

Time Impact Analysis

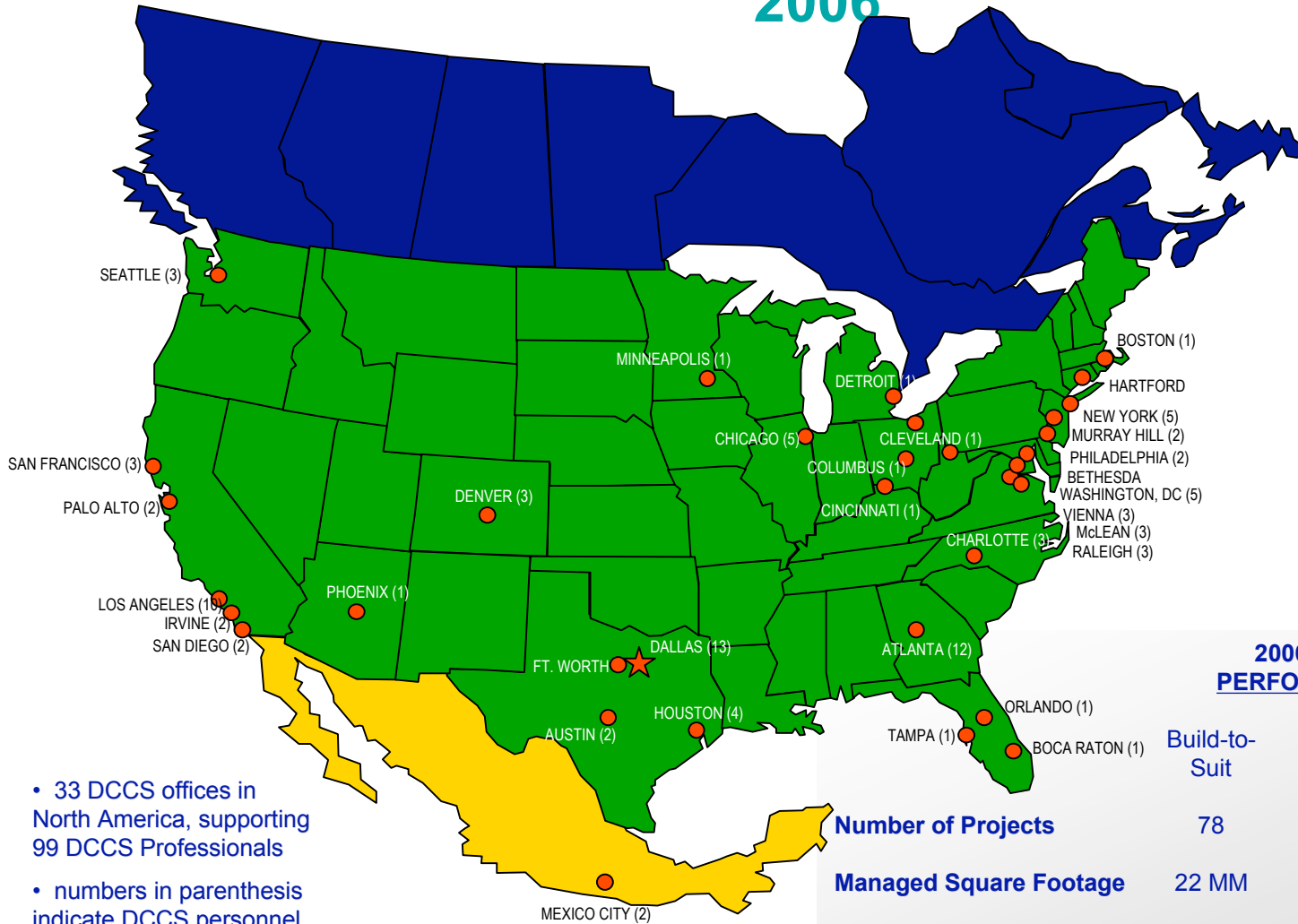
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The Staubach Company
Design & Construction Consulting Services
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Staubach Design & Construction Consulting Services (“DCCS”) Locations and National Performance Statistics for 2006



- 33 DCCS offices in North America, supporting 99 DCCS Professionals
- numbers in parenthesis indicate DCCS personnel

2006 NATIONAL DCCS PERFORMANCE STATISTICS			
	Build-to-Suit	Tenant Improvement	TOTAL
Number of Projects	78	422	500
Managed Square Footage	22 MM	16 MM	38 MM
Managed Value	\$3.8 BB	\$1.2 BB	\$5 BB

Why the Focus on Cost / Schedule

FMI/CMAA Sixth Annual Survey of Owners:

- The costs of inefficiency are escalating at a greater rate than labor or material inflation
- Between 40% and 50% of all construction phases are running longer than planned
- Incomplete drawings and escalating material costs are conspiring to bust budgets

Now What?



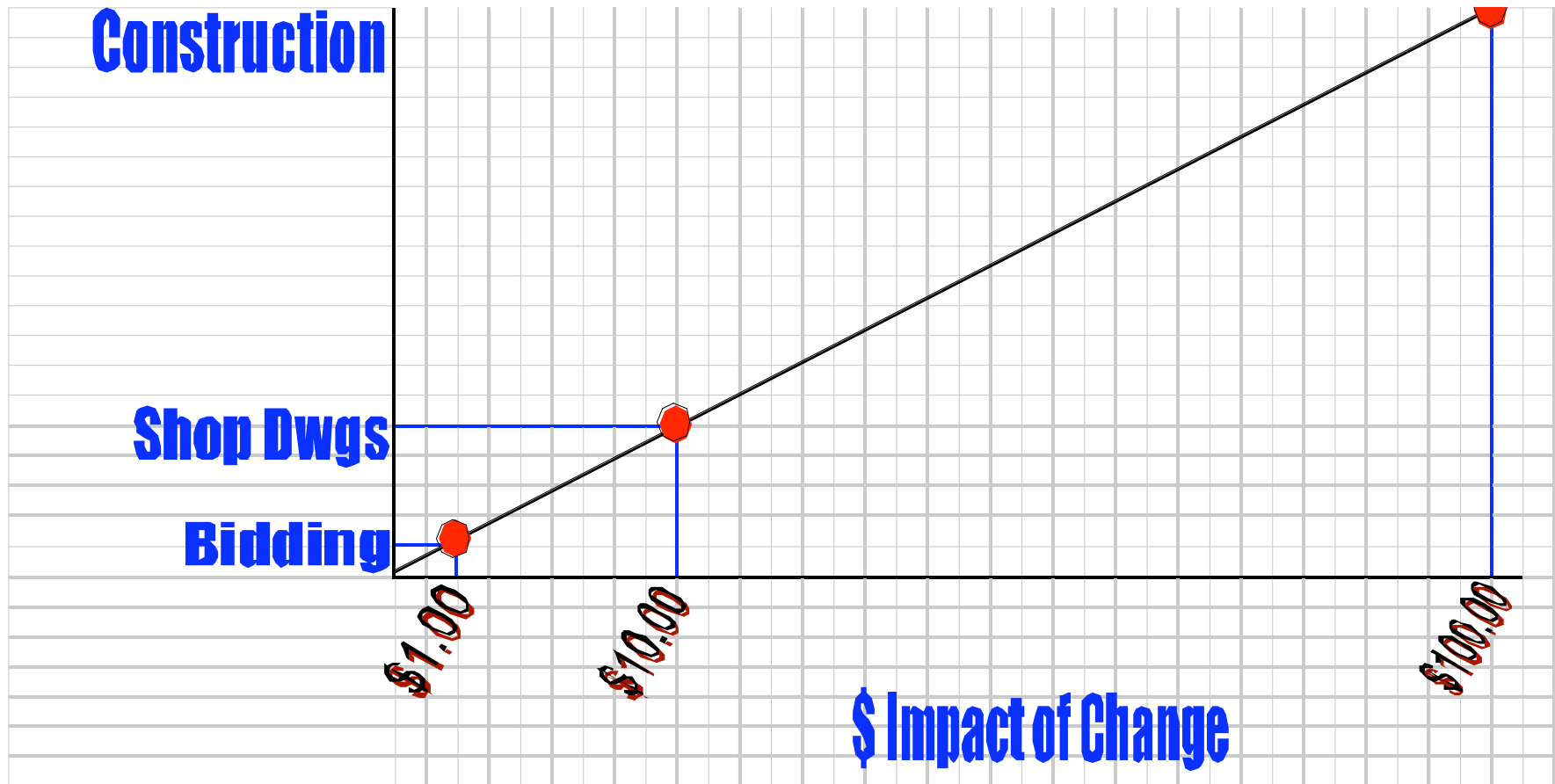
The Reality of Construction Changes

- Virtually all construction projects will inevitably have directed scope changes.
- Virtually all construction projects will inevitably experience disagreements of their impact to cost and schedule.

Origination of Change Orders

- Owner Directed Scope Change
- Errors and Omissions Scope Change
- Discovered Field Condition Scope Change
- Other:
 - RFI Scope Changes
 - Shop Drawing Scope Changes
 - Weather
 - Other Force Majeure

How Does Timing Effect Value of Changes?



What are the Impacts of Scope Changes?

- Increases or Decreases the Cost and May Impact the “Planned” Schedule
- May Add or Delete Defined Scope
- Schedule may be Delayed, Compressed or Accelerated

The Relationship Between a Change and Labor

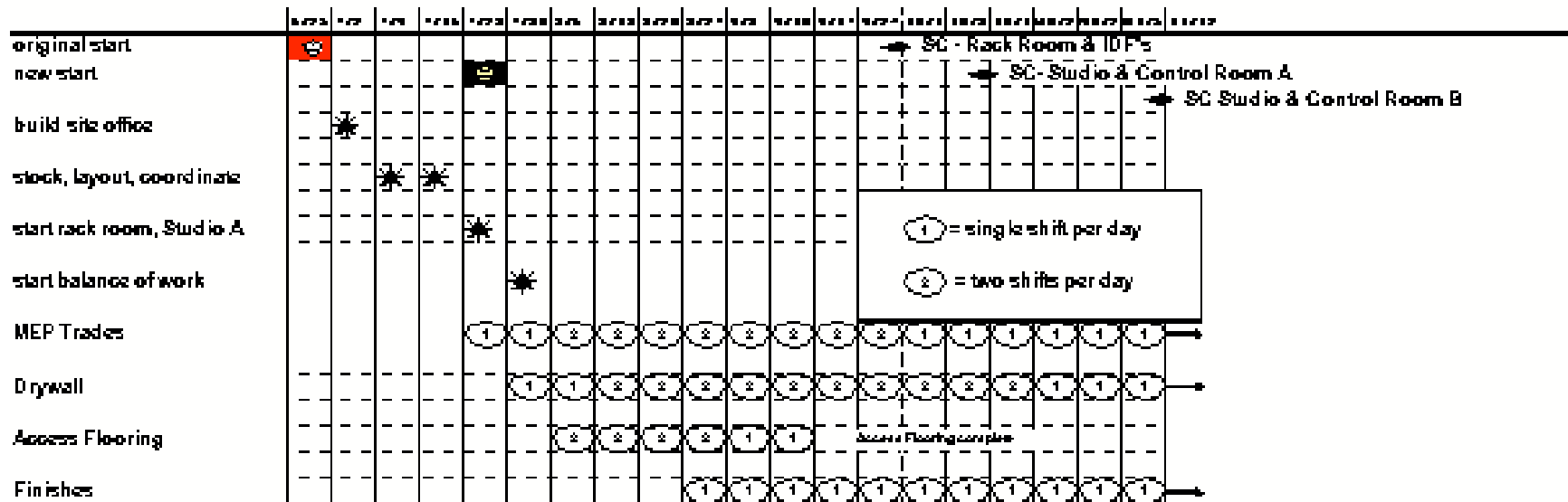
- Productivity / Efficiency Loses
 - Overtime versus Shift Work
- General Conditions Impact
- Ability of Either Party to Reduce or Escalate the Disruption & Inefficiency (*regardless of party generating change*)
- Concurrent Factors Usually Impact Time

Schedule Buzzwords

- Critical Path
- Float
- Early Start / Late Start
- Early Finish / Late Finish
- Milestones
- Substantial Completion

Example Acceleration Plan

Delayed Start/ Expedited Completion Schedule
June 14, 2007



Questions?