

## **Construction Delay Analysis and Scheduling Experts**

Construction schedule delays are among the most common types of disputes in the construction industry. Yet, they can also be some of the least understood and frequently complex situations that have a direct effect cost on any construction project. The professionals at Construx Solutions have considerable amounts of experience in analyzing delay on all types of construction projects. We have an ability to assess cause and effect of delays and determine responsibility in a manner that is accurate and will resolve or flat out avoid costly disputes.

Whatever your situation may be as it relates to project delay, we will determine what you are entitled to and give you a strategy that puts you best foot forward in a dispute.

### **Construx Solutions can Simplify this Complexities of Delay Analysis**

Most people are typically shocked in how much work is necessary to put an effective and accurate delay analysis together. However, it is important that these types of analyses are done in a manner that is accurate, because a lot of money is usually on the line. In addition, there is a lot of information on any construction project that all needs to be considered.

At Construx Solutions, we take delay analysis very seriously and pride ourselves in our ability to produce an analysis that is factually accurate, simple to understand and effective. In addition, we pride ourself on the ability to find an answer that is quicker and more cost effective than most. We work on behalf of Owners, Construction Managers and Subcontractors to determine how each were affected by project delays and what they are entitled to as a result.

We have a process that works and always strive to work as efficiently as possible to ensure that a delay dispute can be settled sooner rather than later. Unlike most consultants, we seek to resolve delay disputes rather than prolong them.

Our process typically involves:

- Studying the contract as it relates to the schedule, delay, extension of time and liquidated damages
- Studying the baseline schedule to learn the intended sequence of construction activities, critical and near critical paths, activity durations and project durations
- Studying the schedule updates to assess for modifications, accuracy and usefulness
- As-Built Schedule Preparation and Review
- Determination of As-Built Critical Path
- Assessment of critical path and concurrent delays and resultant impacts to project end date
- Review of Project documentation and correspondence to determine responsibility for critical path and concurrent delays
- Quantification of Damages due to delays

### **Construx Solutions Represents Your Best Interests**

Our Professionals are very confident in the accuracy of our work product and although we hope your delay dispute doesn't end up in court, will serve as your testifying expert witness to support the case.

In the event the dispute goes to mediation or trial, Construx Solutions can defend your interests by offering our tested expertise in such essential services as:

- Arbitration and mediation support
- Expert consultation
- Expert witness testimony

Our staff is qualified and prepared to accurately identify liability and quantify damages related to delay. We will present the facts of the case in mediation or trial in a timely and cost-effective fashion and in a manner that helps resolve the case.

## **Construx Understands the Issues behind Construction Delays**

Construction schedule delays have numerous causes. What they all have in common is that no one saw them coming; they are unexpected and unwelcome, and can throw a project into complete chaos if not properly addressed.

Some common causes of construction schedule delays include:

- Mismanagement
- Permits and approval difficulties
- Financial problems
- Defective plans or specs
- Change Orders
- Poor Performance
- Lack of Coordination among trades
- Unforeseen Site Conditions
- Inclement weather

Such events or circumstances may work to extend the cycle of the project beyond its originally projected completion or prevent scheduled work from being performed. It is here that the expertise of Construx comes into play.

## **Don't Delay — Call Construx Today**

If the potential effects of construction project delays are of concern to you, as they should, you should contact Construx Solutions at your earliest opportunity. Call XXX-XXX-XXXX, and put us to work for you without delay.