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FOR IMMEDIATE RELEASE:

THE IMPACT OF COVID-RELATED INCONSISTENCIES IN CONSTRUCTION

(Philadelphia, PA) The Covid pandemic has created a diverse and inconsistent patchwork of rules and laws affecting human behavior and interaction in America. Arguably, no industry has been impacted more than the construction industry, where contractors, sub-contractors, inspectors and other disparate entities might all be regulated on a single jobsite by Federal, state and local jurisdictions, with rules often conflicting each other and/or changing somewhat frequently. Construction management thought leader Mitchell Swann, Partner at Resolution Management Consultants, Inc. observes, “Practices that we took for granted just a year ago now need specific protocol to follow, which reduces productivity and adds to costs, often unexpectedly.”

According to Swann, the contractor will often find himself caught in the middle between the previously negotiated contract terms and the need to maintain up-to-date Covid compliance. For new construction projects, owners should be prepared to experience timeline changes and increased costs due to personnel and consumables needed to comply with regulations, as well as the need to build safer systems, such as HVAC, into the building itself. Notes Swann, “If this was just a one and done phenomenon it would be relatively easy to manage. However, conflicting and frequently changing rules and regulations create challenges for the industry that must be handled.”

“The first step towards managing these challenges is to answer the question, who is in charge of this on a site,” says Swann. He advises projects to select, at the beginning, one entity with the responsibility to manage Covid compliance, one that has the confidence of all parties. All parties must be prepared to renegotiate contracts to fund compliance, even midpoint, should the rules change – including personnel, supplies and reporting. For best results, a reserve designed to anticipate changes throughout the project, should be developed in advance.

For projects that are already underway, Swann advises not to wait until the end of the project to negotiate Covid compliance. As rules and practices change, all parties should be prepared to make the necessary adjustments as needed.

According to Swann, “The bottom line is, the industry is still learning, while the rules and regulations keep changing. This phenomenon is going to be with us for a while and no one knows whether today’s practice will be tomorrow’s anathema.” For best results over the long-term, Swann advises being diligent about keeping records, noting how the rules and recommendations of the day relate to consumables, costs, productivity, time and decisions made.

About Resolution Management Consultants, Inc.

Resolution Management Consultants, Inc. (RMC) is a nationally recognized consulting firm headquartered in Marlton, NJ. There are two sides to the business: the construction planning and management aspect – helping clients build more successful projects – and the litigation aspect – should matters go to court, providing analysis and testimony as expert witnesses. Founded in 1993 by veterans in the construction, contracting and engineering professions, RMC has assisted numerous private owners, public

agencies and contractors in either achieving project goals or resolving cost and time disputes between the contracting parties.

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