

## Time Impact Analysis

Due to the vast majority the walls being ready to receive paint, this unforeseen change will potentially have a ripple effect throughout the project. Since the FLSO is requiring that all walls adjacent to restrooms be revised, items such as MEPF, paint, and final finishes (both inside and outside of the restroom) will all be delayed.

A possible solution for mitigating this impact is to work additional crews on night shifts to re-work the walls; however, this would come at an even greater cost to the Owner. Had this issue been brought up while walls were being framed, the impact would have been greatly diminished. In most cases, additional layers of material could have been added during production work to achieve the desired rating.

Additionally, with the wall ratings being revised to 1 hour, not only are the drywall partitions affected, but the following items will need to be analyzed for an impact as well:

- Doors – All restroom doors and door frames will need to be revised to 1 hour rated.
- Mechanical Systems – Fire Smoke Dampers (FSD) and Duct Smoke Detectors will need to be added for any duct work that passes through / feeds the restrooms. This will mean the re-fabrication of duct work; this alone can have a lead time of 6-8 weeks.
- Electrical - Power will need to be provided to FSDs and Smoke Detectors, both of which will require additional circuitry.
- Demolition – If FSD's are needed, drywall will need to be removed to allow for installation. All restroom doors and frames will need to be removed and replaced.
- ADA – Adding layers of drywall to rooms will decrease the size of the room. Although, sheets of drywall are minimal in thickness, ADA clearances will need to be verified.
- Adjacent Finishes – By altering the room's dimensions, finishes such as tile, mirrors, wall panels, etc. can all be affected.

When looking at the situation holistically, this change has the potential to balloon to a cost of nearly \$1 million dollars or more and delay the project by 8 to 12 weeks.