

Introduction of Valuris

We are a trusted partner to contractors – supporting the management of construction projects from planning through execution to the resolution of variations and disputes. We combine technical, legal and project management expertise, drawing on long-standing experience from dozens of major projects.



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1. Contract Management

We support contractors in all key processes related to contract conditions, particularly FIDIC. We provide comprehensive services in the field of contract administration for construction projects, focusing on the contractor's needs in all major processes – from preparing and administering schedules, through managing and negotiating variations, to handling communication with the Employer and the Engineer.

Our work includes expert consultancy and technical assistance in the assessment and preparation of time and financial claims, the drafting and coordination of contractual correspondence, monitoring compliance with contractual obligations, and supporting negotiations with the Employer and third parties. We ensure that all processes are transparent, compliant with contractual and legal requirements, while protecting the legitimate interests of the contractor.

Thanks to our experience, we help clients prevent disputes, ensure proper documentation of all procedures, and create the conditions for efficient and successful project delivery. The scope of our Contract Management services includes:

- ▶ Contract and site management under FIDIC conditions
- ▶ Contractual and technical support on site
- ▶ Schedule preparation and time management
- ▶ Variation management and claim administration



1.1 Contract and Site Management under FIDIC Conditions

We provide comprehensive advisory services in the application of contract conditions and their interface with design and execution activities, with clear links to other industry standards and practices (e.g. SFDI methodologies, the SCL Protocol, relevant domestic and international case law, and public procurement guidelines).

Our services include representing contractors in negotiations with the Engineer, the Employer's representatives or the Employer directly. We safeguard the contractor's rights and interests – both in enforcing contractual obligations and in negotiating contentious issues. We monitor the performance of other parties, highlight any failures to act, and propose corrective measures.

Our goal is to minimise disputes and ensure that both the contractual relationships and the project itself proceed transparently, on time, and in line with the contractor's legitimate interests.

1.2 Scheduling and Time Management

Schedules are key to keeping a project under control. We provide expert consultancy and assistance in the preparation of the baseline schedule and its subsequent updates and revisions (re-baseline). This includes verifying compliance with contract requirements and the Methodology for Time Management of Construction Contracts, and checking formal and substantive completeness.

We also verify the link between the works schedule and the financial schedule, as well as the consistency with the schedule for submission of design documentation.

We prepare baseline schedules (and updates) in cooperation with the contractor, including activity breakdown, interdependencies and durations. The result is a complete schedule with an explanatory report demonstrating the logic of its preparation and compliance with requirements.



1.3 Variation and Claim Management

We provide services for linear infrastructure projects, including road and railway construction, as well as for real estate developments (residential, industrial, and office complexes).

1.3.1 Variation Management

We provide full administration and management of variations during project execution – from the preparation of proposed changes to their negotiation with all stakeholders. This includes drafting and coordinating contractual correspondence arising from the contract, conditions, specifications and related documents.

We focus on ensuring that proposed variations (including value engineering) comply with contractual, statutory and internal requirements, especially with the Public Procurement Act, Employer's guidelines and the SFDI methodology. We emphasise correct scoping, justification and documentation to ensure complete, clear and auditable records.

1.3.1 Time Claims

We prepare comprehensive time claims in line with the contract and the SFDI Methodology. This involves detailed analysis of all supporting documents and coordination to ensure complete and substantiated submissions. We manage the formal procedure for submission, assess associated risks, and advise on potential financial impacts.

1.3.1 Financial Claims

We support the quantification of financial entitlements for additional payment, including analysis of records, schedule links, and application of appropriate quantification methodologies (e.g. SFDI methodologies for delay and prolongation costs). We draft contractual correspondence, calculate additional costs, and compile complete claim documentation, including cost databases for ongoing submissions. We also represent clients in negotiations with the Employer or third parties to pursue legitimate financial entitlements.



2. Cost Management

We provide professional cost management services focused on protecting and optimising the contractor's economic interests.

Our priority is to ensure transparent and verifiable cost calculations, verify their accuracy, and prepare documentation for effective financial control of the project.

Our services include:

- ▶ Itemised cost calculations – detailed breakdowns of works and supplies to provide a transparent basis for pricing and cost control.
- ▶ Expert cost assessment – evaluation of the validity and amount of costs, identifying mispriced items or deviations from contractual or market standards.
- ▶ Expert reports – preparation of independent expert opinions by certified experts, e.g. for dispute resolution.
- ▶ Profit maximisation – strategies to protect margins and maximise the contractor's economic outcome, ensuring all costs are well-documented and defensible.



3. Value Management

We support contractors in identifying risks and opportunities during both tender preparation and project execution. Our aim is to propose more efficient technical and organisational solutions that improve feasibility, add value and reduce risks.

Our services include:

- ▶ Risk identification – analysis of project documentation, contracts and organisational settings to detect potential threats.
- ▶ Opportunity search – proposing improvements to accelerate delivery, reduce costs or improve quality.
- ▶ Option evaluation – assessing proposals for feasibility, contractual and technical compliance, and recommending those with the highest added value for the contractor.



4. Our Team

Our team consists of lawyers, engineers, project managers and cost specialists, working in synergy. This combination enables us to provide contractors with **comprehensive, integrated support from a single source**.

Our experience from dozens of construction projects enables us to be a reliable partner who helps keep projects under control and bring them to a successful completion.

As of September 1, we are entering a new chapter. The team of consultants that, until August 31, operated within the Liftrock Group under Proconom Software, will now continue under the brand **Valuris Experts**. Our goal remains the same – to stand on the contractor's side and provide support where it is most demanding: in the preparation and execution of construction projects.

5. Contacts



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Valuris is a member of the Liftrock Group.