

# IMPACT OF COVID-19 ON CONSTRUCTION INDUSTRY



R. Douglas Rees  
900 Jackson Street, Suite 100  
Dallas, TX 75202  
Email: [doug.rees@cooperscully.com](mailto:doug.rees@cooperscully.com)  
Phone: 214-712-9512

# No Lockdown

Construction an “Essential Business”

Regulation

- Chaos-Local Orders
  - Unclear-sometimes conflicting
- Became more settled with State order

“Practice of Construction”

# New Procedures

Sanitation-not customary

- PPE
- Thermostats/temperature checks
- Handwashing stations/sanitizer
- Portable restroom stations
- Questionnaires-sick? Contacts?

# **New Procedures (cont'd)**

## **Social Distancing**

- Difficult/unnatural
- Mask wearing
- Can't share tools
- Lunch areas
- Workers are crews
  - Travel to work together-often live together

# Impact of New Procedures

Adjusted fairly well

Major impact on productivity

- Construction is all about schedules

Quarantining

- Crews traveling and living together
- Summer surge had significant impact

Enforcement of Orders

- Varied/inconsistent-much like inspectors

# **Positive Impact**

More meetings-heightened focus on planning

Better communication

Better planning

Collective effort

# Other Impacts

## Supply Lines

- Outbreaks/shutdowns in other countries

## Delays:

- Negotiations with Owners
  - COs – Extensions of time
  - Generally agreeable-shared pain/communal response
- Force Majeure clauses
- Changed conditions

# Outlook

Slowdown?

Projects taking longer

Delayed starts

- Put off/cancelled
- Put back to market

Review and strengthening of contract provisions

Return to work

Vaccine required