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Quantifying Delays Using Bar Chart SchedulesChapter 5: Delay Analysis Using CPM Schedules; Using CPM Schedules to Measure Delays; Identifying the As-Planned Schedule; Correcting Versus Leaving Errors; CPM Schedules and the Critical Path; Identifying Schedule Updates for the Purpose of Measuring Delays; Use of Scheduling Software and Other Software Tools in the Quantification of Delays; Chapter 5 Examples; Chapter 6: Delay Analysis Using No Schedules; Use of Contemporaneous Documents for Sequence and Timing; Using an As-Built Analysis to Quantify Delays

Chapter 7: Other Analysis Techniques-Their Strengths and WeaknessesUsing Fragnets to Quantify Delays; Windows Techniques; Impacted As-Planned Analyses; Collapsed As-Built Analyses; Analyses Based on Dollars; But For Schedules, Analyses, and Arguments; Chapter 8: The Owner's Damages Due to Delay; Liquidated Damages; Actual Damages; Chapter 9: The Contractor's Damages Due to Delay; General Guidelines for the Presentation and Recovery of Damages; Types of Delay Damages; Escalation of Labor Costs; Equipment Costs; Material Costs; Other Delay Costs; Chapter 10: Home Office Overhead What is Home Office Overhead?Effects of Delays on Home Office Costs; Eichleay Formula; Canadian Method; Calculation Using Actual Records; Net Present Value Analysis; Chapter 11: Inefficiency Caused by Delay; What Is Inefficiency?; Ways That Delay Can Lead to Inefficiencies; Quantifying Inefficiency; Quantifying the Costs of Inefficiency; Chapter 12: Acceleration; What Is Acceleration?; Why Is a Project Accelerated?; Constructive Acceleration; How Is a Project Accelerated?; Quantifying the Time Savings Associated with Acceleration; Quantifying the Costs of Acceleration

Chapter 13: Other Categories of Delay Damages

Sommario/riassunto

Delays in construction projects are frequently expensive, since there is usually a construction loan involved which charges interest, management staff dedicated to the project whose costs are time dependent, and ongoing inflation in wage and material prices. Many techniques are used to analyze delays. Some of these methods have inherent weaknesses and should be avoided. This book points out the shortcomings of these faulty methods and explains how a delay analysis should be performed. It then describes specifically how the analysis is done with CPM schedules. A explanation of delays and delay