TS TSconsult

SERVICE 02

Delay Analysis

What caused the delay — and how much time it justifies.

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OVERVIEW

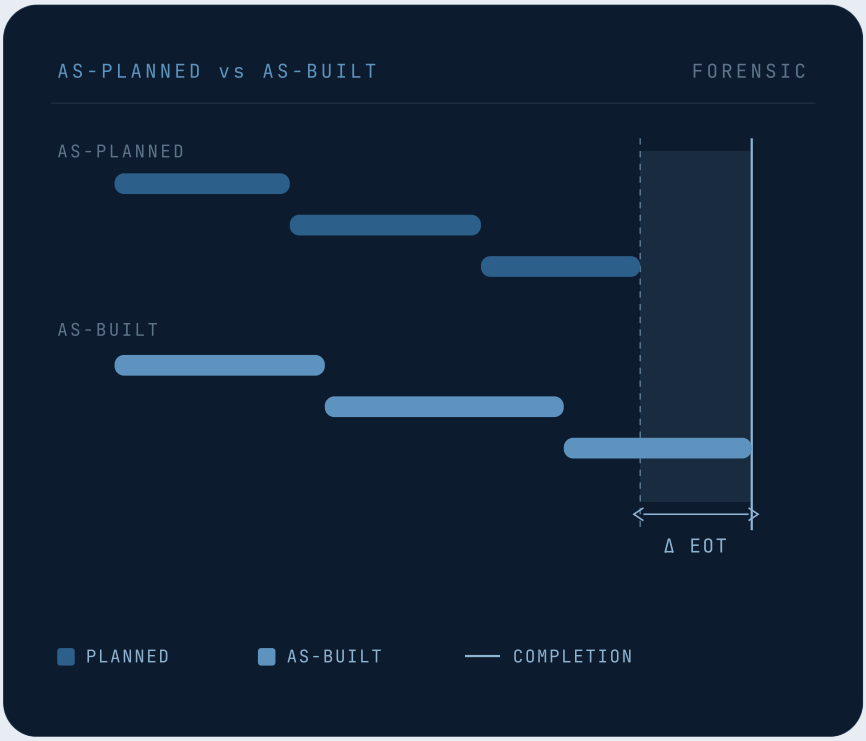
Delay is rarely simple. We establish the cause, the effect, and the entitlement that follows — objectively, and on the evidence.

When a project finishes late, the questions are precise: which events drove the critical path, how much time they account for, and who is responsible. Answering them requires a rigorous, transparent method — not assertion.

We select a technique appropriate to the records, the contract, and the forum, and apply it consistently — addressing float ownership, pacing, and acceleration head-on, aligned with the SCL Delay & Disruption Protocol.

The choice of method is not academic. The wrong technique, or one applied to records it does not suit, produces conclusions that fall apart under challenge — so we choose deliberately and apply it consistently.

AS-PLANNED VS AS-BUILT · EXTENSION OF TIME



WHY IT MATTERS

Delay is decided on method and evidence — not assertion.

When a project finishes late, everyone has a narrative. The contractor points to late information and changes; the employer points to under-resourcing and poor productivity. Both stories can feel compelling. What separates a position that holds from one that collapses is method and evidence.

Forensic delay analysis replaces narrative with demonstration. By rebuilding what was planned, comparing it against what actually happened, and tracing cause and effect through the critical path, it shows — rather than asserts — which events drove completion and what extension of time is justified.

The hard questions are where most analyses fail: float ownership, pacing, and acceleration. We address them directly rather than avoiding them, because a tribunal will not avoid them either — and an honest treatment is ultimately more persuasive than one that overreaches.

We work to the standard expected in formal proceedings from the outset, so the same analysis that supports a negotiation will hold up if the matter escalates.

WHAT WE DELIVER

Capabilities

As-planned vs as-built

Comparison of intended versus actual to expose where and when the project diverged.

Impacted as-planned

Delay events inserted into the baseline to model their effect on planned completion.

Time impact analysis

Event-by-event modelling on a contemporaneous programme.

Time slice / windows

The programme split into windows to track how delay evolved.

Collapsed as-built

The "but-for" technique, isolating the net effect of delay events.

Causation & float

Rigorous treatment of causation, float ownership, and pacing.

HOW WE WORK

Our approach

01 **Records review**
Programmes, progress data, and contemporaneous records interrogated.

02 **Baseline validation**
The baseline and updates tested for integrity before analysis.

03 **Method selection**
The technique chosen to suit the records, contract, and forum.

04 **Window analysis**
Cause and effect traced through the critical path, window by window.

05 **Findings & opinion**
Conclusions on causation and entitlement, clearly evidenced.

WHAT YOU RECEIVE

Deliverables

- Delay analysis report
- Critical / longest path narrative
- Causation & float assessment
- EOT entitlement opinion
- Schedule fragnets & exhibits
- Records & evidence index

SCL Protocol (2nd ed.) | Primavera P6 | Time Impact Analysis | Windows Analysis | Collapsed As-Built

Let's discuss your project.

Whether you require delay analysis support or wider planning, claims, and dispute advisory, TSconsult is ready to help.

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