



# What to do with Your Building Projects as a Result of COVID-19

Webinar will begin at 11:03 am CST

Please submit any questions through the Q&A panel on ZOOM



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# TODAY'S HOST



MIKE LANIER  
President





What to do with Your  
Building Projects as a  
Result of COVID-19

# TODAY'S DISCUSSION

1

What to do if you are in the planning stages and trying to get your project started.

2

What to do if you are in the middle of your project.

3

What to do if you are trying to wrap up and closeout your project.

# TODAY'S SPEAKERS



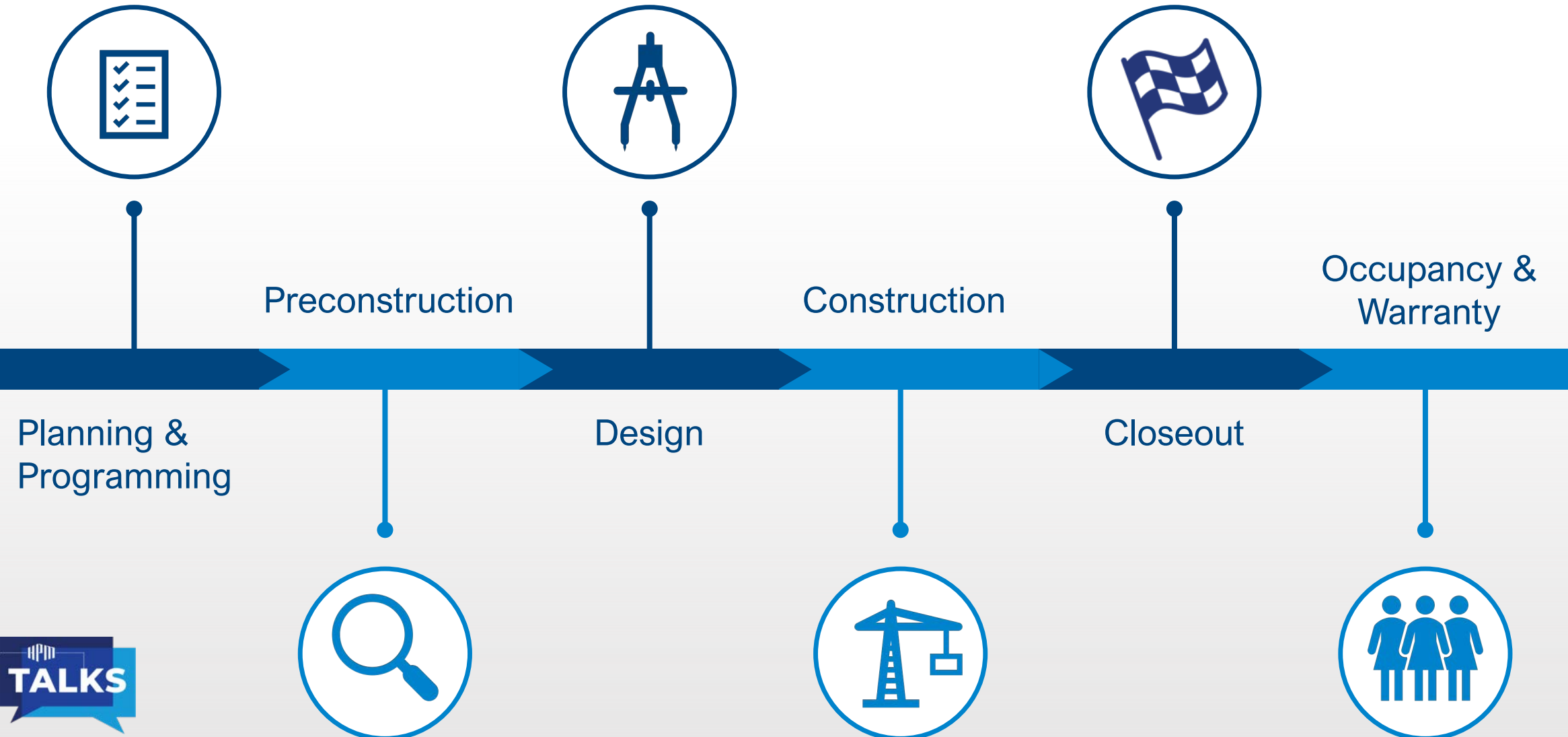
VINSON CHAPMAN  
Vice President  
*Audit & Contract Services*



GREG ELLIS  
Vice President  
*Program Development*



# TYPICAL PROJECT DEVELOPMENT TIMELINE



# THINGS TO CONSIDER IF YOU ARE IN THE PLANNING OR PRECONSTRUCTION PHASE



Pause and take a breather.  
Evaluate the Project Contracting  
and Procurement Plan.



# Evaluating Your Project Plan



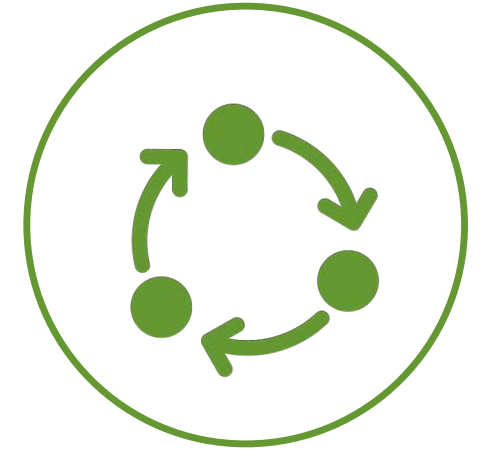
Virtual Meetings



Contract Approval



Design &  
Material  
Specifications



Delivery Method  
Strategy



# Knowledge is Power



# Protect Yourself Through Your Contract



Delay Clauses &  
Force Majeure



Milestone Dates for  
Construction & Labor  
Manpower Expectations



Owners Right  
to Terminate



Builders  
Risk Policies



# Example

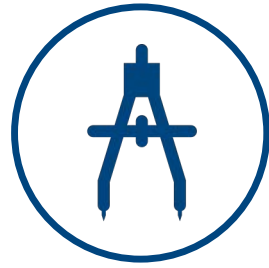
Source:



**New Flames arena construction not impacted by coronavirus pandemic -- yet**



SO YOU'RE IN THE  
THICK OF IT,  
NOW WHAT?



Construction

Design



A photograph of a construction site inside a large, modern building under construction. The floor is dirt and concrete. In the foreground, four construction workers wearing hard hats and high-visibility vests are standing and talking. One worker on the left is wearing a vest with 'UPTM' on the back. In the background, there is a blue scissor lift with 'IR' and 'GoSite' on it, and an orange boom lift. The building has large windows and steel beams.

# Enforce & Set New Jobsite Expectations

# Take an active role to ensure your sites

Outline procedures to safeguard and protect the Work during extended COVID 19 suspensions

Have a system to monitor on-site labor attendance and measure against manpower expectations

Consider a “quarantined construction crew”, including room and board, to allow construction to continue and avoid infections of other crew members

# Build a plan for permitting & controls



# COVID-19 is having big impacts on the permitting process & operations

Quarantine restrictions vary by local, state, and federal authorities

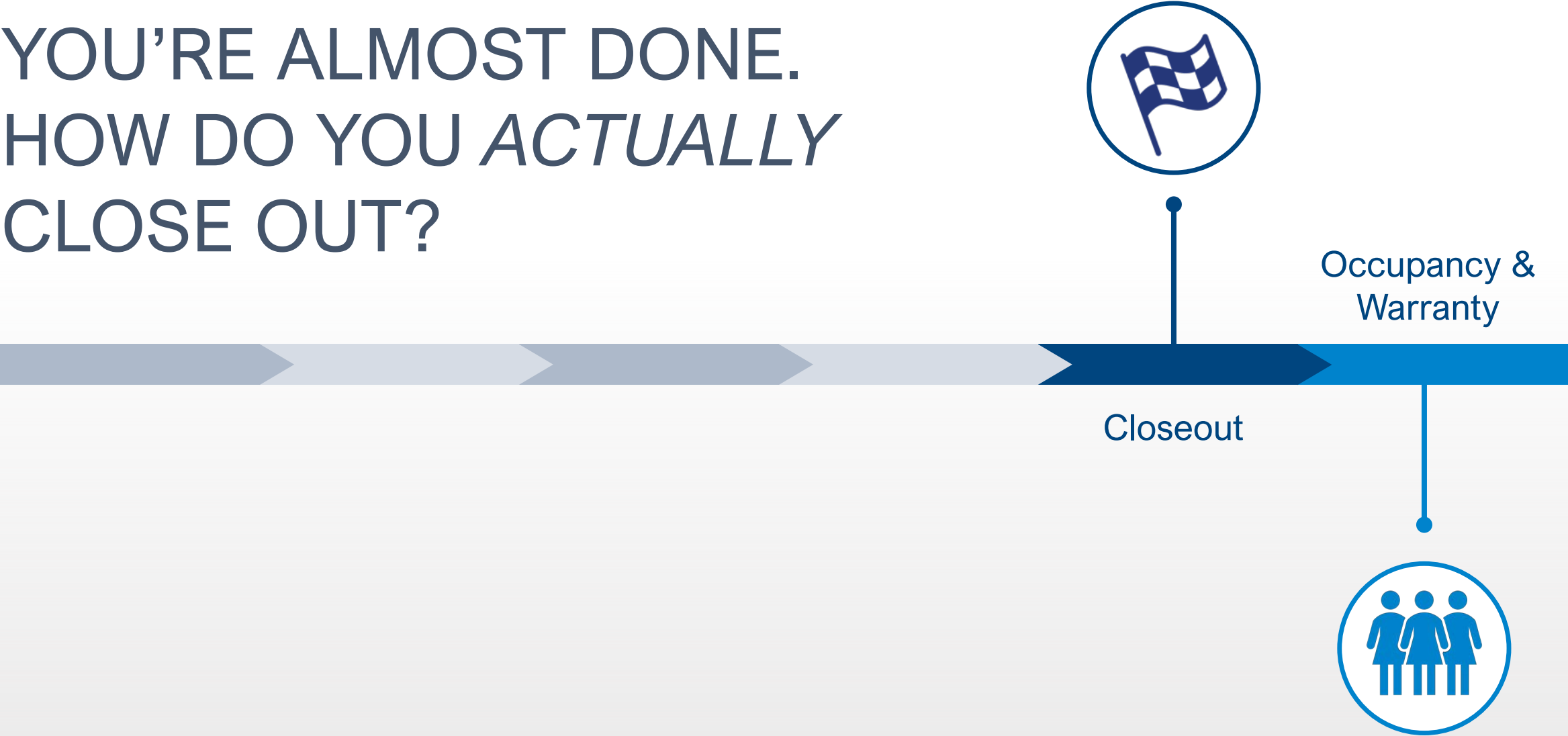
Permitting is not available online in many jurisdictions


Site Inspections are limited in many jurisdictions

System for timely payment evaluations & approvals



# YOU'RE ALMOST DONE. HOW DO YOU *ACTUALLY* CLOSE OUT?



A construction site at dusk or dawn. In the background, a large building with a white facade and dark window frames is under construction. A green crane is visible near the building. In the foreground, three construction workers wearing hard hats and high-visibility vests stand on a dirt area. To the left, a white pickup truck is parked. To the right, a red SUV is parked. A tall black light pole stands in the middle ground. The ground is uneven with some puddles. The overall scene is dimly lit, suggesting the end of the workday.

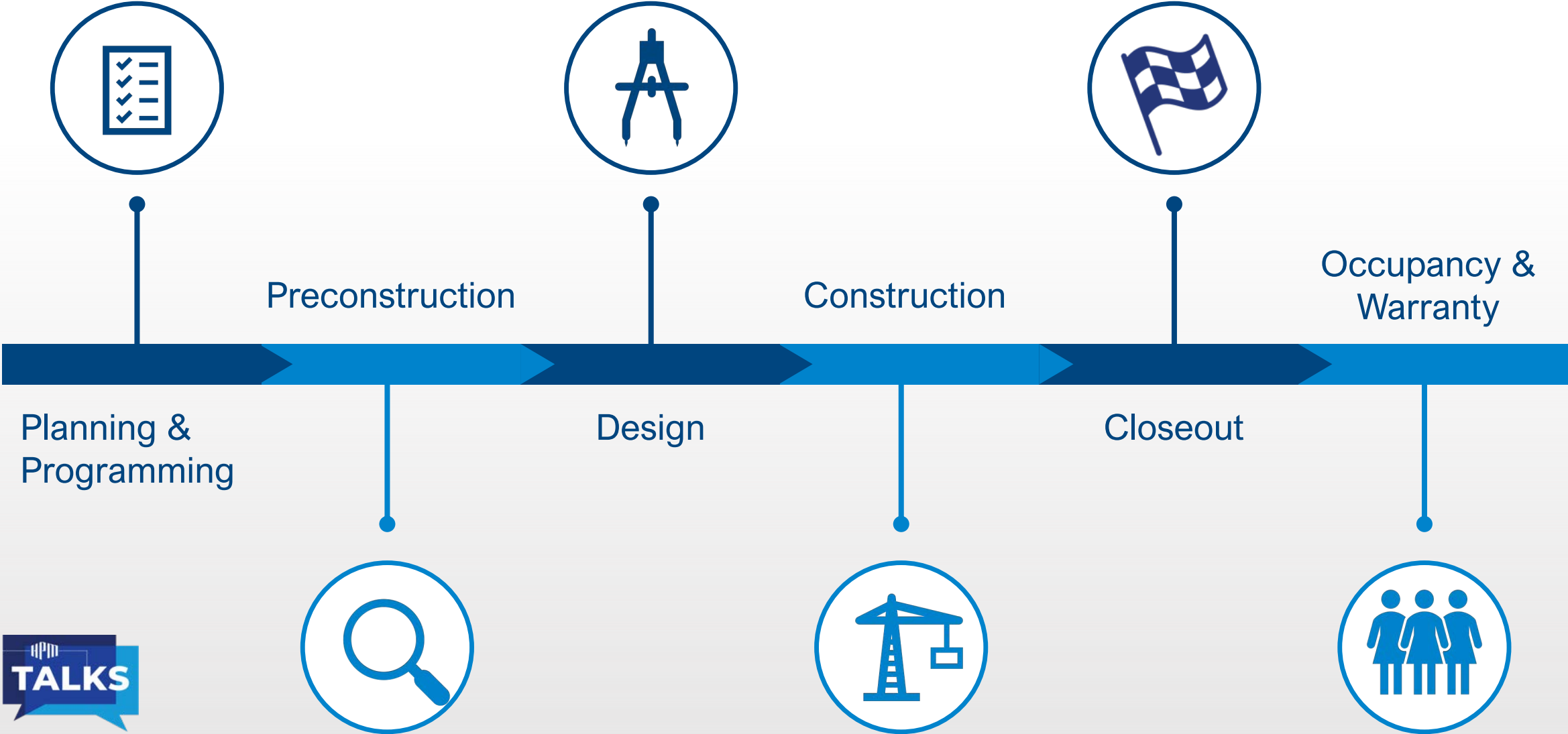
Get your operations team  
involved sooner than later

# Analyze Start-up Impacts

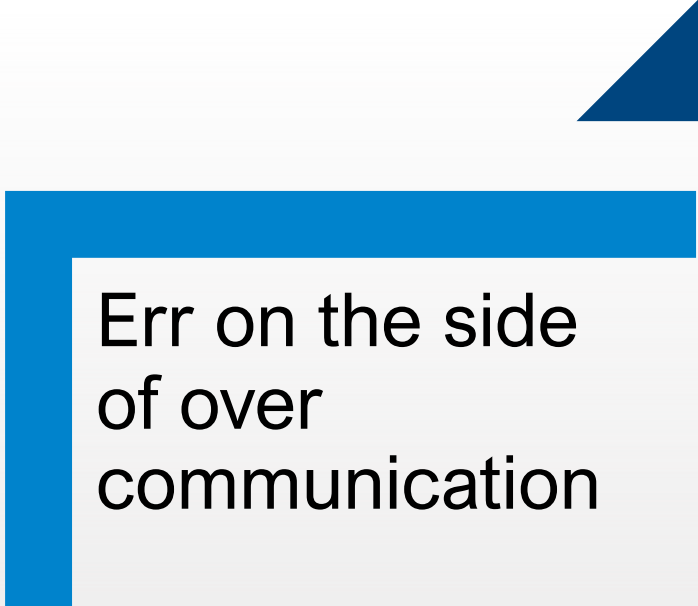
- Q Delays in Manufacturer Equipment & Certifications
- Q Inability to conduct in-person, on-site Employee Training for equipment and building systems
- Q Move Management and FF&E Installation complications or delays
- Q Delays with Final punch list and Inspection Approvals
- Q Negotiate final settlement overall contract delays




# We are all looking at projects differently as a result of COVID-19



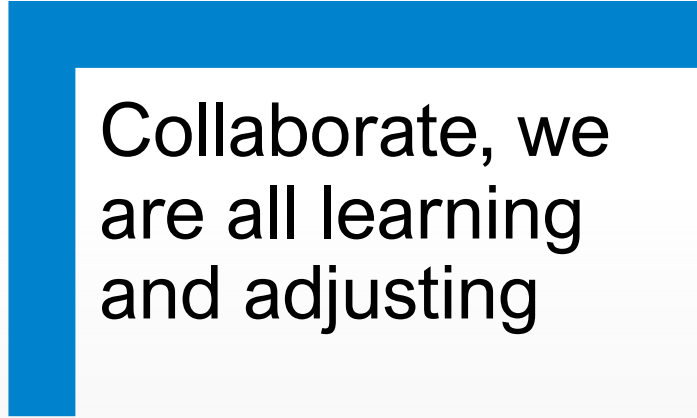
# ADVICE FOR THE NEW NORMAL



Err on the side  
of over  
communication



Don't assume  
anything



Collaborate, we  
are all learning  
and adjusting



# Thank You.



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# WEBINAR Q & A

## WHAT TO DO WITH YOUR BUILDING PROGRAMS AS A RESULT OF COVID-19

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On April 16, 2020, HPM hosted a webinar, HPM Talks: What to do with your building programs as a result of COVID-19. During the webinar, we shared our observations around what impacts we are seeing COVID-19 have on projects and provided considerations as it related to various stages of the project development timeline. The following are questions that were submitted during the event.

### **Q: Should we evaluate updating contract to manage labor health screening and productivity milestones for projects?**

A: This is definitely one area that should be evaluated to maintain compliance with CDC or state guidelines. The contract should already have statements about regulatory compliance. You would need to decide if you want to do more.

### **Q: Should we include a clause in contracts for steps to be taken if construction employee test positive, internal steps as well as prepare for any media reports and how to handle to manage that piece?**

A: Yes the Contractors safety plan should be modified to reflect this.

### **Q: Are their any discussion from CDC, OSHA, etc. about layout of bathrooms, hand wash, HVAC or new PPE guidelines and stations, etc.?**

A: None yet that we are aware of, but I think we can anticipate this.

#### **IF YOU HAVE QUESTIONS, CONTACT OUR TEAM OF EXPERTS:**

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Vince Chapman - [vchapman@hpmleadership.com](mailto:vchapman@hpmleadership.com)

