

# Review of delay analysis methods: a process-based comparison

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## Abstract

Schedule delays frequently occur in construction projects. Many methods have been developed and used to analyze and measure the schedule delay of construction projects. Selecting a suitable analysis methodology is a major task for resolving the schedule delay claims encountered. This study reviews 18 delay analysis methods, and compares in detail three process-based dynamic analysis methods, namely, the snapshot analysis method, the windows analysis method and the isolated delay type method. A dynamic method is ideal for resolving a delay claim, since it provides accurate analysis. The differences among the dynamic methods in terms of the capabilities, required documents, timing and analysis process are discussed to help delay analysts to select an appropriate method. Finally, this study attempts to propose six suggestions on developing an ideal analysis method.

Keyword : Delay analysis; process comparison; dynamic analysis method; claim management