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# Creative Business Solutions

## Construction Dispute Resolution

Planning in advance how to resolve the inevitable issues that will arise in any construction project.

### Problem

Issues arise on every construction project. Frequently they are "saved up" for resolution at some unspecified later time. This almost always has a deleterious effect on the relationship among the construction participants and consequently, on the progress and quality of the work. Things go from bad to worse, and it is no longer possible to work out the issues on a business basis. Claims, arbitration and litigation ensue.

### Action

You should set up a real-time dispute resolution program at the beginning of the project. Each project participant (owner, architect, general contractor and subcontractors) should be required to follow the program for any issue that is not resolved promptly during the normal progress of the work. The program should include a mechanism whereby "higher-up" executives not involved with the day-to-day construction are brought in to review the issue and negotiate a resolution based on a business and practical basis.

### Results

If the parties resolve issues as they arise, they can maintain a sound and productive relationship that yields a successful, timely and cost effective project completion.

### Contact

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