

## Project Time and Quality Management during Construction

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**Abstract :** Time and cost is an integral part of every construction plan and can affect each party's contractual obligations. The performance of both time and cost are usually important to the client and contractor during the project. Almost all construction projects are experiencing time overrun. These time overruns always contributed as expensive to both client and contractor. Construction of any project inside the gathering centers involves complex management skills related to work force, materials, plant, machineries, new technologies etc. It also involves many agencies interdependent on each other like the vendors, structural and functional designers including various types of specialized engineers and it includes support of contractors and specialized contractors. This paper mainly highlights the types of construction delays due to which project suffer time and cost overrun. This paper also speaks about the delay causes and factors that contribute to the construction sequence delay for the oil and gas projects. Construction delay is supposed to be one of the repeated problems in the construction projects and it has an opposing effect on project success in terms of time, cost and quality. Some effective methods are identified to minimize delays in construction projects such as: 1. Site management and supervision, 2. Effective strategic planning, 3. Clear information and communication channel. Our research paper studies the types of delay with some real examples with statistic results and suggests solutions to overcome this problem.

**Keywords :** non-compensable delay, delays caused by force majeure, compensable delay, delays caused by the owner or the owner's representative, non-excusable delay, delay caused by the contractor or the contractor's representative, concurrent delay, delays resulting from two separate causes at the same time

**Conference Title :** ICMBSE 2015 : International Conference on Management, Behavioral Sciences and Economics

**Conference Location :** Prague, Czechia

**Conference Dates :** October 05-06, 2015