



TIME IMPACT ANALYSIS - TIPS & BEST PRACTICES

TIME IMPACT ANALYSIS

1. CONTRACTOR HAS THE BURDEN OF PROOF
2. Preparation is key.
3. It all starts with the baseline schedule.
4. STEPS
 - a. Plan the schedule.
 - b. Document assumptions.
 - c. Subcontract agreements must include the baseline schedule.
 - d. Specific task activities must be clearly defined.
 - e. Keep the schedule current.
 - f. When statusing the schedule, ensure that the logic of assumptions apply.
 - g. Don't override the logic of the schedule – Overriding increases risks.
 - h. Submit an updated schedule with critical path analysis at least monthly (or more often, if needed).
 - i. Each activity should have a unique owner/source of responsibility.
 - j. Activities should be descriptive: object, action, location
 - k. Use the CPM TO MANAGE THE PROJECT.
 - l. BAR CHARTS ARE ONLY USED AS A SUMMARY TOOL - AFTER THE CPM HAS BEEN CONSTRUCTED –

TIME EVALUATION CONCEPTS

1. THE CRITICAL PATH IS THE LONGEST PATH.
2. THE CPM IS DYNAMIC.
3. THE CPM MUST BE PRESENTED PROSPECTIVELY.
4. INCLUDE EXTERNAL INTERFACES AND OWNER-SUPPLIED INFORMATION AND DELIVERABLES.
5. THE CPM SHOULD REPRESENT ALL OF THE SCOPE OF THE CONTRACT.
6. THE CPM SHOULD BE THE CURRENT UPDATED SCHEDULE.
7. CONCURRENT DELAY – IS THE CONCURRENCY EQUALLY CRITICAL?
8. BUT FOR – ANALYSIS.
9. THE TIA – TIME IMPACT ANALYSIS – AS-BUILT PERSPECTIVE UP TO A POINT.
10. DON'T USE AN IMPACTED AS-BUILT BASELINE – GO TO TIA.
11. WINDOWS ANALYSIS – EVALUATE CRITICAL PATH.
12. EVALUATE CRITICAL PATH COMPARE TO AS-BUILT.
13. DOES THE ISSUE FALL ON THE CRITICAL PATH AT THE TIME OF UPDATE?
14. HOW DOES IT AFFECT THE CRITICAL PATH?
15. HOW DOES IT RELY ON THE AS-BUILT FOR THE WINDOW?
16. AS-PLANNED VS AS-BUILT



CONSTRUCTION BUSINESS GATEWAY TM

OTHER

1. IMPACTED AS-PLANNED STATIC RELATIVE TO BASELINE CRITICAL PATH.
2. WINDOWS ANALYSIS BASELINES AND UPDATES – “BUT FOR”
3. AS-BUILT ANALYSIS – SUBJECTIVE – TOSSES AWAY THE DYNAMIC CONCEPT OF CPM.
4. ARGUING IN AN AS-BUILT SENSE.
5. AS-PLAN – AS-BUILT REQUIRES BASELINE SCHEDULE – GREAT TECHNIQUE BUT CAN BE EXPENSIVE – TYP USED AFTER THE FACT ANALYSIS.
6. JUDGES TYPICALLY WANT TO SEE AS-PLAN VS AS-BUILT AFTER THE FACT.
7. THE TIA APPROACH IS PREFERRED IN TERMS OF TIMELINESS AND COST.
8. FRAGNET – SEGMENT OF NEW OR REVISED ACTIVITIES.
9. EACH CHANGE OR ISSUE SHOULD HAVE A SEPARATE FRAGNET.
10. CHRONOLOGICAL PROCESS.
11. IN CREMENTAL ISSUES.
12. THE SCHEUDLE IS DYNAMIC!
13. CONSIDER THE AS-BUILT CONDUCT OF THE PROJECT?
14. USE FRAGNET CONCEPT TO GRAPH AND DEMONSTATE.
15. USE MINI-FRAGNETS.
16. TIA IS BURDENSOME IF THE NUMBER OF ISSUES INCREASES TO 30 TO 40+ MONTHLY.
17. WHAT IS THE APPROVAL TIMELINE?
18. NEED TO RESOLVE ISSUES AND MOVE FORWARD.
19. EDUCATE OWNERS AND CUSTOMERS AT THE BEGINNING OF A PROJECT.