

## COVID-19 CONSTRUCTION PRODUCTIVITY CHANGES:

We have been talking with a number of Construction Managers, Site Superintendents, and Estimators in the last couple of months regarding the loss of productivity on specific trades due to COVID-19 on Industrial Construction projects currently being constructed in the USA and Canada.

### This is the feedback we are getting:

The majority of Refinery, Power, Manufacturing, Pharmaceutical, Food Production, and Owner companies are including clauses / contractual language in their construction contracts / Requests for Proposal (RFP's) to minimize the spread of COVID-19 within their production sites. Most of these contractual requirements will impact construction productivity, which include:

- Utilizing social distancing 2 meter / 6 foot rules on construction site.
- Construction staff and workers are required to wear masks, in some cases gloves and goggles.
- Extensive cleaning measures / protocols required by Owners. Some Owners are calling for dedicated COVID cleaning crews.
- Additional hiring of COVID mitigation/ testing site staff, requested by Owner.
- Increased field in-directs (site offices / lunch – change areas and additional support labor).
- Smaller, spread-out work crews, dictated by Owner.
- Required cool-down breaks in morning and afternoon due to the permanent wearing of masks, gloves, and safety glasses in high temperature locations.
- Provision of hand sanitizers and refills on a daily basis.
- The possible need for 10 or 14 day quarantine periods for certain construction workers.
- Additional site buses / drivers, needed for social distancing in transporting construction workers to work areas.
- COVID-19 temperature testing each day at the site entrance and providing new masks.

The following table indicates the productivity changes that have taken place since the onset of COVID-19 and the results of the feedback and our research.

#	TRADE/SKILL/WORK DESCRIPTION	PRE - COVID PRODUCTIVITY (a task that would take 100 hours to perform)	POST - COVID PRODUCTIVITY (impacted by COVID-19)
1	Site Clearance / Earthworks/ Roads / Incoming Utilities	100 hours	105 to 110 hours
2	Concrete Work (Rebar, Formwork, and Concrete Installation)	100 hours	110 to 125 hours
3	Major Equipment (Towers, Compressors, Heat Exchanges, Pumps), Setting, and Alignment	100 hours	110 to 125 hours
4	Masonry / Brickwork / Wall Systems / Siding / External Envelope	100 hours	110 to 120 hours
5	Structural Steel / Platforms / Ladders / Railings	100 hours	110 to 120 hours
6	Architectural Finishes (Walls, Ceilings, Flooring, Painting)	100 hours	110 to 130 hours
7	Field Fabricated and Erected Piping (Utility and Process)	100 hours	115 to 135 hours
8	Offsite Fab Shop Piping (Utility and Process)	100 hours	105 to 110 hours
9	Electrical and Instrumentation / Building Automation	100 hours	115 to 130 hours
10	HVAC / Ductwork and Balancing	100 hours	110 to 125 hours
11	Roofing / Insulation and Waterproofing	100 hours	105 to 115 hours
12	Site In-Directs - Material Distribution, Site Clean-Up, Site Support, Scaffolding, Worker Temperature Checks, Dispensing Masks, Water, Additional Bus/ Transportation Drivers, Office/Lunch Area Cleaning and Warehousing	100 hours	115 to 125 hours

For additional benchmarks and similar types of construction costs, check out our 2021 Yearbooks.

If you have any questions or comments on this report, please contact:

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