



# Construction Delays

Efficiency Notes – Project Controls Series

## What It Is

Delays are events that happen during both work planning and execution that result in a cost and/or schedule variance versus the original project plan.

## Why You Need It

**Delays** impact your project delivery and your project costs, and can result in litigation. It is critical to capture, analyze and resolve project delays quickly – and know who is responsible.

## What You Need

- 1. **A Project Plan and Critical Path**  
Schedule, Scope, Costs – and know the critical path to final delivery
- 2. **Delay Capture Form**  
Know how you will capture delays in a standardized way
- 3. **Delay Categorization**  
Understand what type of delay you have encountered and if it is excusable
- 4. **Delay Assessment & Analysis**  
Know your method for analyzing delays and their impact on schedule
- 5. **Delay Reporting**  
Know your method for analyzing delays and their impact on schedule

## Delay Analysis and Assessment Methods

Depending on the scope and complexity of the project you may use a different analysis method:

<p><b>Foresight Method</b></p> <p>Delays assessed to determine how the as-planned / baseline schedule should be revised and the resultant impact on the project completion date.</p>	<p><b>Impacted As-Planned</b></p> <p>Evaluate the impact on baseline plan by viewing either:</p> <ul style="list-style-type: none"> <li>• Only owner-caused delays</li> <li>• Only contractor-caused delays</li> </ul> <p>And comparing to the As-Built Schedule to determine the difference</p>
<p><b>Hindsight Method</b></p> <p>Delays shown as activities on as-built schedule tied to critical path – showing and evaluating against the dates events actually occurred.</p>	<p><b>Collapsed As-Built</b></p> <p>Remove delays caused by one party to determine when work would have actually been completed if not for the delays.</p> <p>If the project would have been completed earlier with delay removed from the as-built schedule, that delay is assessed responsible.</p>
<p><b>Contemporaneous</b></p> <p>Evaluate delays in the context of project status at time of delay. Schedule is updated to the time of delay, then updated to incorporate changes to plan and timing to complete remaining work.</p>	<p><b>Contemporaneous Period (Windows) Analysis</b></p> <p>Examines critical path between two time points and assesses delay impact as it occurs, and adjusts timing as necessary.</p> <p>The objective of this method is to consider the conditions of the project as they change and the known information at the time of occurrence.</p>

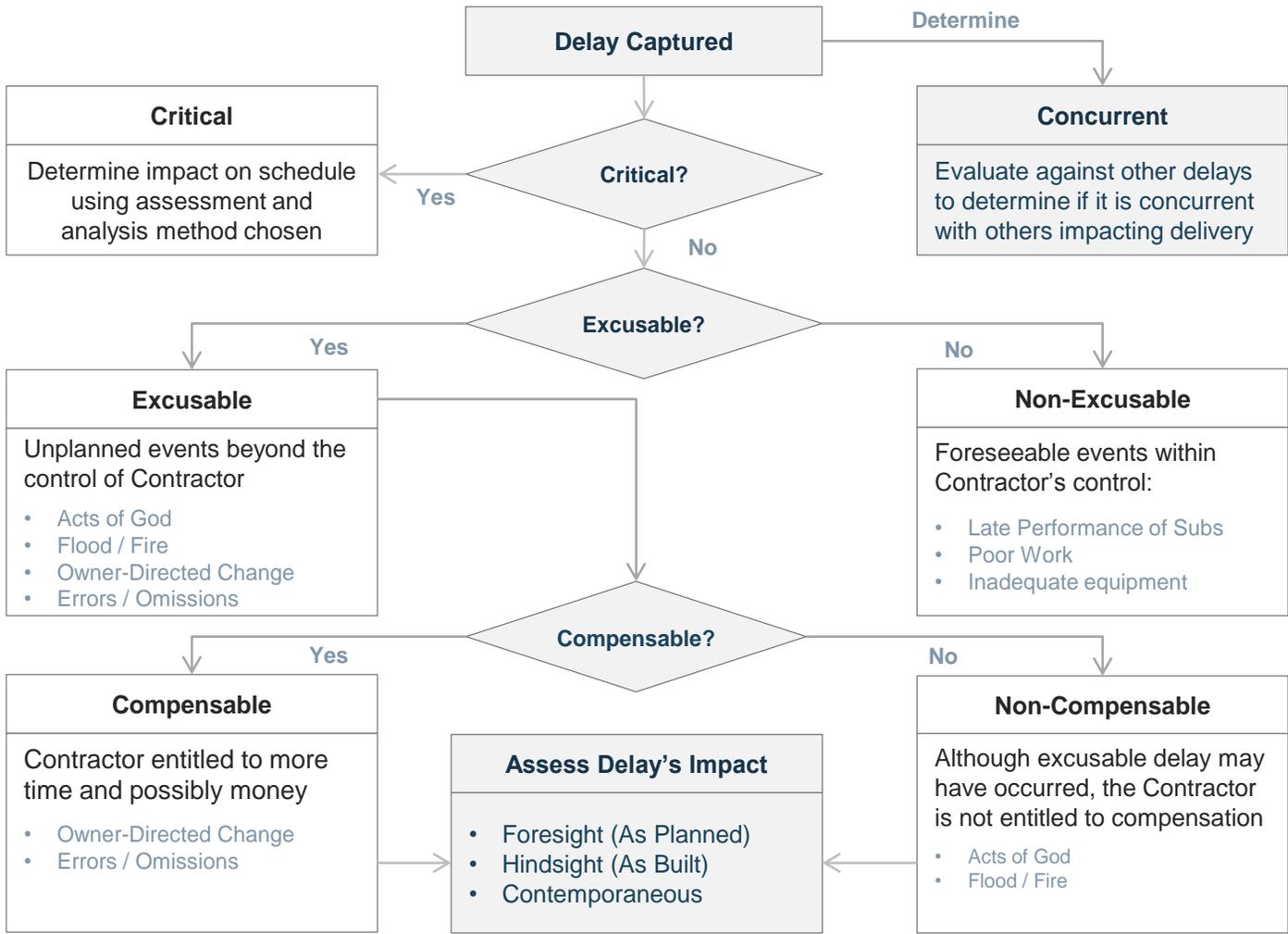




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## Delay Categorization



Projects may define their own business processes around how to capture, categorize and analyze delays, but the above categories are widely accepted best practice in construction delays.

## Delay Reporting

Delays are typically captured and reported on a delay log. Below is an example:

#	Description	Cause	Start	End	Critical?	Resp.	Excusable
001	Waiting on permit	Owner Rep Not Available	9/1/2015 2:00 PM	9/1/2015 4:00 PM	Yes	Owner	Yes

