**ASSESSMENT OF CONSTRUCTION DELAY AT THE FINISHING STAGE IN ADDIS ABABA**

**Chinnini Desta Gutu**

**Worked As office Engineer III, II, senior office engineer and project coordinator in private company, Addis Ababa Ethiopia**

**(chinninidesta20@gmail.com)**

**ABSTRACT**

This thesis paper will mainly focus on assessing finishing phase delay factors that influence the construction industry by using a Finite element analysis approach. A timely completion of construction project is a major criterion of project success. Failure to complete the project on time will ultimately results in delay. The need to control the causes of delays during the construction process comes out when the number of delay project has been increase from time to time. Hence, it is essential to identify the causes of this problem from the early stage of construction project. The objectives of this study are to study the causes of delay in term of frequency occurrence and severity effect, and finally to identify the used methods and effectiveness of the methods to minimize construction project delays. A questionnaire survey was conducted for the three parties to meet the objectives. The collected data is from the perspective of contractors, consultants and client has been analyzed and ranked based on Relative Important Index (RII) and correlation method. A comparison of frequency occurrence and severity effect on the delay causes was done in Addis Ababa. The study established that the results shows positive correlation on the pattern of significant delays causes and effects in the city. This thesis findings shows that contractor related delays, material related, consultant related, client related are the top four major causes of delay in construction at the finishing stage projects respectively. Meanwhile, the level of effectiveness from the survey taken shows out of the twenty three specify options Final drawing and design at the beginning of the project stage, Using available local materials as an alternative if there is any shortage of currency, Early preparation for material purchase or production, Build a systematic project management, are the top ten effective methods of construction at the finishing stage. ‘Finally, appropriate project management practices are thus identified to curb the significant causes of delays at the finishing stage in construction projects.

**Keywords: Frequency occurrence, Severity Effect and mitigation method of construction delay at the finishing stage.**