

Analysis of Delay Causes in Construction Projects in Saudi Arabia

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Abstract : This study aims at identifying the risk matrix for delay causes in construction projects in Saudi Arabia from consultants' viewpoint. A questionnaire survey was undertaken of 51 consultants working on construction projects in the Northern Province of Saudi Arabia. 35 delay causes were identified through a literature review. The study concluded that the top delay causes in construction projects in Saudi Arabia from consultants' perspective are: bid award for lowest price, changes in material types and specifications during construction, contract management, duration of contract period, fluctuation of prices of materials, frequent changes in design, improper planning, inflationary pressure, lack of adequate manpower, long period of design and time of implementation, payments delay, poor labor productivity, and rework.

Keywords : delays, construction, consultants, contributors, risk map

Conference Title : ICCEM 2015 : International Conference on Construction Engineering and Management

Conference Location : Paris, France

Conference Dates : April 27-28, 2015