



CMCS INSIGHTS · CONTRACTS · FIDIC

FIDIC Notifications

Administering FIDIC 2017 notices in a PMIS: turning contractual triggers into live, contemporaneous records that protect time and money.

By Bassam Samman, PMP, PSP, EVP, GPM
CEO & Chairman, CMCS

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REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

Why FIDIC Notices Break Projects, and Why the Inbox Can't Save You

The most expensive words on a FIDIC project are often the ones nobody sent on time.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

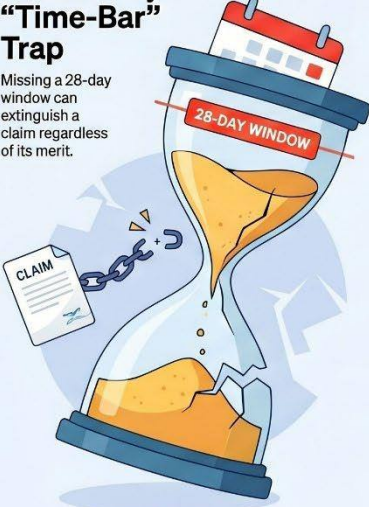
· A construction-stage series on digitalizing FIDIC contract administration

FIDIC Notices: From Commercial Risk to Real-Time Control

The Crisis of Manual Management

The 28-Day "Time-Bar" Trap

Missing a 28-day window can extinguish a claim regardless of its merit.



The Failure of Traditional Tools

Email and spreadsheets lack the connectivity and memory required for complex contract administration.



Seven-Figure Financial Exposure

Single missed notices on major variations can result in massive written-off costs.



The PMWEB Digital Solution

Automated Notice Workflows

Digitalizing notices ensures mandatory dates and enforced workflows are followed automatically.



Contemporaneous Audit Trails

Evidence is attached at the source, creating an audit trail as a by-product.



Real-Time Business Intelligence

Stakeholders gain instant visibility into time-bars and project health via live dashboards.



LIVE VISIBILITY

UPCOMING TIME-BARS
TIME-BAR ALERTS



On a FIDIC project, entitlement is rarely lost in arbitration. It is lost much earlier — on an ordinary Tuesday, when an event occurs on site, everyone is busy, and the notice that protects a claim is simply never served inside its window.

The 2017 Red Book is built around this discipline. A claiming Party that considers itself entitled to any extension of time and/or additional payment must give a Notice of Claim within 28 days under Sub-Clause 20.2.1, or the claim can be time-barred — extinguished on procedure alone, regardless of merit. The Engineer has 14 days to challenge a late notice, the fully detailed claim follows within 84 days, and the determination process under Clause 3.7 then runs on its own clock. Payment certificates, programmes, advance warnings and physical-condition notices each carry their own deadlines. The contract is, in effect, a network of interlocking timers.

Now look at how most projects actually manage that network. The notice lives in someone's sent items. The supporting evidence is in a folder on a shared drive, if it was kept at all. The deadline exists only in the contract administrator's head, or in a spreadsheet that is one forgotten update away from being wrong. When a dispute crystallises eighteen months later, the team spends weeks reconstructing who knew what, when — and whether the paper trail holds.

This is not a people problem. Good contract administrators are diligent. It is a **system** problem. Email is a transmission tool, not a register. A spreadsheet has no memory of who changed it or why. Neither one connects a deadline to the evidence that supports it, and neither can tell you, this morning, which time-bars are about to expire across a 40-package programme.

The consequences compound. A single missed Notice of Claim on a major variation can convert a legitimate seven-figure entitlement into a written-off cost. Multiply that across an Employer's portfolio of mega and giga-projects, and the exposure becomes strategic rather than merely administrative. On the other side of the table, an Engineer who cannot evidence a timely, well-reasoned determination invites a Notice of Dissatisfaction and the dispute that follows.

The answer is not to work harder inside broken tools. It is to treat the FIDIC notice regime as a digital process — where every notice is a structured record with a mandatory date, an enforced workflow, an automatic transmittal, and a live link to its supporting documents. When that is true, the deadline is calculated for you, the evidence is attached at source, and the audit trail is a by-product of doing the work rather than a forensic exercise after the fact.

Over the next articles in this series, We will walk through exactly how that is built on PMWEB: how the FIDIC notice engine is modelled, how each process is digitalized, how records are kept to a contemporaneous standard, and how it all surfaces in a real-time business-intelligence dashboard that an Employer, Engineer and Contractor can each read from their own seat.

The thesis is simple. On a FIDIC project, the team that controls its notices controls its commercial outcome. And in 2026, controlling your notices means digitalizing them.

JOIN THE CONVERSATION

What is the most avoidable notice failure you have seen on a FIDIC project — and what did it cost?

About the Author

Bassam Samman, PMP, PSP, EVP, GPM is the Chairman and Chief Executive Officer of CMCS FZ-LLC, the PMWEB Authorised Global Partner for the Gulf Cooperation Council and broader Middle East and North Africa region. CMCS holds the PMWEB Partner of the Year 2025 designation. The firm's client portfolio across UAE, Saudi Arabia, Qatar, Kuwait and India spans real-estate development, capital construction and government programmes, including ROSHN, DAMAC, Al-Futtaim, Saudi Downtown Company, Riyadh Development Company, Dubai Municipality, Dubai Aviation Engineering Projects, among many others.

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About PMWEB

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REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

The FIDIC Notice Engine: Turning Trigger Events into Deadlines

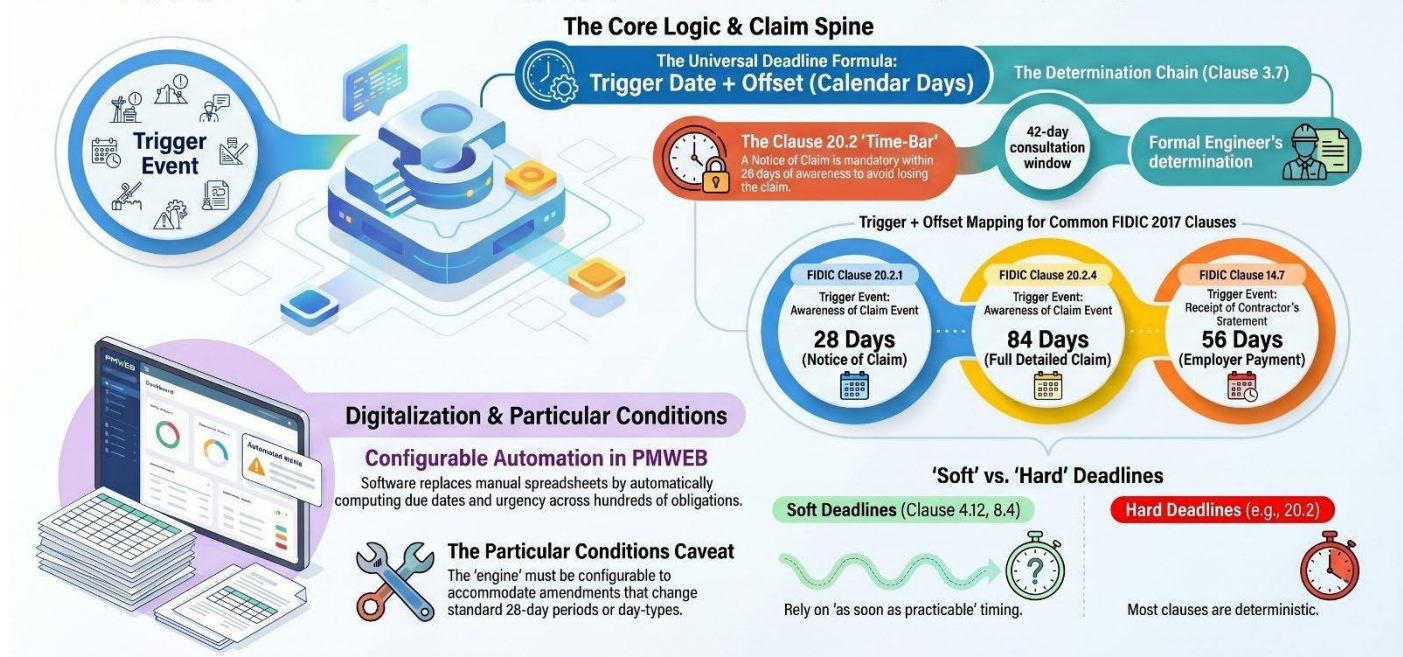
Every FIDIC deadline is just a trigger event plus a number of days. Master that, and you can automate it.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

· A construction-stage series on digitalizing FIDIC contract administration

The FIDIC Notice Engine: Automating Contractual Compliance

The 2017 FIDIC Red Book follows a systematic, 'deterministic' logic where almost every contractual obligation is triggered by a specific event. By applying a fixed day-count (offset) to these triggers, project teams can automate notice management and protect against fatal time-bars.



Before you can digitalize FIDIC notice management, you have to model it. And the good news is that the 2017 Red Book is unusually systematic: almost every obligation can be expressed as a simple rule — *a trigger event, a responsible party, a number of days, and whether missing it is fatal.*

Get those four attributes right for each obligation, and you have an engine that can calculate every deadline on the project automatically. Here is the construction-stage logic, in plain terms.

The claims spine (Clause 20.2). When a Party becomes aware of a claim event, the clock starts. A Notice of Claim is due within 28 days (20.2.1) — and this one is a time-bar: miss it and the claim can be lost. If the Engineer thinks the notice was late, it must say so within 14 days (20.2.2). The fully detailed claim — contractual basis plus full particulars — follows within 84 days of awareness (20.2.4).

The determination chain (Clause 3.7). Once the detailed claim lands, the Engineer must consult the Parties to try to reach agreement, with a 42-day window for agreement (3.7.1). Failing agreement, the Engineer issues a fair determination within 42 days from the expiration of the consultation period, effectively positioning the final determination at 84 days from receipt of the fully detailed claim unless otherwise agreed (3.7.2). Either Party then has 28 days to serve a Notice of Dissatisfaction (3.7.5); if none is served, the determination becomes final and binding.

Time and early warning (Clause 8). The Contractor submits its initial programme within 28 days of the commencement notice (8.3). Separately, each Party must give advance warning of probable future events that could affect the works, price or time (8.4) — no fixed day count, but a real obligation.

Physical conditions (Clause 4.12). On encountering conditions it considers Unforeseeable, the Contractor notifies the Engineer as soon as practicable, and any cost/time claim then runs through the 20.2 procedure.

Change (Clause 13). A Variation is instructed (13.3.1) or proposed on request (13.3.2); where the Contractor considers an instruction to be a Variation that impacts Time or Cost without an explicit agreement on valuation, it must trigger the notice protocol to preserve its position before proceeding under Clause 13.3

Payment (Clause 14). The Contractor's Statement triggers two parallel timers: the Engineer must issue the Interim Payment Certificate within 28 days of receiving the Statement and supporting documents (14.6), and the Employer pays within 56 days of receiving the Statement (14.7).

Notice the pattern. Each item reduces to: **deadline = trigger date + offset (calendar days)**, attributed to the Employer, the Engineer or the Contractor, and flagged as either a hard time-bar or an administrative deadline. The “as soon as practicable” duties (4.12, 8.4) are the only soft cases — good practice rather than a fixed bar.

This is exactly why FIDIC notice management is such a strong candidate for digitalization. Unlike subjective judgements, these are deterministic rules. Tell a system the trigger date and the obligation type, and it can compute the due date, the days remaining, and the urgency — and it can do that across hundreds of live obligations at once, without anyone maintaining a spreadsheet by hand.

One essential caveat: the General Conditions are routinely amended by the Particular Conditions. A project may change a 28 to a 14, switch calendar days to working days, or rewrite the determination timetable entirely. So the engine must be **configurable**, not hard-coded — the rules belong to the contract, not to the software.

In the next article, We will show how a single obligation from this engine — the Notice of Claim — becomes a live, workflow-driven record in PMWEB, with the deadline calculated and the time-bar protected from the moment the trigger is logged.

JOIN THE CONVERSATION

On your projects, how often do the Particular Conditions change these default periods — and does your tracking keep up?

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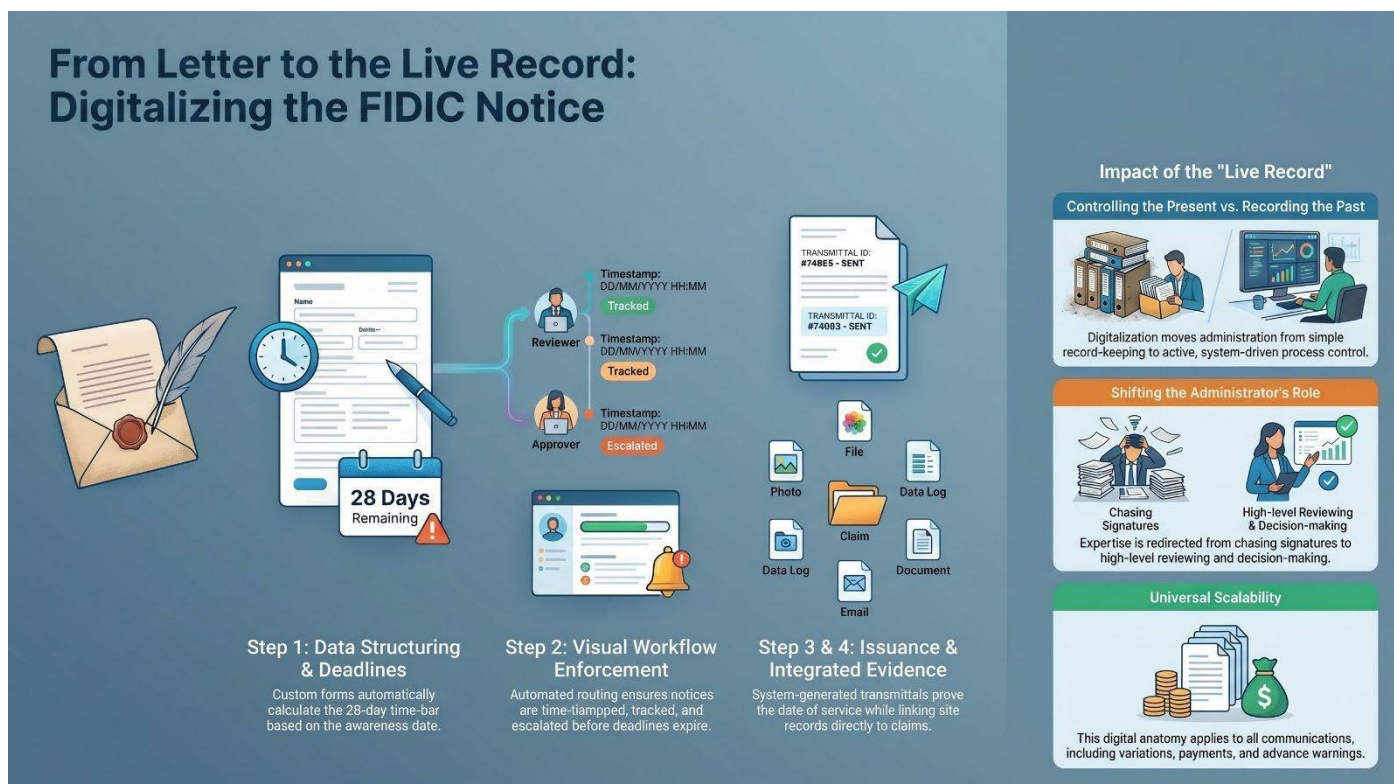
REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

From Letter to Live Record: Digitalizing the Notice in PMWEB

A notice that lives in your sent items protects no one. A notice that lives in a workflow protects everyone.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

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In Article 2 we reduced the FIDIC regime to a set of rules. Now let's make one of them real. Take the most consequential obligation on the project — the Notice of Claim under Sub-Clause 20.2.1, with its 28-day time-bar — and follow it from event to evidence inside PMWEB.

Step 1: The Notice Becomes a Structured Form, Not a Letter. In PMWEB, the Notice of Claim is configured as a custom form with defined fields: the triggering event, the date the Party became aware, the clause relied upon, the nature of the entitlement claimed, and links to the relevant records. The moment the awareness date is captured, the platform automatically computes the 28-day deadline along with a live countdown of days remaining, and tags the item as a time-bar. The deadline is no longer in someone's head; it is a property of the record.

PMWEB Plan Build Operate

Logged into: All Levels

Costs > Claim Notice > Manager Page > Claim Notice (New)

Claim Notice

Project: [Dropdown] ID: [Text] Date: 01-Jun-2016 12:00:00 AM

Contractor: [Dropdown] Notice: [Text] Status: Draft Date: 01-Jun-2016 12:00:00 AM

Reason: [Text]

Specify the Reason for Issuing the Claim Notice.

Reason	Count
Contractor has been given an instruction to change the Works Information Sub-Clause 10.1 and 10.2	1
Access not provided to the Contractor by the date shown in the programme Sub-Clause 10.2 and 10.3	1
Contractor has not provided satisfactory evidence for the date shown in the programme Sub-Clause 10.2 and 10.3	1
Contractor has been given instruction to delay or not start work or change in day Sub-Clause 10.2 and 10.3	1
Employer, Contractor or Others do not work within time shown in programme or conditions within 10.1 Sub-Clause 10.2, 10.3, 10.4 and 10.5	1
No response to a communication within the contractual timeframes Sub-Clause 10.4 and 10.5	1
An Act of Negligence or Error in value found within the Sub-Clause 10.2 and 10.3	1
A change in the location of the work Sub-Clause 10.2 and 10.3	1
Acceptance withdrawn for a reason outside of the contract Sub-Clause 10.2, 10.4 and 10.5	1
Search for a Defect and none was found Sub-Clause 10.2, 10.4 and 10.5	1
Top or Inspection by Contractor or Supervisor causes unnecessary delay Sub-Clause 10.2, 10.4 and 10.5	1
Unreasonable physical conditions Sub-Clause 10.2, 10.4 and 10.5	1
Weather measurement exceeding a 1 in 10 year event Sub-Clause 10.4 and 10.5	1
Contractor risk event has occurred Sub-Clause 10.2	1
Take over prior to Completion/Completion Date Sub-Clause 10.2	1
Loss of possession of materials/Access to the Work Sub-Clause 10.2, 10.4 and 10.5	1
Contractor corrects an assumption related to a previous compensation event Sub-Clause 10.2 and 10.5	1
Event of subcontract by Contractor Sub-Clause 10.2	1

Step 2: The Visual Workflow enforces the Process. PMWEB's visual workflow (its business-process engine) routes the draft notice through the right people in the right order — preparer, reviewer, contracts lead — each step time-stamped and attributable. Nothing is “sitting with someone” invisibly; the status is always known. If the notice has not been issued as the deadline approaches, it escalates. The discipline that used to depend on an individual's memory is now built into the path the document must travel.

Step 3: Issuance Produces an Email Transmittal Automatically. When the notice is issued, PMWEB generates an email transmittal — a dated, logged record of what was sent, to whom, and when. This is the quiet hero of FIDIC administration. The single most important fact in a time-bar dispute is the date of service, and here it is captured as a system event, not asserted after the fact. The same applies on receipt: the inbound transmittal log fixes the exact date of service, establishing the baseline for the Engineer's strict 14-day review window to issue a notice of dissatisfaction with the late claim under Sub-Clause 20.2.2. ↘

Step 4: The Record Carries Its Own Evidence. The notice form links directly to its supporting documents — the site records, the correspondence, the photographs — so that the claim and its proof are one object, not a notice in one place and a folder somewhere else.

Step back and look at what has changed. The same 28-day obligation that used to be a fragile, manual ritual is now a record that calculates its own deadline, enforces its own process, proves its own service, and holds its own evidence. The contract administrator's job shifts from *remembering and chasing* to *reviewing and deciding* — which is where their expertise actually belongs.

This is the heart of digitalization, and it is worth being precise about what it is and is not. It is **not** simply storing PDFs in the cloud. Digitalizing a process means the process itself — its sequence, its timing, its roles, its records — is executed and recorded by the system. The

The image displays four screenshots of the PMWEB software interface, illustrating its workflow and data management capabilities.

Top Left Screenshot: Shows the 'Business Process' workflow for 'RVS0104 - Boston Medical Center'. It details the 'Current Step' (Step 2 of 4: 'Development Manager'), the 'Next Step' (Step 3 of 4: 'Director'), and the 'Last Activity' (Returned by Basam Samman (admin) on October 5, 2019 12:05 PM).

Top Right Screenshot: Shows a 'Log' table with columns for 'Step', 'Date', 'User', 'Image', 'Action', and 'Signature'. It lists actions like 'Project Approval' and 'Project Approval' performed by 'Basam Samman (admin)' on various dates.

Bottom Left Screenshot: Shows a 'Form' for 'RVS0104 - Boston Medical Center' with various input fields and a 'Submit' button. The form includes sections for 'Document Information', 'RFI QUESTION', 'RFI ANSWER', 'RFI CATEGORY', 'RFI REFERENCE', and 'RFI PROPOSED SOLUTION'.

Bottom Right Screenshot: Shows a 'Claim Notices Register' with a table of claims. The table includes columns for 'ID', 'Type', 'Contractor', 'Date', 'Claim Notice', 'Cause and Effect', 'Description', 'Cost', 'Time', 'Status', and 'Activity'. A summary box indicates '290,000 Cost Adjustment' and '87 Claimed By'.

notice is born digital, lives in a workflow, and leaves a complete trail without anyone setting out to create one.

And because every FIDIC notice type shares the same anatomy — a trigger, a deadline, a workflow, a transmittal, supporting records — the same pattern is configured once and reused for the determination notice, the advance warning, the physical-conditions notice, the payment statement, and the variation. The platform becomes a register of every contractual communication on the project, each one calculating its own clock.

A spreadsheet can list notices. Only a workflow platform can *run* them. That is the difference between recording the past and controlling the present.

In the next article, we turn to the foundation that gives all of this its evidential weight: contemporaneous records and document control.

JOIN THE CONVERSATION

Where does your team lose the most time today — drafting notices, chasing approvals, or proving when something was served?

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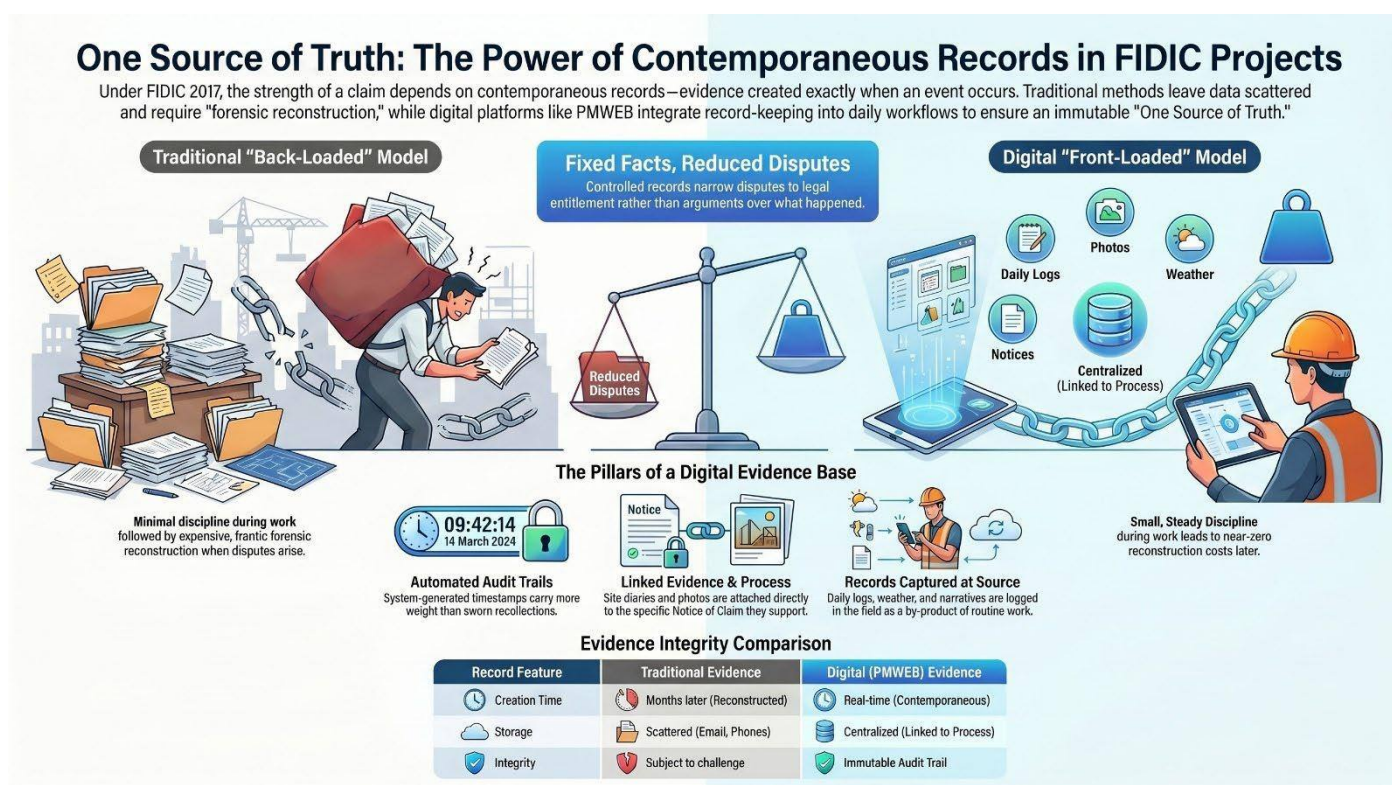
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One Source of Truth: Contemporaneous Records and Document Control

A FIDIC notice is only as strong as the records behind it — and records are only persuasive if they were kept at the time.

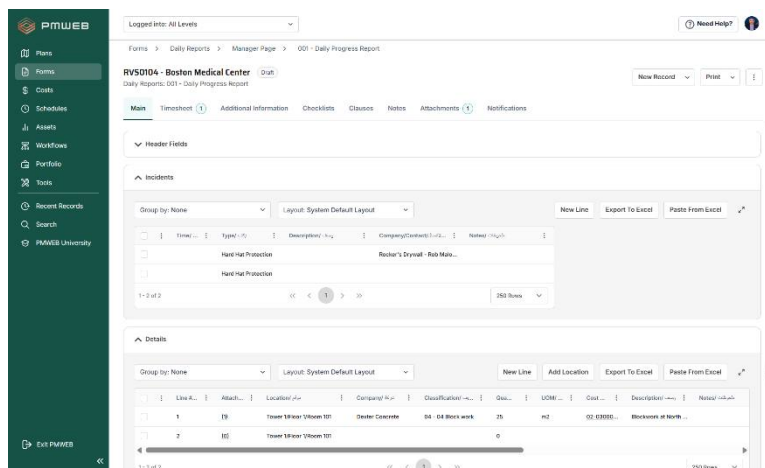
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There is a word that decides claims: *contemporaneous*. Records made at the time an event occurs carry weight. Records reconstructed months later, when a dispute looms, carry suspicion. The 2017 Red Book codifies this under Sub-Clause 20.2.3, which mandates the Contractor to keep 'contemporary records' on site as may be necessary to substantiate any claim, reinforcing this baseline alongside monthly progress reports under Sub-Clause 4.20. The party with the better contemporaneous record usually prevails, almost regardless of the legal argument.

So the question for any FIDIC project is brutally practical: **are your records being created as the work happens, and are they linked to the obligations they support?** On most projects the honest answer is "partly, and not really." Daily reports sit in one system, photographs on someone's phone, correspondence in email, cost records in finance, the programme with the planner. The evidence exists, but it is scattered — and scattered evidence is weak evidence.



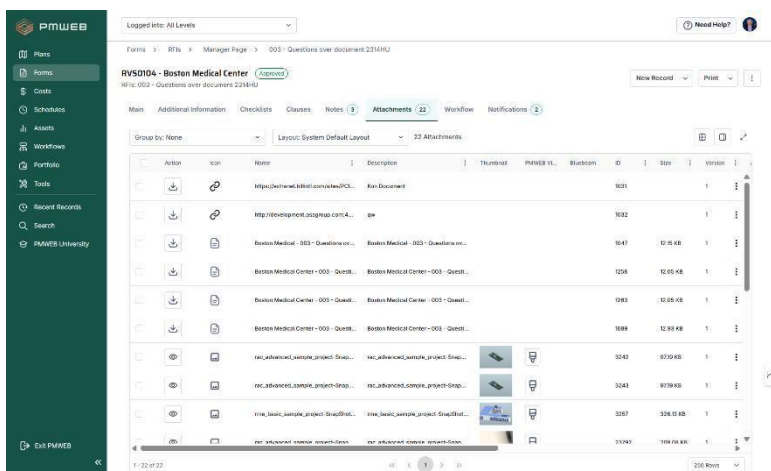
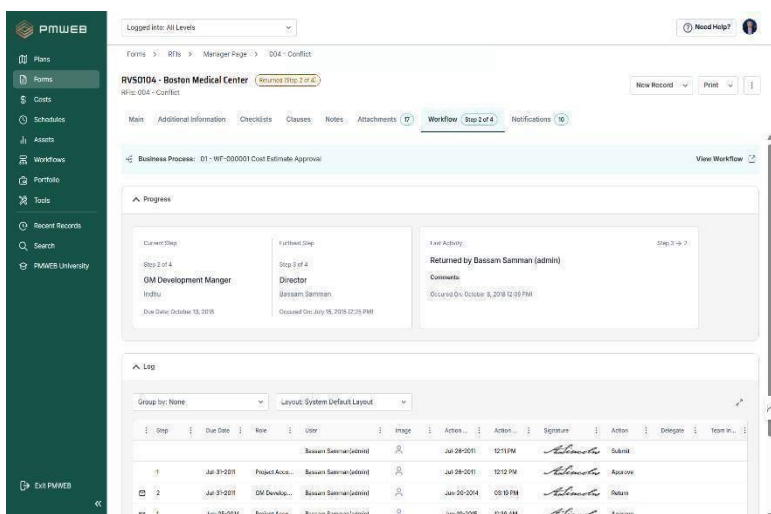
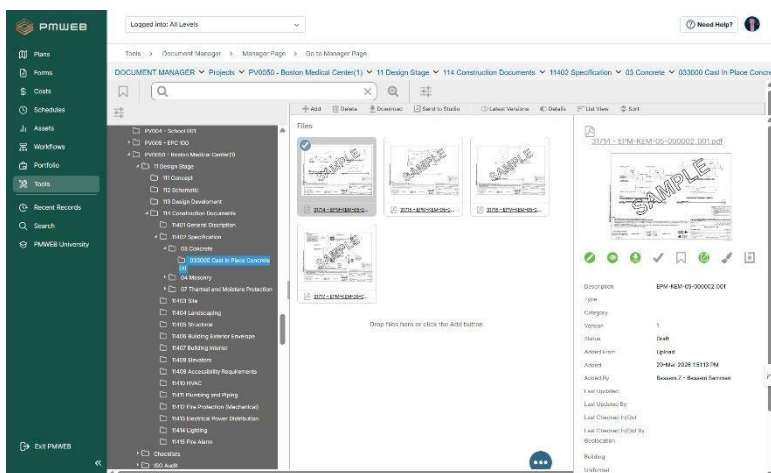
This is where a platform like PMWEB earns its place, by making records a by-product of routine work rather than a separate chore.

1. Records are Captured at Source. Daily reports—manpower, plant, weather, narrative, and site photographs—are logged directly in the field, making them instantly dated and attributable. Meeting minutes, RFIs, submittals, inspections and correspondence each have their own record type. The act of administering the project is the act of building the evidence base. Nobody has to “go and gather records” later, because the records were never apart.

2. Documents are Controlled, Not Merely Stored. True document management goes far beyond a shared drive; it means strict version control, check-in/check-out rules, and robust access permissions. It means version control, so there is one current revision and a clean history of superseded ones; check-in/check-out, so two people don’t overwrite each other; and access permissions, so the right parties see the right documents. When a determination turns on which revision of a drawing was issued and when, that fact is not a matter of memory — it is in the document’s history.

3. Every Record Carries an Audit Trail. Who created it, who edited it, and who approved it are captured automatically, providing system-generated integrity that withstands forensic scrutiny. In a forum where the integrity of records can be challenged, an immutable, system-generated trail is worth more than any number of sworn recollections. It is the difference between *we believe this was issued in March* and *the system shows it was issued on 14 March at 09:42 and acknowledged the same day*.

4. Records are Dynamically Linked to the Process. The site diary entries and photographs are not just filed; they are digitally attached to the specific Notice of Claim or Variation they support. This is the step that ties the whole series together. The site diary entries, the photographs, the cost records are not just filed — they are attached to the Notice of Claim, the variation, or the determination they support. The obligation and its evidence are one object. When the claim is assessed, the proof travels with it.



Think about what this does to the economics of a dispute. The traditional model front-loads nothing and back-loads everything: minimal discipline during the works, then a frantic, expensive forensic reconstruction when the claim is finally prosecuted. The digital model inverts it: a small, steady discipline during the works

— log the report, attach the photo, route the notice — and almost no reconstruction cost later, because the record is already complete, contemporaneous and linked.

There is a governance dividend too. On a balanced FIDIC project, the Employer, Engineer, and Contractor must operate from a single, shared reality. When that record is single, controlled and auditable, disputes narrow to genuine differences of entitlement rather than arguments about what actually happened. Many disputes are not really about the contract — they are about the facts. Fix the facts in a contemporaneous, controlled record, and you remove the fuel.

A claim is a story told with evidence. PMWEB's role here is to make sure the evidence was written down while the story was still happening — and that it never gets separated from the obligation it proves.

Next, we apply all of this to one of the most scrutinised processes on any FIDIC job: the Engineer's determination under Clause 3.7.

JOIN THE CONVERSATION

How contemporaneous are your project records, honestly — created in real time, or assembled when the claim arrives?

About the Author

Bassam Samman, PMP, PSP, EVP, GPM is the Chairman and Chief Executive Officer of CMCS FZ-LLC, the PMWEB Authorised Global Partner for the Gulf Cooperation Council and broader Middle East and North Africa region. CMCS holds the PMWEB Partner of the Year 2025 designation. The firm's client portfolio across UAE, Saudi Arabia, Qatar, Kuwait and India spans real-estate development, capital construction and government programmes, including ROSHN, DAMAC, Al-Futtaim, Saudi Downtown Company, Riyadh Development Company, Dubai Municipality, Dubai Aviation Engineering Projects, among many others.

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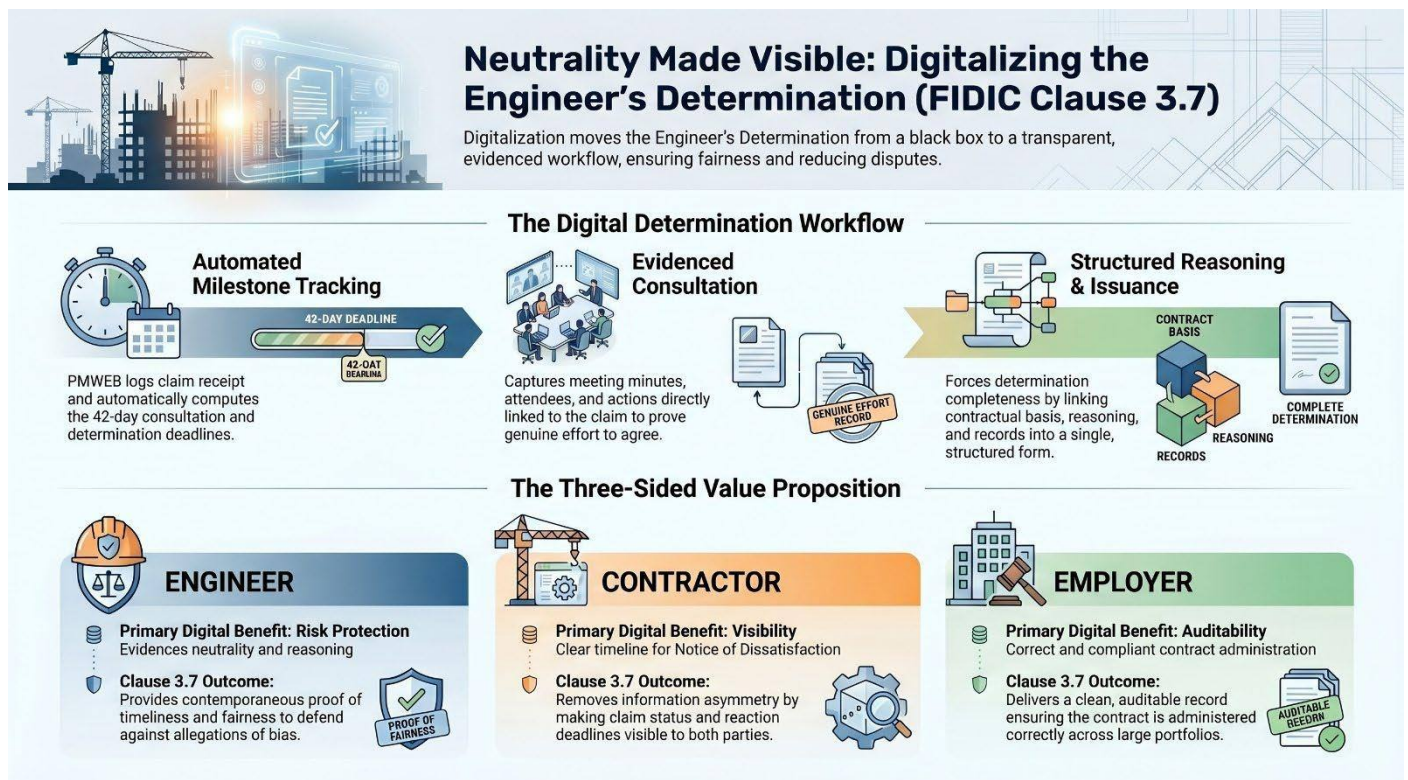
REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

The Engineer's Determination, Digitalized (Clause 3.7)

The determination is where the Engineer's neutrality is tested. A digital process makes that neutrality visible.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

· A construction-stage series on digitalizing FIDIC contract administration



Clause 3.7 of the 2017 Red Book asks a great deal of the Engineer. Faced with a claim, the Engineer must first consult both Parties to try to reach agreement, and only failing that issue a *fair* determination — reasoned, evidenced, and delivered within defined time limits. It is a quasi-impartial role inside a commercial relationship, and it is precisely where determinations are attacked: too slow, too thin, or too obviously aligned with the appointing Employer.

Digitalizing this process does something subtle but powerful — it makes the fairness *demonstrable*. Let's walk the timeline.

The clock starts on a known date. Upon formal receipt of the fully detailed claim under Sub-Clause 20.2.4, PMWEB logs the event and automatically charts the two parallel milestones: the 42-day consultation period for reaching agreement (3.7.1) and the subsequent 42-day window to issue a fair determination if consultation fails (3.7.2). The Engineer is not relying on memory for these dates; they are on the record from day one, visible to the team and counting down.

The consultation is evidenced. Reaching agreement is an obligation, not a formality, and it is one Engineers are frequently accused of skipping. In PMWEB the consultation is captured as meeting minutes — attendees, positions, actions — linked to the claim. If agreement is reached, the record shows how. If it is not, there is contemporaneous proof that the Engineer genuinely tried, which is exactly what a later challenge will probe.

The determination is structured and supported. The determination itself is a form, not a free-text letter: the entitlement considered, the reasoning, the contractual basis, and the supporting records all linked in one place. A determination that visibly engages with the Contractor's particulars and the project's own records is far harder to dislodge than a bare conclusion. The platform encourages — even enforces — the completeness that 3.7.2 expects.

Issuance and the dissatisfaction clock are automatic. When the determination is formally issued, the digital transmittal fixes the date of service, and PMWEB instantly activates the strict, contractually mandated 28-day Notice of Dissatisfaction (NOD) window under Sub-Clause 3.7.5. Both Parties can see that clock. If it runs out with no NOD, the determination becomes final and binding — and the platform records that transition rather than leaving it to be argued later.

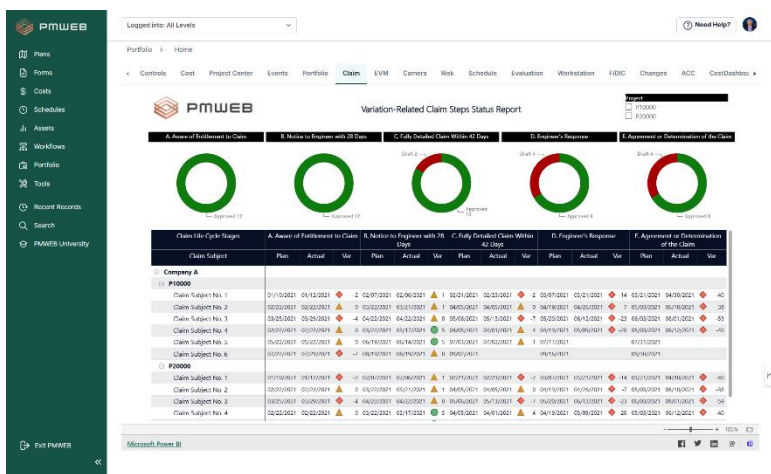
Now consider the same process from each seat, because Clause 3.7 is inherently three-sided.

For the **Engineer**, the digital process is protection. It evidences timeliness, consultation and reasoning — the three things a dissatisfied Party will allege were missing. For the **Contractor**, it is transparency: the status of the claim, the determination timetable, and the deadline to react are all visible, removing the information asymmetry that breeds disputes. For the **Employer**, it is governance: a clean, auditable record that the contract is being administered correctly, which matters enormously on portfolios that must withstand audit and scrutiny.

This is the recurring theme of the series — digitalization does not change *what* the contract requires, it changes *how visibly and reliably* the requirement is met. Clause 3.7 still demands consultation, fairness and timeliness. The platform simply ensures that when those obligations are met, the proof exists, and when a deadline is approaching, someone is warned.

There is also a quieter benefit. When determinations are consistently timely and well-supported, the Notice of Dissatisfaction becomes rarer, because there is less to be dissatisfied about. The discipline that protects the Engineer also reduces the volume of matters that escalate at all. Good process is, in the end, the cheapest dispute-avoidance strategy there is.

In the next article, we widen the lens from a single determination to the full claims lifecycle — and connect it to the two systems that give a claim its substance: the schedule and the change-management process.



Engineers: what makes a determination stick? And Contractors: what makes you reach for a Notice of Dissatisfaction?

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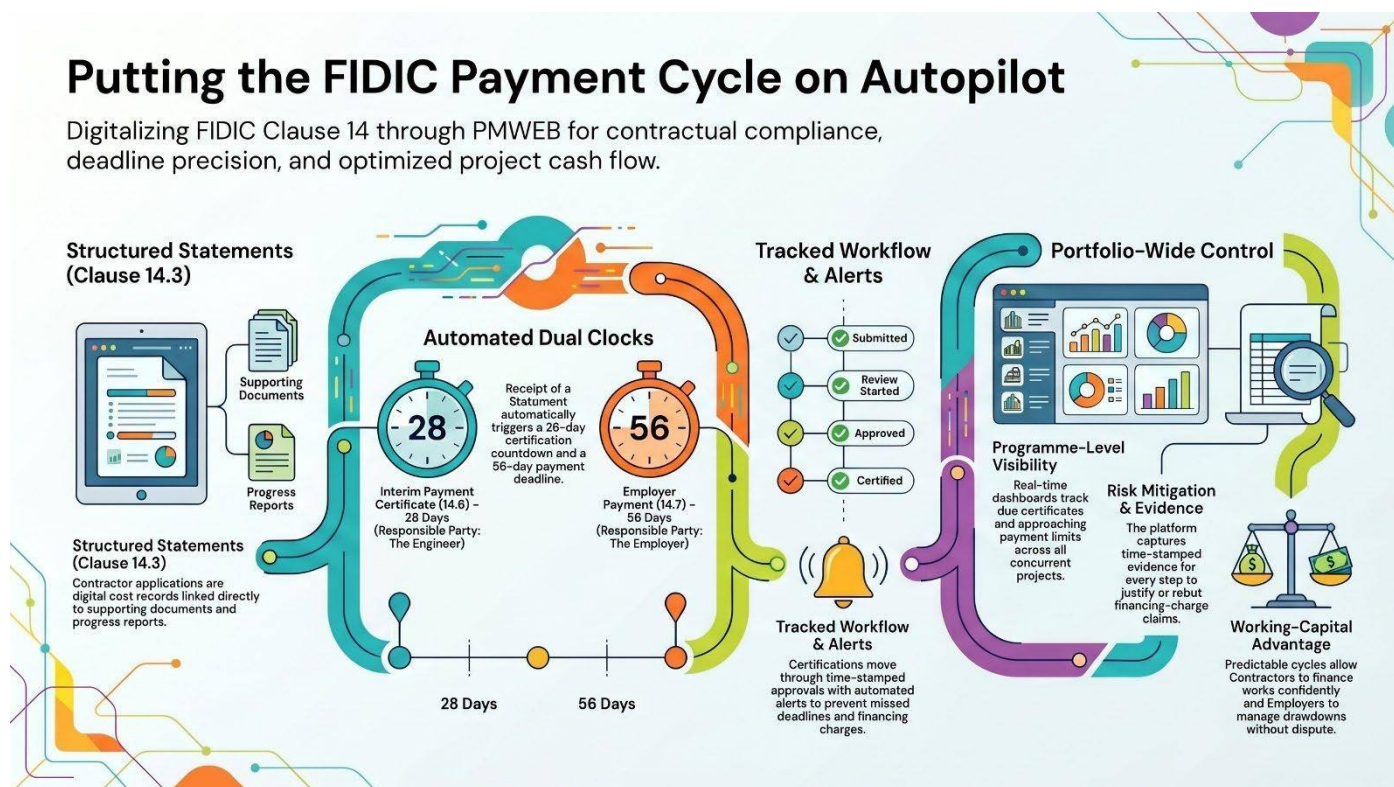
REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

The Payment Cycle on Autopilot (Clause 14)

Payment under FIDIC is a chain of deadlines. Miss a link and someone is funding the project for free.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

· A construction-stage series on digitalizing FIDIC contract administration



Of all the FIDIC clocks, the payment cycle under Clause 14 is the one that runs most relentlessly — every month, on every project, for the whole duration. It is also the one whose deadlines have the most immediate cash consequences. The Contractor submits a Statement; the Engineer must issue the Interim Payment Certificate (IPC) within 28 days of receiving the Statement and supporting documents under Sub-Clause 14.6; the Employer must then make the payment within 56 days from the date the Engineer receives such Statement under Sub-Clause 14.7. Slip on the certification and the payment date still runs. Slip on payment and financing charges follow. The cash position of every party on the project is governed by these dates.

And yet payment is frequently administered across a seam — the application in one system, the certification in another, the actual payment in finance — with the FIDIC deadlines tracked, if at all, in a spreadsheet maintained by whoever has the time. It is a recipe for the avoidable dispute: a certificate issued late, a payment that misses its date, a financing-charge claim that no one saw coming.

Bringing the cycle onto one platform turns those deadlines from a liability into a routine.

The Statement is a structured application, not a bundle. In PMWEB, the Contractor's Statement for Interim Payment under Sub-Clause 14.3 is handled as a structured cost record— measured work, materials, variations, claims, retention — linked to its supporting documents and the monthly progress report (4.20). Because it is structured, the certification that follows works from defined line items rather than a re-keyed summary.

Receipt starts both clocks automatically.

The moment the Statement is logged as received, PMWEB computes the two deadlines that matter: the Engineer's 28-day window to certify and the Employer's 56-day window to pay. They are visible from the submission, counting down, attributed to the responsible party. Nobody has to remember them, because the record remembers them.

Certification is a tracked workflow. The IPC moves through review and approval as a workflow, time-stamped and attributable, with the certified amount and any deductions evidenced. If certification is running close to its 28-day limit, it surfaces as an alert rather than as a missed date discovered in hindsight.

Payment closes the loop. The payment against the certificate is recorded against the same record, so the platform holds the full chain — application, certificate, payment — with the dates that prove each step happened on time. If a step is late, the record shows it, which is exactly the evidence a financing-charge entitlement (or its rebuttal) depends on.

The systemic gain is the same one we have seen throughout this series: the deadline is a property of the record, the process is a workflow, and the evidence is captured at source. But payment makes the value especially tangible, because it repeats every month and touches everyone's cash. A platform that certifies and pays on time, every cycle, is not just contractually compliant — it is a working-capital advantage for the whole project. Predictable certification lets the Contractor finance the works with confidence; predictable payment lets the Employer manage drawdown without dispute.

PMWEB interface showing a Progress Invoice for RVS0104 - Boston Medical Center. The invoice is approved and shows a table of line items with descriptions, quantities, and costs.

Line #	Item	Cost Cn.	Description	Quantity	Unit	Price	Total	Cost	Revenue
1	02-220002	General Conditions	USD - Dollar Units...	\$475,000.00		\$157,700.00	\$227,300.00	\$227,300.00	\$186,750.00
2	02-220003	Existing Conditions	USD - Dollar Units...	\$1,000,000.00		\$500,000.00	\$200,000.00	\$700,000.00	\$700,000.00
3	02-220003	Coverwork	USD - Dollar Units...	\$950,000.00		\$345,000.00	\$505,000.00	\$190,000.00	\$595,000.00
4	02-220003	Mech	USD - Dollar Units...	\$275,000.00		\$61,500.00	\$436,500.00	\$436,500.00	\$436,500.00
5	02-220003	Brickwork	USD - Dollar Units...	\$15,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
6	02-220003	Painting and Coating	USD - Dollar Units...	\$150,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
7	02-220002	Fire Suppression	USD - Dollar Units...	\$425,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
8	02-220002	Plumbing	USD - Dollar Units...	\$400,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
9	02-220002	HVAC	USD - Dollar Units...	\$400,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
10	02-220002	Electrical	USD - Dollar Units...	\$500,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00
11	02-220002	Furniture	USD - Dollar Units...	\$400,000.00		\$61,500.00	\$67,500.00	\$67,500.00	\$67,500.00

PMWEB interface showing the Progress workflow for RVS0104 - Boston Medical Center. The workflow is in progress, showing steps and a log of activities.

Current Step: Step 2 of 4
GM Development Manager
Notify
Due Date: October 15, 2018

Next Step: Step 3 of 4
Director
Bassam Samman
Closed On: July 16, 2018 12:35 PM

Log: Returned by Bassam Samman (admin)
Comments: Closed On: October 8, 2018 12:35 PM

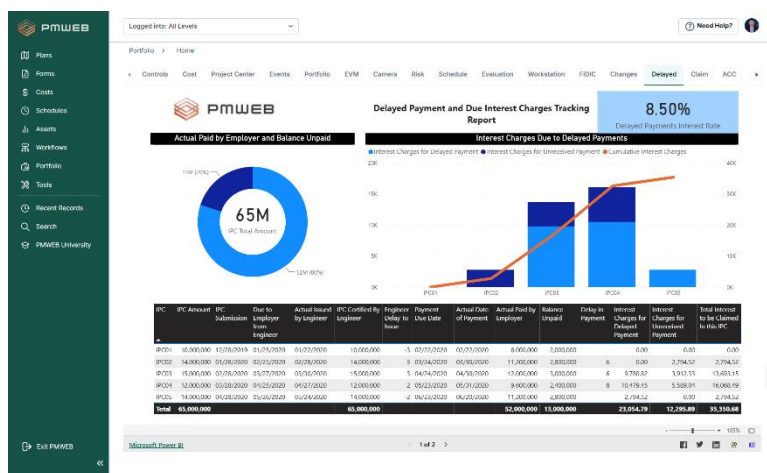
PMWEB interface showing the Payments workflow for RVS0104 - Boston Medical Center. The payments are approved and show a table of payment details.

Item	Payment	Payment	Payment	Payment	Cost Cn.	Detail	Type	Category
001	Approved	Boston Cent...	Enter Note...	0000	\$1,000,000.00	\$1,000,000.00		
002	Approved	Boston Cent...	Enter Note...	0000	\$1,000,000.00	\$1,000,000.00		

There is a portfolio dimension too. An Employer running many concurrent FIDIC contracts can see, across all of them, which certificates are due, which payments are approaching their limit, and where the exposure to financing charges is building — from one view, in real time. Payment governance stops being a month-end scramble per project and becomes a continuous, visible position across the programme.

That phrase — *across the programme, in real time* — is the bridge to the final article. We have

now digitalized the notices, the records, the determination, the claims and the payments. Every obligation on the project is a structured record that knows its own deadline. The last step is to lift all of it into a single pane of glass, so that the entire FIDIC position of the project can be read at a glance. That is the dashboard — and it is where PMWEB's business-intelligence capability turns all this disciplined data into real-time control.



JOIN THE CONVERSATION

How are your FIDIC payment deadlines tracked today — inside your project platform, or in a spreadsheet someone has to keep alive?

About the Author

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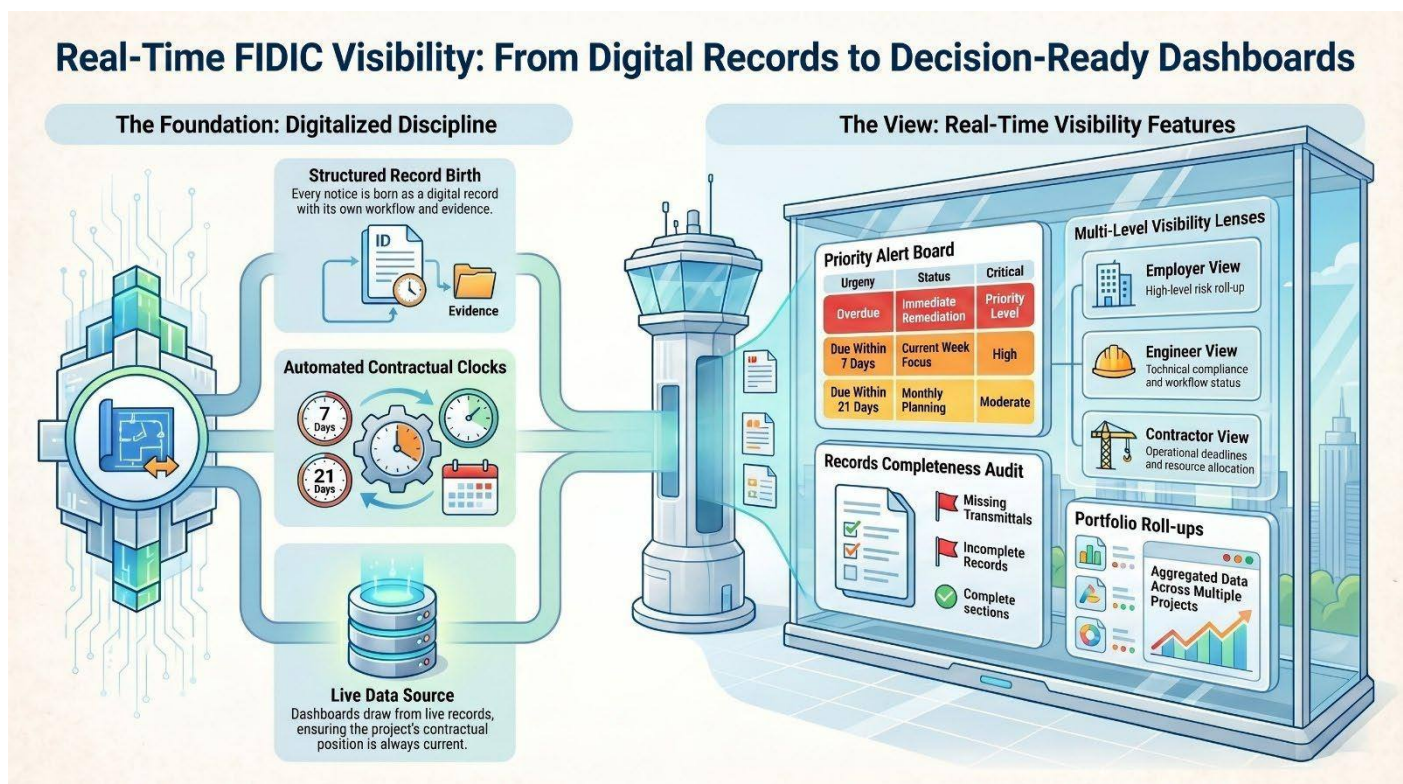
REAL-TIME FIDIC NOTICE MANAGEMENT WITH PMWEB

Real-Time Visibility: The FIDIC Notice Dashboard with PMWEB BI

When every notice is a structured record, the dashboard is no longer a report you build. It is a live view you simply turn on.

Bassam Samman, CEO, CMCS PMWEB Global Partner & Mansoor Ali, FCCM, MCIPS

· A construction-stage series on digitalizing FIDIC contract administration



Across this series we have digitalized the FIDIC project piece by piece. The Notice of Claim and its 28-day time-bar under Sub-Clause 20.2.1; the consultation and determination milestones under Clause 3.7; the claims, EOT, and variation integration of Clauses 20, 8, and 13; the monthly payment cycle of Clause 14 — each is now a structured record that calculates its own deadline, runs through a workflow, fixes its service date with a transmittal, and carries its supporting evidence. Every contractual clock on the project is captured as data.

That last point is what unlocks the final, decisive capability: **real-time business intelligence**. A dashboard is only as good as the data beneath it. Most attempts at a “FIDIC tracker” fail because the data is manually maintained, so the dashboard is always slightly wrong and quickly abandoned. When the notices are *born* as structured records, the dashboard draws on live, authoritative data — and it stops being a periodic report someone assembles and becomes a continuous view of the project’s contractual position.

PMWEB supports this in two complementary ways: its own reporting and dashboard engine for views that live inside the platform alongside the records, and native integration with Microsoft Power BI for richer, cross-project analytics and executive visualisation. Either way, the source is the same disciplined data. Here is what that view delivers.

A priority alert board for deadlines. Every open obligation, ranked by urgency — overdue, due within seven days, due within twenty-one days — with time-bars surfaced above everything else, because an unserved Notice of Claim under Sub-Clause 20.2.1 carries a catastrophic procedural time-bar, whereas

routine administrative submittals rarely extinguish substantive entitlements. This is the single most valuable screen on the project: the contracts team opens it each morning and sees exactly what must be served today, this week, this month. The 28-day clock is no longer a risk that depends on memory; it is a colour on a board.

A records-completeness view. For each obligation, whether its supporting records are actually on file — so a notice with a missing transmittal or absent contemporaneous records is flagged *before* it becomes a weakness, not discovered during a dispute. The dashboard does not just track deadlines; it audits the evidence behind them.

Role-based lenses for the three parties. The Employer sees governance and exposure across the portfolio. The Engineer sees the determination pipeline and certification deadlines. The Contractor sees its notice obligations and entitlement position. One dataset, three views — each party reading the same truth from its own seat, which establishes an unassailable factual baseline—the exact environment where opportunistic disputes shrink and commercial transparency prevails.

Portfolio roll-up. For an Employer running many FIDIC contracts at once, the same logic scales: time-bars about to expire, determinations overdue, certificates and payments approaching their limits — aggregated across the entire programme, refreshed in real time. Contractual risk becomes a managed, visible position rather than a series of project-level surprises.

The screenshot shows the PMWEB interface for a 'Sample Programme — Marina District Infrastructure'. The top navigation bar includes 'Portfolio', 'Home', and various tool tabs like 'Controls', 'Cost', 'Project Center', etc. A sidebar on the left lists 'Plans', 'Forms', 'Costs', 'Schedules', 'Assets', 'Workflows', 'Portfolio', 'Tools', 'Recent Records', 'Search', and 'PMWEB University'. The main dashboard area features a summary of key metrics: 14 OPEN OBLIGATIONS, 1 OVERDUE, 3 DUE < 7 DAYS, 3 TIME-BARS AT RISK, and 10 RECORDS GAPS. Below this, there's an 'ALERT BOARD' with filters for 'ALL PARTIES', 'EMPLOYER', 'ENGINEER', 'CONTRACTOR', and 'ALL'. It lists critical items with their due dates and remaining time: 'Issue Interim Payment Certificate' (overdue by 4 days), 'Give Notice of Dissatisfaction (if disputing)' (1 day remaining), and 'Serve Notice of Claim' (2 days remaining). Each item includes a brief description and a 'Mark satisfied' button.

It is worth being clear about cause and effect, because it is easy to admire the dashboard and miss the point. **The dashboard is the consequence, not the cause.** It is impressive precisely because everything beneath it was digitalized first. You cannot buy the view without building the discipline — structured forms, enforced workflows, automatic transmittals, contemporaneous records linked to process. Do that, and the real-time dashboard is almost free, because the data already exists in the right shape. Skip it, and no reporting tool, however powerful, can visualise data that was never properly captured.

That is the whole argument of this series, compressed into one screen. On a FIDIC project, the team that controls its notices controls its commercial outcome. Controlling notices means digitalizing every contractual process — turning each obligation into a record that knows its deadline, runs its workflow, and keeps its

evidence. And once that is true, business intelligence lifts the entire contractual position of the project into a single, real-time view that an Employer, an Engineer and a Contractor can each act on with confidence.

The contract was always a network of clocks and records. The only question is whether you run it on memory and email — or on a platform that does the remembering, the calculating and the proving for you.

JOIN THE CONVERSATION

If you could see one real-time number across your whole FIDIC portfolio tomorrow morning, what would it be?

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