

## Delay Analysis in Construction Utilizing CPM Schedules

### BACKGROUND

All construction projects consist of detailed scope of work that must be performed within a specified duration for an agreed amount of compensation. Failure to complete the project in the mandated time period can result in financial losses and penalties. Hence, the use of a properly prepared construction schedule is a necessity to satisfactorily complete projects and maintain profitability.

If a project is delayed, the construction schedule can be utilized to quantify the impact by comparing planned performance with actual execution. The majority of project owners as well as the legal system now require the use of properly prepared construction schedules to prove liability and entitlement of delay damages in construction projects.

The Critical Path Method (CPM) of developing a construction schedule consists of separating the entire project into individual tasks with associated durations and then assigning relationships between the various tasks such that all the tasks are completed within the permitted project duration. The project's "critical path" is the sequence of activities with the longest overall duration from the start of construction to the required completion date. Any activity delay on the critical path will result in a day-to-day extension to the completion date. A properly prepared CPM schedule is invaluable for the efficient use of available resources and advance warning of events that could delay the project's completion.

### DELAY CLASSIFICATION

Project delays can be classified as an excusable delay or a non-excusable delay.

Excusable delays are those where the contractor is entitled to receive a schedule extension due to events that are out of his control. Typical examples include *inter alia* weather delays, unforeseen subsurface conditions or design changes.

Non-excusable delays are solely caused by the contractor and no good reason exists for granting an extension of contract time.

Excusable delays can be further classified as compensable or non-compensable delays.

Compensable-excusable delays are those where the claimant is entitled to recover remuneration for expenses incurred as a result of the delay. Typical examples include *inter alia* schedule extensions associated with scope changes, design changes, owner interference.

Non-compensable-excusable delays are those where the contract is extended but the contractor is not entitled to additional compensation. The contract often times defines the events that are non-compensable-excusable delays. A common example is a delay associated with unusual or severe weather.

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

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