

Inland Marine: Construction Project Restart Plan

CHUBB®



Project Restart Planning

As construction operations resume, projects may take longer while schedules undergo recalibration. New guidelines may put pressure on certain phases of your project as availability of resources and task productivity may be limited.

Property Preservation Management

The focus of the Construction Project Restart Plan should be on property preservation and the protection of investments made in the project. The project site and any adjacent hazards and exposures should be included in the project restart plan as well.

Here are a few considerations to help ensure effective property preservation during construction project restart planning:

- Identify and Evaluate Contractual Requirements with your Attorney**
 - Review all requirements carefully; standard contract forms with modified provisions may be used
 - Ensure timeline extensions and labor inefficiencies are addressed
 - Abide by all contract-specific language addressing time extension notices and impacts
 - Follow all site safety requirements
 - Adhere to all project suspension and termination provisions
- Review Federal, State and Local Regulations with your Attorney**
 - Review governmental standards and workplace safety requirements
 - Review sanitizing, physical distancing, staffing and managing requirements
 - Consider the effects of rescheduled inspections and expiring permits
- Mitigate Project Impacts**
 - Evaluate critical contractors, designers, engineers, material suppliers, and governmental agencies to determine impacts
 - Increase owner-contractor dialogue to focus on completing the project as soon as practical and as close to budget as possible
 - Update schedules and consider prioritizing critical work with recovery plan
- Ensure Accurate Project Documentation**
 - Account for essential materials, like progress reports, daily reports, meeting minutes, request for information and change order history
 - Consider the impacts of contractor/subcontractor time extensions
 - Review contractor general conditions
 - Include demobilization and make-safe costs, remobilization costs, and extended costs on rental equipment

Project Restart Preparedness Checklist

Chubb has developed the following preparedness checklist to assist in project restart planning. This checklist is intended as a guide to help you develop an effective plan for your specific circumstances. The overall goal is to preserve and protect the property and to restart the project site in an orderly fashion. We also encourage you to include any additional functions particular to your specific project.

Site Inspection and Walkthrough

- Conduct initial site inspection to document conditions
- Review temporary site utilities and interfaces with offsite utilities
- Identify any areas requiring mitigation and/or improvement
- Appraise health and safety work controls

Storage of Materials and Equipment

- Inspect and inventory stored materials for compliance with manufacturer and vendor requirements
- Utilize updated project schedule milestones to coordinate subcontractors and required materials
- Coordinate with material suppliers to review the downstream supply chain for potential disruptions in material deliveries
- Confirm a formal delivery and storage plan is in place to ensure stored materials are protected

Site Security

- Inspect project perimeters (e.g., fences, barricades, etc.)
- Inspect security related controls (e.g., site lighting, security cameras, locks/alarms, etc.)
- Coordinate with local law enforcement on project restart details

Fire Protection

- Inspect temporary protection requirements throughout the project
- Coordinate any required updates or recertification of temporary protection
- Re-establish hot work procedures and documentation
- Organize with local emergency services for site access and restart requirements

Equipment (e.g., hoists, cranes, etc.)

- Identify and assign responsibility for equipment restart requirements (e.g., inspection, testing, recertification, etc.)
- Examine crane stability, including but not limited to foundations, crane mats, crane pads, etc.
- Review crane and hoist set-up requirements and maintenance items

Temporary Structures

- Inspect temporary structures for structural adequacy
- Coordinate with design engineers to confirm restart requirements (e.g., support of excavations, shoring/reshoring, falsework, formwork, anchorages, dewatering systems, etc.)

Internal/External Water Damage

Sources

- Evaluate building envelope for external source water intrusion exposures
- Review mechanical and plumbing systems
- Identify isolation valves and other items pertaining to leak control
- Inspect leak and flow detection, monitoring and alarming
- Assess system testing prior to charging

General Contractor and Construction Manager Meeting with Subcontractors, Vendors and Suppliers

- Coordinate project update meeting
- Review updated milestone schedule
- Identify potential disruptions and develop contingency plans

Specific Issues Unique To Project	Designated Responsible Person	Estimated Completion	Comments

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