



D. BROWN
MANAGEMENT
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Schedule Analysis & Management

*Better Manpower Utilization – Minimize Delays
Schedule Negotiation Tools & Training*

► The Challenges

Scheduling Conflicts: There is an inherent conflict between the schedule designed by the Prime Contractor and what is best for the Subcontractors.

Typical Results: Typically either maintaining the schedule produced by others creates inefficient use of subcontractor manpower, stacking of trades and in a lot of cases leads to time overruns. All of these things are VERY costly to all parties.

Contract Documents: The schedule is part of the contract documents and will usually be referenced in the actual contract. This makes it crucial to address scheduling concerns early and in writing.

► The Solution

Schedule Analysis Tool: For larger projects it may be necessary to produce and analyze the schedule using a scheduling tool such as MS Project or Primavera but for subcontractors on most projects this is too cumbersome. With a custom designed schedule analysis tool using Excel you can easily analyze the project schedule and make suggestions for improvements demonstrating problems graphically.

Training: The other half of the solution is training on how to use the tools, what to look for, clauses for scope letters and template letters to sent explaining the schedule impacts and proposed revisions.

► The Value Of Schedule Management

The project schedule is a contract document. Failing to analyze and respond to the schedule presented by the general contractor or owner can be very costly.

There is a very strong correlation between project duration and profitability; projects with significant delays rarely finish profitably for anyone.

For a contractor the average daily cost per day for direct project overhead just for the foreman, job trailer, storage, small tools, percentage of PM time, etc. is \$600-\$1,000 per day depending on project size and complexity.

There is a huge opportunity for adding to the bottom line as well as building solid customer relationships by meeting or accelerating project schedules. The tools and training to analyze and create improvements to the project schedule should be part of every project manger's tool box.

► \$600-\$1,000 Per Day

