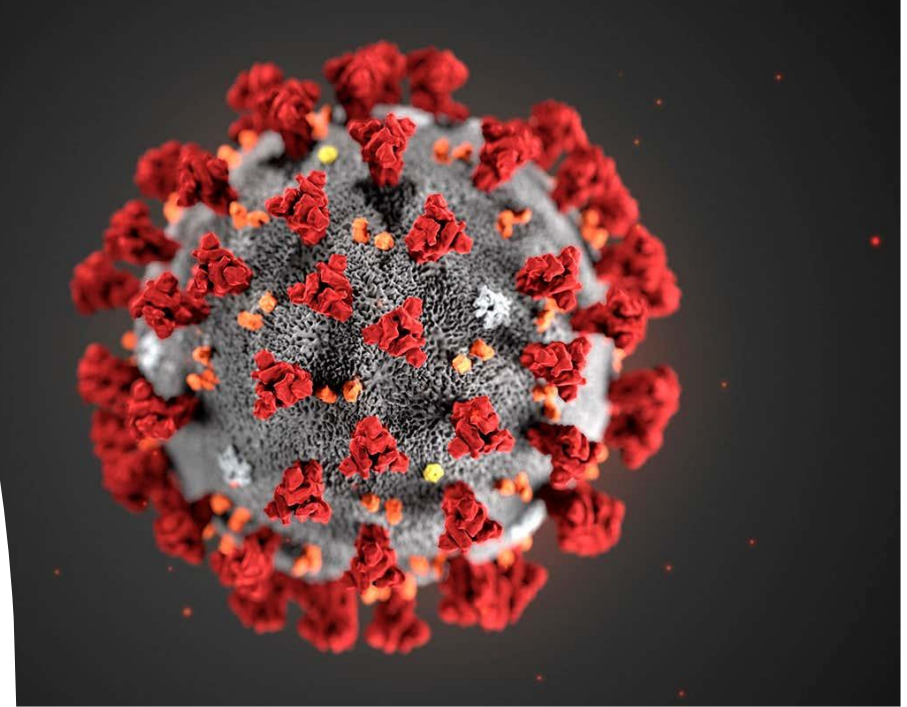


PRESENTED BY: DEAN ALDRICH

MANAGING TIME AND COST IMPACTS OF THE PANDEMIC



The Pandemic Paradigm

- Fed vs. State vs. Local requirements and guidance (changing, unclear, and differing)
 - Oregon v. Washington
- Shutdowns and Partial Shutdowns
- On-site labor and equipment changes (social distancing, staging, SDOs, PPE, handwashing, cleanup, sick days, meetings, planning and reporting requirements, etc)
- Administrative staffing changes (remote)
- Project Team members (Owner, Design Professionals, Contractor, Subs, Suppliers, Manufacturers) may be subject to differing pandemic requirements and guidance based on their location.
- Inspections, Oversight, and Contract Administration changes
- OSHA and DOSH
- Trade organizations and industry resources: DBIA; AIA; AGC
- Best practices and liability considerations

Resolving the Pandemic Impacts

- Existing Contract Requirements
- Notice Requirements and Legal Framing of Pandemic Impacts
- Collaborative Approach to Identifying, Assessing and Mitigating Pandemic Impacts, Costs and Risks (v. Bare Knuckled Brawl)
- Recalibrating the Existing Contract by Change Order:
 - Parties agree to methodology to determine any equitable adjustments to contract sum and time for Pandemic Impacts via CORs, and to use real time dispute resolution/best offer arb
- Establish baseline criteria
- Weekly meetings to monitor cost and schedule Pandemic Impacts vs. baseline vs. other causes
- Keep detailed daily reports (#persons, locations, progress, events), and updated schedules accurately reflecting actual progress.
- Additional cost codes can help, but keep them simple and useable
- Mitigate Pandemic Impacts with product substitutions, design changes, alternate subcontractors/suppliers, staging/sequencing, enhanced scheduling
- Timely adjustments via CORs
- Suspension or Termination options
- Dispute Resolution
- Where does the money come from?



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- BSCE Oregon State University (with high scholarship)
- JD Tulane University (cum laude)
- Complex litigation and trial work, construction claims, construction defect claims, construction contracts, product liability claims, insurance claims

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