Schedule Delay Analysis Report

Baseline against as-built: where time was lost and what caused it.



Sample Project

Client: Urban City

PREPARED & SUBMITTED BY

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ISSUE

November 2026

Schedule Delay Analysis — SDA-04

Sample Project · Urban City · Main Contractor LLC · Sample City · 2026-10-31 · Contract No. C-2026-014 · Prepared by F. Planner

OVERALL PROJECT DELAY	NET CULPABLE DELAY	CRITICAL ACTIVITIES	DELAYED ACTIVITIES
19d	**0d** / 19d EOT	**10**	**12**

CRITICAL DELAYED	AVG. / MAX DELAY
9	**14.1d / 19d**

PROJECT INTRODUCTION

PROJECT NO.	001	PROJECT	Sample Project
CLIENT	Urban City	LOCATION	Sample City
CONTRACT NO.	C-2026-014	CONSULTANT	SP Consultant in joint venture with USF Consultants
START DATE	17 November 2025	COMPLETION DATE	10 February 2027
REPORT DATE	8 November 2026	STATUS DATE	31 October 2026

Sample Project is being carried out for Urban City at Sample City under contract C-2026-014. It started on 17 November 2025 and is due for completion on 10 February 2027. This Schedule Delay Analysis Report sets out the position at 8 November 2026 and has been prepared by SP Consultant in joint venture with USF Consultants.

Project Schedule Overview

CONTRACT START	BASELINE COMPLETION	DATA DATE	REVISED FORECAST COMPLETION	ORIGINAL DURATION
2025-11-17	2027-01-22	2026-10-31	2027-02-10	431 days

SCHEDULE NOTES / BASIS

Baseline: programme approved at award (17 Nov 2025). Current: October 2026 update of the Gantt chart. EOT granted: 12 days (design, CL-04) and 7 days (construction, CL-01).

Activities — Planned vs. Actual

NO.	ACTIVITY / TASK	WBS/ZONE	CRITICAL	BASELINE START	BASELINE FINISH	ACTUAL/FORECAST FINISH	DELAY STATUS	% COMPLETE	STATUS	DELAY CAUSE	REMARKS
1	EN-050 Authorities' Review & Issue of NOCs	Environmental & Permitting	Yes	2026-03-03	2026-04-01	2026-04-13	12d critical delay	100%	Completed	Environmental agency asked for a revised drainage outfall assessment before issuing the permit	12 days late
2	DS-050 Prepare 90% Design (Final Geometrics, Pavement & Structural Details)	Roadway Design	Yes	2026-04-02	2026-04-26	2026-05-08	12d critical delay	100%	Completed	Started late after the NOCs (EN-050)	12 days late
3	DS-080 Final Design Approval (Milestone)	Roadway Design	Yes	2026-05-22	2026-05-22	2026-06-03	12d critical delay	100%	Completed	Follows DS-050	12 days late
4	RW-020 Land Acquisition & Compensation Award (Land Acquisition Act)	Land Acquisition & Utility Coordination	No	2026-02-06	2026-03-22	2026-04-06	15d delay	100%	Completed	Two land owners at Ch 2+300 and Ch 3+850 disputed the land compensation award	15 days late
5	DS-030 Prepare 60% Design (Drainage, Utility Relocation & Signing/Striping Plans)	Roadway Design	No	2026-02-11	2026-03-12	2026-03-17	5d delay	100%	Completed	Utility owner (gas) changed the relocation route; drainage plans revised	5 days late

NO.	ACTIVITY / TASK	WBS/ZONE	CRITICAL	BASELINE START	BASELINE FINISH	ACTUAL/FORECAST FINISH	DELAY STATUS	% COMPLETE	STATUS	DELAY CAUSE	REMARKS
6	BD-040 Letter of Acceptance / Commencement of Works (Milestone)	Tendering & Contractor Procurement	Yes	2026-06-28	2026-06-28	2026-07-10	12d critical delay	100%	Completed	Award 12 days late after the NOC delay	12 days late
7	CN-050 Install Storm Drainage Pipe, Inlets & Structures	Construction: Earthwork & Drainage	Yes	2026-08-18	2026-09-06	2026-09-25	19d critical delay	100%	Completed	Unmarked water main found at Ch 1+450 and two days of heavy rain	19 days late
8	CN-060 Subgrade Preparation & Proof-Rolling	Construction: Earthwork & Drainage	Yes	2026-09-07	2026-09-16	2026-10-05	19d critical delay	100%	Completed	Follows the drainage delay	19 days late
9	CN-070 Place & Compact Aggregate Base Course	Construction: Base & Pavement	Yes	2026-09-17	2026-10-01	2026-10-20	19d critical delay	100%	Completed	Follows the drainage delay	19 days late
10	CN-100 Place Asphalt Binder Course	Construction: Base & Pavement	Yes	2026-10-02	2026-10-11	2026-10-30	19d critical delay	100%	Completed	Follows the drainage delay	19 days late
11	CN-080 Install Kerbs, Channels & Storm Drain Laterals	Construction: Base & Pavement	Yes	2026-10-02	2026-10-16	—	15d critical delay (open)	75%	In Progress	—	Forecast finish 2026-11-04
12	CN-120 Install Traffic Signals & Street Lighting	Construction: Signals, Signing & Striping	No	2026-10-02	2026-10-21	—	10d delay (open)	55%	In Progress	—	Forecast finish 2026-11-09
13	CN-110 Place Asphalt Surface Course	Construction: Base & Pavement	Yes	2026-11-01	2026-11-10	—	10d ahead	0%	Not Started	—	Forecast finish 2026-11-29

Delay Log & Impact Register

NO.	DELAY / EVENT DESCRIPTION	RELATED ACTIVITY	CATEGORY	DAYS IMPACT	CRITICAL PATH	RESPONSIBILITY	STATUS	REMARKS
1	Environmental agency asked for a revised drainage outfall assessment; NOCs issued 12 days late	EN-050 Authorities' Review & Issue of NOCs	Permits & Approvals	12	Yes	Third Party	Closed	Extension of design time of 12 days granted (CL-04)
2	Two land owners at Ch 2+300 and Ch 3+850 disputed the compensation award	RW-020 Land Acquisition & Compensation Award (Land Acquisition Act)	Client-Caused	15	No	Client	Closed	Absorbed by the float of the land acquisition path
3	Gas company changed the relocation route; drainage plans revised	DS-030 Prepare 60% Design (Drainage, Utility Relocation & Signing/Striping Plans)	Design Change	5	No	Third Party	Closed	Absorbed: the NOC delay was driving
4	Unmarked water main found at Ch 1+450; drainage works stopped and re-routed	CN-050 Install Storm Drainage Pipe, Inlets & Structures	Other	7	Yes	Client	Closed	Unforeseeable physical conditions: EOT 7 days granted (CL-01), VO-02
5	Exceptionally heavy rain on 15-16 September 2026 flooded the drainage trenches	CN-050 Install Storm Drainage Pipe, Inlets & Structures	Weather	4	Yes	Nature	Open	EOT claim CL-02 under evaluation; concurrent with the water main delay

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