

Claims Management

OUR APPROACH

Claims Management is an inevitable part of construction. Unexpected discoveries, conflicting contract documentation, equipment delays – any number of factors can increase overhead and lost efficiency mid-project. While a prepared team may effectively prevent claims, expert mitigation support and resolution can be instrumental in ensuring your final budget and schedule are minimally affected.

AFG's first approach is to always work to avoid claims by not allowing adversarial situations to escalate into disputes. AFG will set up either "ad hoc" or regularly slated collaborative working sessions to resolve design and construction issues, with the expectation goal to mitigate any potential disputes or claims with these standing meetings or specific sessions targeting areas or items needing closure.

Other tools AFG utilizes in claim management are creating and maintaining a "living" project budget that will provide real-time budget tracking while identifying foreseen project costs and budget risks.

Why This Works

- Identifies and follows project funding by source
- Tracks monetary and pending obligations
- Analyzes reservations for foreseen future cost exposures and risks

AFG's expectation to claim mitigation is to implement a weekly coordination meeting as well as a weekly schedule meeting to flush out any claims which involve a formalized process when a potential issue or problem arise. The AFG team will also conduct bi-weekly Risk Review meetings to target, recognize and evaluate the issues, explore alternatives for resolving the problem(s); consider preparing supplement guidance to the contractor; and if appropriate, initiate a change order to compensate the contractor for changed conditions.

Advisory Services

As the project progresses, AFG pairs a flexible and rapidly adjustable staffing and scheduling approach with thorough communication to reduce risks and adapt to potential modifications as quickly as possible. AFG will develop and maintain the integrated project schedule comprised of all the stakeholder activities setting a baseline, then with weekly and/or monthly updates tracking the progress.

This will also allow the team the ability to recognize any slippages or areas specifically where the schedule may be falling behind.

The monthly schedule review meetings will assist in mitigating these issues and look for recovery efforts to put the tasks and project back on schedule, thus avoiding any time impacts resulting in adding costs for delays and/or extension of the period of performance.

AFG's Construction and Project Management teams are focused on ensuring that our client's priorities are kept at the forefront through any construction effort. By ensuring that the team is fully versed in all contract documents and specifications, we can collaborate with client and contractor to ensure expectations are clearly set from kick off through final completion.



GSA St. Elizabeths Central Utility Plant (CUP2), Washington, DC



GSA St. Elizabeths Center Building, Washington, DC



GSA Mary E. Switzer Federal Building, Washington, DC