

WHERE WE STAND WITH THE CURRENT TIME EXTENSION PROCESS

A Contractor's Perspective

System

- ▣ Although the Specification Was More Time Restrictive, Extensions Were Handled More Casually in the Past
- ▣ Current System Requires a Proactive Approach
- ▣ If The Date of Payment is Beyond the Completion Date in ECMS. The System Will Automatically Apply Liquidated Damages
- ▣ The Mechanics of the System Work

Challenges with the System

- ▣ The Department Schedules seem to be getting More Aggressive. Example: A 15-20m Phased Design / Build Contract Complete in 24 months
- ▣ The Current System is Designed to Promote Promptness by BOTH Parties.
- ▣ The Current System Does Not Handle Issues that Are Subjective. These Types of Issues May Still Require a Meeting Between the Parties to “Walk Through the Issue” Before Submission

Cautions for Contractors

- ▣ Maintain Schedule Updates and Impact Documentation Even if the Department Has Not Requested it.

Tips for a Successful Time Extension Request

- ❑ Take the Time to Acknowledge Schedule Issues on ECMS During the Bidding Stage.
- ❑ Present a Well Planned Baseline Schedule. Show Dependencies on “Work by Others”. Properly Depict Weather and Permit Restrictions
- ❑ Have a System In Place on the Project to Track Impacts Caused by Waiting for Resolution to Issues
- ❑ Receive Written Direction from the Department for Changes of any Significance. Follow up Promptly with a Work Authorization in ECMS
- ❑ Insist that Relevant Working/Calendar Days are Applied to Each Work Authorization, if Warranted
- ❑ Submit Time Extension Requests within the Required 30 day Time Frame
- ❑ Maintain the Project Schedule even if not Requested by the Department
- ❑ Keep Schedule Issues Separate. Don't Combine

Possible Improvements

- ❑ Department Needs to Evaluate Completion Requirements Closely – Before Advertisement
- ❑ Include Provisions for Extreme Weather Conditions – Ones That Fall Short of a “Declaration”
- ❑ Until Such Time that the Design / Build Project System is Streamlined, Provide More Contract Time for Those Projects
- ❑ Provide a More Equitable System for the use of “Float”. Typically, the Contractor Generates the Float. Typically, Others Absorb the Float
- ❑ Come to an Agreement on Expected Duration for Reviews by Permitting Agencies
- ❑ Come to an Agreement on the Expected Number of Reviews by the Department
- ❑ Provide the Ability to Insert the Number of Calendar Days OR a Specific Date in ECMS When Submitting the Requests
- ❑ Educate the Project Representatives to Coordinate with the Contractor on the Application of Durations to Authorizations