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COURSE BROCHURE

Advanced Delay Analysis and Extension of Time Claims Training Course

28 March – 8 April 2027
Online

Advanced Delay Analysis and Extension of Time Claims Training Course

Ref: 456_16493 **Date:** 28 March – 8 April 2027 **Location:** Online **Fees:** 3200 GBP

Delay Analysis and Extension of Time Claims is the subject of this 2-week advanced training course for contract managers, planners, claims consultants and quantity surveyors, who prepare a delay analysis and extension of time claim submission. Late completion on major contracts now turns quickly into liquidated damages, acceleration disputes and formal adjudication. Jupiter Prime Training offers this course to specialists who must prove, or test, entitlement to time and money.

Why Delay Analysis and Extension of Time Claims Matters Now

Three parties shape every delay dispute: employers who levy damages for late completion, contractors who must show that events beyond their control drove the critical path, and adjudicators or arbitrators who expect a recognised method applied to reliable records. Organisations that keep contemporaneous evidence and choose a method suited to their schedule data recover time and cost they are owed, or defend themselves efficiently; those that do not face expensive expert battles. The course follows the Society of Construction Law SCL Delay and Disruption Protocol, 2nd edition, and AACE International Recommended Practice 29R-03 Forensic Schedule Analysis.

Who Gains Most from Delay Analysis and Extension of Time Claims

- Contract administrators who issue notices and manage time-related entitlements
- Planners who maintain as-built records and prepare delay fragnets
- Claims specialists who assemble and value extension of time submissions
- Commercial leads who assess the cost of prolongation and disruption
- Employer's representatives who evaluate and respond to contractor delay claims

A contracting or owner organisation gains most when its planner, contract manager and quantity surveyor attend together and agree one approach to records, notices and delay method.

Delay Analysis and Extension of Time Claims Capabilities

Participants move from contract time clauses and records to choosing, applying and defending a forensic delay method.

- Assess contract time provisions, notice requirements and conditions precedent — the contract manager protecting entitlement
- Apply as-planned versus as-built, time impact and windows methods to schedule data — the claims team selecting a method
- Calculate the effect of concurrent delay on time and cost entitlement — the commercial lead negotiating outcomes
- Test the reliability of baseline and update schedules before analysis — the expert or reviewer challenging evidence
- Specify prolongation and disruption costs linked to proven delay periods — the quantity surveyor valuing claims
- Communicate a delay narrative with charts and evidence for adjudicators and employers — the decision-maker resolving disputes

Key Delay Analysis and Extension of Time Claims Terms

- Extension of time — a contractual adjustment to the completion date granted when qualifying delay events affect the critical path
- Time impact analysis — a prospective method that inserts a delay fragnet into an updated schedule to model its effect on completion
- Windows analysis — a method that divides the project into periods and measures critical delay within each using contemporaneous updates
- Concurrent delay — two or more delays of different responsibility affecting completion during the same period
- Disruption — loss of productivity that increases cost without necessarily delaying completion, measured against an unimpacted baseline
- Contemporaneous records — documents created at the time of events, such as diaries, updates and correspondence, forming the evidence for analysis

Delay Analysis and Extension of Time Claims Day by Day

Day 1: Time, Risk and Entitlement

- Contract Time Clauses and Completion Obligations — Allocating Delay Risk
- SCL Delay and Disruption Protocol — Framing Good Practice for Time Claims
- AACE 29R-03 Forensic Schedule Analysis — Classifying Delay Methods
- Liquidated Damages and Acceleration Exposure — Understanding What Is at Stake
- Notice Requirements and Conditions Precedent — Preserving the Right to Claim

Day 2: Records and Evidence

- Contemporaneous Record Keeping — Diaries, Photographs and Progress Reports
- Baseline and Update Schedule Archive — Securing Analysable Schedule Data
- Correspondence and Instruction Logs — Linking Events to Causes
- Document Management for Disputes — Retrieving Evidence Efficiently
- Record Gap Assessment — Judging Which Methods the Evidence Supports

Day 3: Schedule Reliability for Claims

- Baseline Schedule Acceptance Status — Establishing the Reference Schedule for Analysis
- Update Integrity Testing — Detecting Changed Logic and Retrospective Edits
- Float Ownership Provisions — Deciding Who Benefits From Spare Time
- Critical Path Identification Methods — Longest Path Versus Total Float
- Schedule Validation Report — Recording Data Defects Before Analysis

Day 4: As-Planned and As-Built Methods

- As-Planned Impacted Method — Modelling Delay on the Original Schedule
- As-Planned Versus As-Built Comparison — Measuring Variance Along the Path
- Collapsed As-Built Method — Subtracting Events From Actual Progress
- Method Strengths and Weaknesses — Matching Technique to Available Records
- Daily Delay Measure Charts — Visualising Slippage Against Milestones

Day 5: Time Impact and Windows Analysis

- Delay Fragnet Construction — Modelling Events as Activities and Logic
- Prospective Time Impact Analysis — Estimating Entitlement During the Project
- Contemporaneous Windows Analysis — Measuring Critical Delay Period by Period
- Half-Step and Bifurcated Approaches — Separating Progress From Revisions
- Choosing a Method Under the Protocol — Justifying the Selection to Tribunals

Day 6: Concurrency and Apportionment

- Concurrent Delay Definitions — Distinguishing True and Apparent Concurrency
- Dominant Cause and Apportionment Approaches — Weighing Competing Delays
- Pacing Delay Arguments — Testing Claims of Deliberate Slowdown
- Time Without Money Outcomes — Linking Concurrency to Cost Entitlement
- Concurrency Matrix — Mapping Overlapping Events and Responsibility

Day 7: Prolongation and Disruption Costs

- Time-Related Preliminaries Valuation — Pricing Site Overheads During Delay
- Head Office Overhead Formulae — Assessing Recoverability Arguments
- Measured Mile Analysis — Quantifying Lost Productivity From Disruption
- Earned Value and Productivity Indices — Supporting Disruption Evidence
- Global Claims Risks — Avoiding Unseparated Cause and Effect

Day 8: Claim Preparation and Response

- Extension of Time Claim Structure — Narrative, Analysis and Appendices
- Cause and Effect Linkage — Proving Each Event Drove the Critical Path
- Employer Assessment Process — Evaluating Submissions Fairly and Promptly
- Rebuttal Analysis — Testing Opposing Methods and Assumptions
- Graphical Presentation of Delay — Making Complex Analysis Readable

Day 9: Dispute Resolution Pathways

- Negotiation and Settlement Strategy — Using Analysis to Narrow Differences
- Dispute Boards and Adjudication — Presenting Time Claims Under Pressure
- Arbitration and Expert Evidence — Preparing Reports That Withstand Cross-Examination
- Joint Expert Statements — Agreeing Facts and Isolating Disputes
- Lessons for Future Contracts — Drafting Clearer Time and Notice Provisions

Day 10: Practising the Delay Analysis and Extension of Time Claim

- Evidence Review Exercise — Applying Days 2 and 3 to a Case File
- Method Application Run — Applying Days 4 and 5 to Project Schedules
- Concurrency and Cost Assessment — Applying Days 6 and 7 to Findings
- Mock Adjudication Hearing — Applying Day 9 Presentation Under Challenge
- Delay Analysis and Extension of Time Claim Submission — Finalising the Submission Pack

Applying Delay Analysis and Extension of Time Claims After the Course

- Audit the record keeping on one live contract against the evidence needed for a windows analysis and close the gaps with the site and planning teams
- Prepare a delay fragnet for one current event and run a prospective time impact analysis to support a timely extension of time notice

Delay Analysis and Extension of Time Claims Questions FAQ

What is Delay Analysis and Extension of Time Claims and why does it matter now?

Delay Analysis and Extension of Time Claims is the discipline of proving how events moved the completion date and who bears the time and cost. It matters now because late projects quickly attract damages, acceleration disputes and formal adjudication.

Which roles gain most from Delay Analysis and Extension of Time Claims training?

Contract managers, planners, claims consultants and quantity surveyors gain most. They keep records, issue notices, run schedule analyses and value claims, so they need recognised methods and evidence standards that hold up before employers and tribunals.

How does Delay Analysis and Extension of Time Claims differ from a project scheduling course?

It differs by looking backward at what caused delay rather than planning work ahead. A scheduling course builds and updates schedules, while this one applies forensic methods, concurrency tests and cost valuation to establish entitlement.

What do you bring back from Delay Analysis and Extension of Time Claims training?

You bring back a delay analysis and extension of time claim submission built on a case file. It contains an evidence review, a justified method, concurrency findings, valued prolongation costs and a presentable narrative.

Delay Analysis and Extension of Time Claims: The Way Forward

The delay analysis and extension of time claim submission first informs the employer's decision on granting time and related costs. Contract managers issue it, commercial leads negotiate from it, and experts may build on it in adjudication. After the first response, revisit the chosen method and record gaps to see how future notices and updates should be prepared.