

ABSTRACT

Analysis of Construction Delays

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This report presents the results of an investigation into the nature, length and cost of delays, that occurred on thirty (30) building projects in Trinidad, over the period 1979-1992.

The report is divided into four (4) sections, with the first dealing with the circumstances that give rise to delays, the classification of these delays, and the effects they have on the construction schedule.

The second section deals with the provisions made for handling delays in the more commonly used standard form of building contracts. The claims that are permitted to both the client and contractor for delays under the contract are examined, with brief comparisons made between the Trinidad and Tobago Institute of Architects 'Standard form of Building Contract' and the ICE Conditions of contract.

The third section deals with the accuracy of the data, and the time constraints involved in collecting them. The analysis of the data collected then follows. Several tables are used to present the data and graphical pictures of the results are given via pie charts. Based on the results obtained from the data, conclusions are drawn as to the sources of delays and the overall effect each type of delay has on the construction programme.

The fourth section contains the conclusions. In this section the writer is aware that construction delays would appear to be inevitable costly disruptions to the construction schedules. However, in outlining new trends in the design process and the running of construction projects, the writer attempts to lift the pessimism by indicating that these techniques while not being able to avert delays altogether, certainly minimise their occurrence and costs.

- Mr. A. ... for the management throughout the ...
- Mr. B. ... for the ... in the ... and ...
- Mr. C. ... for the ... in CE 600, CE 601, CE 602 and CE 603.
- Mr. D. ... for research and supply of data.
- Mr. E. ... for research and supply of data.
- Mr. F. ... for research and supply of data.
- Mr. G. ... for research and supply of data.
- Mr. H. ... for general maintenance throughout the ...
- Mr. I. ... for the ... and ... of the ...