

FAIR OUTCOMES FOR ELECTRICAL CONTRACTORS FOR SCHEDULE COMPRESSION AND OUT OF SEQUENCE WORK


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Who would sign up for this?

Subcontractor shall be entitled to compensation for such delay only if, and to the extent that, Contractor secures compensation from Owner for delay on behalf of Subcontractor.

Subcontractor expressly agrees not to make, and hereby waives, any claim for damages and costs, including but not limited to those resulting from increased labor or material costs, on account of any delay, obstruction, or hindrance from any cause whatsoever, whether or not foreseeable and whether or not anticipated, and agrees that the sole right and remedy therefore shall be an extension of time.

Subcontractor shall accelerate the Subcontract Work, work overtime, and take whatever actions become necessary to ensure that the Subcontract Work is performed within the Subcontractor's Progress Schedule at no additional cost to Contractor.

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The Problem

EC want to be good partners, yet we must also receive fair compensation for schedule change.

- How can electrical contractors proactively lessen or prepare for out-of-sequence work and schedule compression?
- How can electrical contractors manage schedule change such to be a valued partner of the general contractor and other trades?

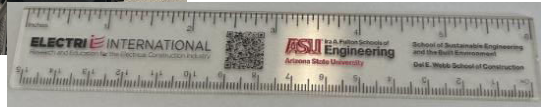
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Collecting Data from NECA Members



- 37 workshop participants
- 120+ individuals completed on-line survey
- What are EC experiencing and doing about out-of-sequence work and schedule compression?



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Causes of Out-of-Sequence Work



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Causes for OOS and Schedule Compression

Causes of Out-of-Sequence Work	Causes of Schedule Compression
1. Delayed by Other Trades	1. Delayed by Other Trades
2. Poor Upfront Planning/Unrealistic Master Schedule	2. Late Delivery/Procurement of Equipment/Delayed Submittals
3. Late Delivery/Procurement of Equipment/Delayed Submittals	3. Inadequate Trade Coordination
4. Scope Changes/ Incomplete Design ★	4. Poor Upfront Planning / Unrealistic Master Schedule
5. Inadequate Trade Coordination	5. Inadequate Resources of Skilled Labor ★

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What do you do when delayed by other trades?

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Delayed by Other Trades

1. Field tickets to document directed change in sequencing
2. Template communications to communicate delayed predecessor work
3. Use of constraint logs to communicate needed completions of predecessor activities
4. Template notices on regular cadence of completed and incomplete predecessor work; over communicate with e-mail courtesy copy
5. Develop standards for photographs of completed and incomplete predecessor work
6. Track commitments vs. actual (reverse poor trends before it becomes unrealistic to recover)



What do you do to improve upfront planning by EC? By GC?



Poor Upfront Planning

1. Create a template for communicating expectations for upfront planning
2. Use a checklist of pre-bid and pre-award discussion points with general contractor
3. Consider lost productivity when extensive overtime and/or night shift are anticipated
4. Document key predecessor milestones necessary to maintain electrical contractor's flow of work



What do you do to improve late procurement?



Late Procurement

1. Template contract language/table for submittal reviews, specifically for the most critical long-lead items
2. Keep a procurement risk log to identify items with the longest procurement time, a procurement “hot list”
3. Create template language regarding payment, storage, insurance issues for stored materials
4. Detail delivery milestones and pre-agreed-upon remedy/actions for missed delivery dates by owners or other



What do you do to manage impact of scope changes?



Scope Changes

1. Utilize a contract review checklist regarding changes
2. Utilize a checklist to evaluate the quality and completeness of the bid documents



What do you do to improve trade coordination?



Inadequate Trade Coordination

1. List proposed expectations for electrical contractor coordination with the general contractor, e.g., weekly coordination meetings with published minutes, experienced leader for meetings, etc.
2. Employ a measurement of planning accuracy, such as Planned Percent Complete (PPC) tracking



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