progress. Regular and frequent progress records are a cost effective way of protecting our clients interests during contract administration and in defence of potential litigation claims.

We are also able to carry out one-off project health checks which provide an independent, unbiased assessment of the true status of the project. We can advise on the suitability of the project programme and the likelihood of completing on time.

EXTENSION OF TIME CLAIM ASSESSMENT

Should your project experience delays and the inevitable extension of time claims that follow, the RLB Programming team have the experience and capability to undertake a full assessment of the claim, including compliance with the contract and a detailed delay impact analysis.

PROGRAMMING INTEGRATION OF TIME AND COST

Early engagement of RLB to manage cost and time provides an enhanced cost management service as well as providing you with improved time related project outcomes.

TIME RISK MANAGEMENT

RLB provides a Programming and Delay Claim Analysis service which complements our Cost Management and Quantity Surveying services.

At RLB we understand that time is money, which is why it makes sense for RLB to manage both cost and time, delivering tangible benefits for you in terms of completing your projects on schedule and on budget.

At RLB we have industry leaders in both Programming and Quantity Surveying who collaborate, communicate, and share knowledge on our projects, resulting in improved outcomes for our clients.

BENEFITS

- Industry leading time risk management
- Improved accuracy of financial modelling and feasibility support
- Precise and cost effective cashflow management
- Potential reductions in preliminaries costs
- Close alignment of the cost estimate with the programme
- Tighter control of progress claim assessments
- Greater control in managing variation and extension of time claims

EXAMPLES

- On a major health project, our early cashflow analysis helped our client manage their expenditure and funding requirements through our dynamic programme scenario planning.
- Our detailed cashflow analysis has allowed our clients to manage potential front loaded project cashflows, reducing unnecessary early expenditure peaks and interest payments.
- In a recent case, our review of a contractor's proposed programme highlighted areas where time savings could be achieved amounting to 2 months, saving our client over \$1m in preliminaries costs

CONTACT

Should you wish to take advantage of the benefits that integrated cost and time can bring, please contact the Director of our Programming Division, **Neal Taylor (neal.taylor@au.rlb.com)**.



DELAY CLAIM AND LITIGATION SERVICES

With projects becoming ever more complex and despite the best attempts of project teams to fairly allocate risk and carry out detailed project planning, sometimes delays and disputes are unavoidable. The RLB Programming and Delay Claim Analysis team have the knowledge and experience to assist you should this situation arise.

As a result of the experience our team has gained providing programming services for both contractors, owners and developers over the years, we are able to apply practical industry knowledge to the demonstration and defence of delay related claims.

We understand that to successfully prosecute or defend a claim, it is vital that the evidence is effectively communicated. Providing detailed and comprehensive evidence is fundamental, but this can be undermined if the information is not presented in the most effective manner. Our team ensures that the evidence is presented in a manner that facilitates clear and easy understanding, providing the best chance for success.

We provide a wide range of delay claim analysis services no matter the size or complexity of the dispute. Whether it's for an extension of time claim, adjudication, arbitration or litigation our highly experienced team are able to assist.

We have provided our services to owners, developers, government departments, contractors and consultants and are regularly instructed by major law firms and in-house legal teams.

We have a thorough understanding of the Society of Construction Law Delay Claim Protocol as well as the standard construction contracts. We understand how to select and apply the contemporaneous and retrospective delay analysis methods to real project situations. We are conversant with all leading industry programming and scheduling software platforms (Primavera P6, Power Project and Microsoft Project).

We are proficient in all delay claim demonstration methodologies, including time impact analysis, time slice or windows analysis, as planned v as built, and as built but for analysis.

We have the ability to drill down into the data behind project controls, earned value and cashflow/resource forecasting by using further data analytic software platforms. Understanding this information has proven to be valuable to support and defend against delay and disruption claims.

SERVICES PROVIDED

- Extension of time claim support
- Adjudication support
- Expert Reports
- Expert Witness
- Dispute Resolution
- Litigation Support



PROJECT EXPERIENCE



QUEEN'S WHARF ◀

BRISBANE, QUEENSLAND

CLIENT	DESTINATION BRISBANE CONSORTIUM
SERVICES	DUE DILIGENCE PROGRAM REVIEW
COMPLETION	2022/2023

The Queen's Wharf Precinct development comprises a major casino, retail, podium, three hotel towers, three residential towers, sky deck bridge link to South Bank and major public realm works. This unique new development is the size of about 12 football fields.

INLAND RAIL (GOWRIE TO KARAGU) ▶

QUEENSLAND, AUSTRALIA

CLIENT	ARTC
SERVICES	PUBLIC SECTOR COMPARATOR CONSTRUCTION PROGRAMMING AND RISK ANALYSIS

The Inland Railway is a railway construction project extending from Melbourne to Brisbane along a route west of the mountainous Great Dividing Range. The railway will transport freight between Melbourne and Brisbane with an anticipated transit time of less than 24hrs. Construction of the railway is scheduled to be completed by 2024-2025.





SUBURBAN ROADS UPGRADE ▶

VICTORIA, AUSTRALIA

CLIENT RLB VICTORIA / PLENARY
SERVICES DUE DILIGENCE PROGRAMME REVIEW

This investment involves the upgrade of selected suburban roads in Melbourne’s south-east and north. Melbourne is Australia’s fastest growing capital city and suburbs in the south-east and north are some of the fastest growing in Australia.

These upgrades are expected to reduce congestion and increase the safety and reliability of the suburban road network across Melbourne’s south-east and north. They will support the city’s growing population and improve connectivity for people.

INDOOROOPILLY SHOPPING CENTRE REDEVELOPMENT ▶

INDOOROOPILLY, QUEENSLAND

CLIENT AMP CAPITAL
SERVICES MASTER PROGRAMMING, POST CONTRACT AUDIT ROLE AND EOT REVIEWS

The project consists of a significant upgrade to a number of elements to the centre including a new Aldi, addition and replacement of escalators, redevelopment of the existing foodcourt, a new connection between the foodcourt and mall and car park changes including new wayfinding.



PROJECT EXPERIENCE



HERSTON QUARTER ◀

BRISBANE, QUEENSLAND

CLIENT AUSTRALIAN UNITY/METRO NORTH HOSPITAL & HEALTH SERVICES

SERVICES INDEPENDENT CERTIFIER

The five-hectare Herston Quarter site will be redeveloped into a world-class health precinct including a 132-bed public Surgical, Treatment and Rehabilitation Service (STARS), new private hospital, aged care, medical education and cutting edge research and will triple the number of car parks currently available on the site. The precinct will also include a range of other uses including residential, retail, and public spaces.

DOHA BEAUTIFICATION ▶

DOHA, QATAR

CLIENT RLB DOHA

SERVICES MASTER PROGRAMMING

This project consisted of a major upgrade to the underground services and road network in Downtown Doha as well as the beautification of the urban realm. The project also included improved access to the corniche via new pedestrian tunnels.





WARRIGAL STATE SCHOOL ◀

BRISBANE, QUEENSLAND

CLIENT BRYANT BUILDING CONTRACTORS
SERVICES TENDER PROGRAMME

This project comprises of a new Learning Centre for the Warrigal State School. Most Education projects require construction work to occur within a live school environment. Our programmes make sure site access and building methodologies are well planned. Education projects often involve, restricted timing for material deliveries, removal of asbestos, noisy/ disruptive work and high risk activities. To minimise impact on the school, if possible, services reticulation and Infrastructure works are planned for school holiday periods.

DELOITTE FITOUT ▶ MELBOURNE, VICTORIA

CLIENT DELOITTE
SERVICES PROGRAMME REVIEW

This fitout for Deloitte integrated with the base build comprises 26,000m² across 14 levels; 11 levels of service line and 3 dedicated client levels. The fitout is designed to a 5 Star Green Star rating.

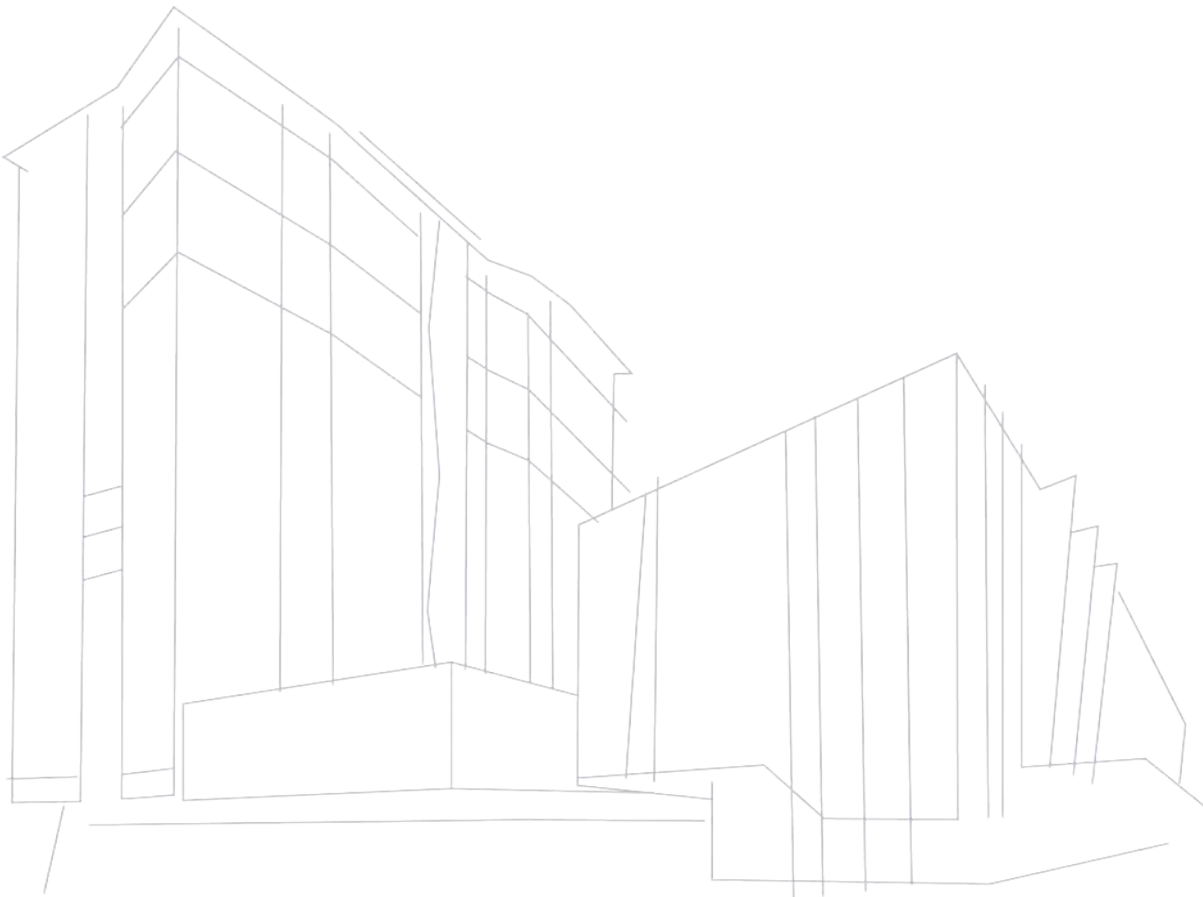


OUR TEAM

RLB established the Programming and Delay Claim Analysis division in early 2019 and were delighted to secure the services of Neal Taylor and Mark Spencer, both of whom are highly regarded programmers in the industry.

Neal and Mark are passionate when it comes to improving the quality of time management within the construction industry and work hard to provide our clients with improved project control and better project outcomes.

With experience gained across all industry sectors, working with both owners and contractors, our team have the knowledge and commitment to manage and reduce your time risks.





NEAL TAYLOR
DIRECTOR OF PROGRAMMING

Neal joined the Queensland Division of Rider Levett Bucknall in 2018 to lead our new Project Programming and Delay Claim Consulting division. With over 35 years’ experience as a time management and forensic delay claim consultant in the property and construction industries, Neal has been responsible for leading a multitude of some of the most high profile and complex projects in the UK, Europe, the Middle East, South East Asia and Oceania.

Neal has strong capabilities across all building sectors, utilising the latest project planning software, and has an in-depth knowledge of a wide range of construction techniques and delivery methodologies.

He brings a solid reputation for providing reliable and accurate information and translating that often complex information into a format that can be easily understood and acted upon.



MARK SPENCER
ASSOCIATE

Mark joined RLB at the beginning of 2020, bringing with him over 12 years of experience within Australia’s Building and Construction Industry. Specialising in Project Planning and Programming, Mark has worked on projects across multiple sectors throughout Queensland and New South Wales.

He holds an Associate position at Rider Levett Bucknall and provides high quality construction programming, planning & EOT delay analysis services to a multitude of clients.

Mark has provided technical programming support for the production of Expert Witness reports and has a thorough understanding of the delay claim protocol.

He has a comprehensive understanding of how to apply the contemporaneous and retrospective delay analysis methods to real project situations.

Neal and Mark bring a wide range of experience across a multitude of sectors to RLB’s new Programming Division. This experience is detailed in the pages that follow.

NEAL TAYLOR PROJECT EXPERIENCE



HEATHROW TERMINAL 5 ◀

LONDON, UNITED KINGDOM

ARCHITECT RICHARD ROGERS PARTNERSHIP & PASCALL+WATSON

SERVICES GUIDANCE PROGRAMMER TO THE SERVICES AND ENGINEERING TEAM



ARSENAL FC 'EMIRATES STADIUM' ◀

LONDON, UNITED KINGDOM

ARCHITECT POPULOUS

SERVICES AUDIT PROGRAMMER PROVIDING PROGRAMME REVIEWS AND PROGRESS REPORTS



GASOMETER VIENNA ◀

VIENNA, AUSTRIA

SERVICES AUDIT PROGRAMMER PROVIDING PROGRAMME REVIEWS AND PROGRESS REPORTS



BARANGAROO ◀

SYDNEY, AUSTRALIA

ARCHITECT HILL THALIS ARCHITECTURE + URBAN PROJECTS, PAUL BERKEMEIER ARCHITECTS

SERVICES AUDIT PROGRAMMER PROVIDING PROGRAMME REVIEWS AND PROGRESS REPORTS



NEW ROYAL ADELAIDE HOSPITAL ◀

ADELAIDE, AUSTRALIA

ARCHITECT SILVER THOMAS HANLEY
SERVICES FINANCIERS CERTIFIER PROGRAMMING
SUPPORT



BRISBANE SUPREME AND DISTRICT COURTS ◀

BRISBANE, AUSTRALIA

SERVICES MASTER PROGRAMMING, DESIGN
PROGRAMMING AND AUDIT PROGRAMMER
PROVIDING PROGRAMME REVIEWS AND
PROGRESS REPORTS



SUNSHINE COAST UNIVERSITY PETRIE CAMPUS ◀

SUNSHINE COAST, AUSTRALIA

ARCHITECT HASSELL
SERVICES MASTER PROGRAMMING AND DELIVERY
METHOD OPTIONS



COORPAROO SQUARE ◀

BRISBANE, AUSTRALIA

ARCHITECT CONRAD GARGETT
SERVICES MASTER PROGRAMMING, POST CONTRACT
AUDIT ROLE AND EOT REVIEWS

MARK SPENCER PROJECT EXPERIENCE



WYNYARD PLACE ◀

SYDNEY, AUSTRALIA

SERVICES INDEPENDENT CERTIFIER SUPPORT
PROVIDING PROGRAMME REVIEWS AND
PROGRESS REPORTS



DAVID JONES ◀

SYDNEY, AUSTRALIA

SERVICES MASTER PROGRAMMING AND AUDIT
PROGRAMMER PROVIDING PROGRAMME
REVIEWS, PROGRESS REPORTS AND
EOT REVIEWS



GOLD COAST PRIVATE HOSPITAL ◀

GOLD COAST, AUSTRALIA

SERVICES AUDIT PROGRAMMER PROVIDING
PROGRAMME REVIEWS AND PROGRESS
REPORTS



ARTHUR GORRIE CORRECTIONAL FACILITY ◀

BRISBANE, AUSTRALIA

SERVICES AUDIT PROGRAMMER PROVIDING
PROGRAMME REVIEWS AND PROGRESS
REPORTS



GOLD COAST 2018 ATHLETES VILLAGE ◀

GOLD COAST, AUSTRALIA

SERVICES MASTER PROGRAMMING AND AUDIT
PROGRAMMER PROVIDING PROGRAMME
REVIEWS AND PROGRESS REPORTS



GOLD COAST AIRPORT ◀

GOLD COAST, AUSTRALIA

SERVICES MASTER PROGRAMMING AND AUDIT
PROGRAMMER PROVIDING PROGRAMME
REVIEWS AND PROGRESS REPORTS



ADVANCED SCHOOLS QUEENSLAND & BUILDING THE EDUCATION REVOLUTION ◀

QUEENSLAND

SERVICES MASTER PROGRAMMING , AUDIT
PROGRAMMER PROVIDING PROGRAMME
REVIEWS AND PROGRESS REPORTS



AIRPORT LINK ◀

BRISBANE, QUEENSLAND

SERVICES DETAILED PROGRAMMING SUPPORT FOR
THE READINESS TO OPERATE PHASE OF THE
PROJECT

NEAL AND MARK'S PROJECT EXPERIENCE

COMMERCIAL

Wynyard Place
100 Skyring Terrace
900 Ann Street
QIC III
Barangaroo
360 Queen Street
Deloitte, Melbourne

PUBLIC & CIVIC

Queen's Wharf
Brisbane Convention and Exhibition Centre

SPORTING CENTRES

North Queensland Stadium
Arsenal FC Emirates Stadium
Gabba | Stage 6
Carrara Sports and Leisure Centre
Gold Coast Aquatic Centre
GC2018 Commonwealth Games Venues Master Planning
GC2018 Belmont Shooting Centre

HEALTH

Toowoomba Hospital
Gold Coast Private Hospital (Stage 1 and Stage 2)
Brisbane Private Hospital Refurbishment
Sunshine Coast University Hospital
Endoscopy Unit, Buderim Private Hospital
New Royal Adelaide Hospital (NRAH)
Roma Hospital
St Andrews Hospital, Adelaide
Sunnybank Private Hospital

AGED CARE

CapellaBay Aged Care, Capalaba
Sunshine Beach Aged Care, Sunshine Coast

Arcare Nirvana Avenue Aged Care Role
Bupa Aged Care, Rangeville

RESIDENTIAL

Coorparoo Square, Brisbane
Spirit, Gold Coast
443 Queen St, Brisbane
Soul Surfers Paradise
Casino Towers, Brisbane
Festival Towers, Brisbane
Portside Wharf, Brisbane
Harbourlights, Cairns
Gold Coast Commonwealth Games Village
Brisbane Casino Towers
Atlas Apartments
Ipswich Apartments - Public Housing
Labrador Apartments - Public Housing

HOTELS AND HOSPITALITY

Mosaic, Fortitude Valley
Jupiters Casino, Gold Coast, Upgrade Superior Deluxe Rooms
Gold Coast Airport Hotel
Pullman Ibis Hotel and Conference Centre
Barret Hotel, Little Collins Street, Melbourne
Indigo Hotel, Adelaide
Momi Bay Resort, Fiji
Canberra Casino
Sea Temple Resort, Cairns
Dreamworld Whitewater World, Gold Coast
Jupiters Casino Expansion, Gold Coast
Aquis Resort, Cairns
Ritz Carlton Hotel, Cannes (France)
Intercontinental Hotel, Mayfair (UK)
Great Western Hotel Paddington (UK)
The Palm, Masterplanning, Dubai (UAE)

RETAIL

Broadway on the Mall (H&M, Uniqlo), Brisbane
 Indooroopilly Shopping Centre, Brisbane
 Yeerongpilly Green Village Centre
 Wintergarden Revelopment, Brisbane
 Robina Town Centre (Central Malls/The Kitchens),
 David Jones, Sydney Flagship Store
 Coomera Shopping Centre, Gold Coast

EDUCATION

Sunshine Coast University (SCU) Petrie Campus
 Mackillop Catholic School, Cairns
 Brisbane Central State School
 Advancing Schools Queensland (ASQ)
 Building the Education Revolution (BER) Projects
 Southport Special School
 Ashmore State School
 Ferny Hills State School
 Balmoral and Yeronga Trade Skills Centres
 Cavendish Road SHS - Performing Arts and Music
 Broadbeach State School - New Learning Building
 Macgregor State School - New Learning Building

AVIATION

Adelaide Airport Programme Review
 Project ALIVE - Terminal Redevelopment
 Brisbane International Airport Retail Upgrade
 Brisbane International Airport Terminal Expansion
 Gold Coast Airport Low Cost Carrier Terminal
 Gold Coast Airport Terminal Redevelopment
 Virgin Baggage Handling Upgrade, Brisbane Domestic Airport
 Virgin Blue Maintenance Hangar, Brisbane Domestic Airport
 Townsville Airport Terminal Redevelopment
 BAA Terminal 5, Heathrow (UK)
 BAA Stansted Airport Retail Upgrade (UK)

Gold Coast Airport Terminal Expansion Project
 Brisbane Domestic Virgin Aerobridges Upgrade
 Brisbane International Refurbishment
 QAL CAPEX Master planning

INDUSTRIAL

Energex Distribution Centre, Geebung
 Lago Cold Store Expansion
 Eyre Peninsula Seafoods
 Woolworths Distribution Centre
 Various Bunnings Centres

LAW & ORDER

Brisbane Supreme and District Courts
 Gatton Correction Facility
 Arthur Gorrie Correctional Centre
 Borallon Centre
 Woodford Centre

INFRASTRUCTURE

Inland Rail | Gowrie to Kagaru Rail Link
 Carseldine Urban Village
 Discovery Parks
 Kurilpa Bridge, Brisbane
 Surfers Paradise Foreshore Redevelopment
 Abbot Point, Mackay
 Airport Link
 Braemar Power Station
 University of Queensland Solar Farm Gatton
 Gillies Rd Widening
 Dimbulah Road Widening

DEFENCE

Land 400 Phase 2 - Military Vehicle Centre of Excellence (MILVEHCOE), South East Queensland
 MRH90 Simulator Project, Townsville
 Counter Terrorism and Community Safety Centre, South East Queensland

YOUR CONTACT



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Associate

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