BELMONT MIDDLE AND HIGH SCHOOL

COVID- 19 Cost Summary

May 12, 2022



\$561,739

### COVID-19 Cost Funding

06/08/20 Amendment #18 -GMP \$300,000 10/9/2020 PCCO #07 PCCO #12 01/14/21 \$125,000 05/17/21 PCCO #17 \$140,000 7/2/2021 PCCO #21 \$0 10/11/22 PCCO #26 \$0 05/13/22 PCCO #34 To be approved at 5/13 SBC \$49,068

COVID-19 Allowance Total - \$614,068

### **COVID-19 Cost Expenditures**

COVID-19 Cost Fund \$614,068
Total Value Expensed COVID-19 Costs (\$561,739)

Current COVID-19 -Cost Funds \$52,329

Total Anticipated COVID-19 Costs \$52,329

### COVID-19 Costs EXPENDITURES

Date R	ange	Description	Amount	
Mar-20	Jun-20	General Requirements - COVID 19 Direct Cost	\$122,054	
Jul-20	Dec-20	General Requirements - COVID 19 Direct Cost	\$209,419	
Jan-21	Mar-21	General Requirements - COVID 19 Direct Cost	\$168,487	
Apr-21	Jun-21	General Requirements - COVID 19 Direct Cost	\$40,040	
Jul-21	Sep-21	General Requirements - COVID 19 Direct Cost	\$5,000	
Oct-21	Mar-22	General Requirements - COVID 19 Direct Cost	\$16,739	

# ANICIPATED COVID-19 ALLOWANCE EXPENDITURES

TOTAL COVID-19 COST EXPENDITURES

Date R	Range	Description	Amount	
Apr-22	Dec-22	General Requirements - COVID 19 Direct Cost	\$52,329	
TOTAL ANICIDA	TED COVID 1	COST EXPENDITIBES	\$52 220	

### **COVID-19 Cost Reimbursements**

Total Amount incured for COVID-19 Costs to date
Total amount received for COVID-19 (Cares Act) to date
\$330,557

January 20, 2022

Attention: Tom Gatzunis, Don White, Bill Lovallo, Pat Brusch, Bob McLaughlin

RE: Belmont Middle and High School COVID Impact

#### Tom/Don:

During the most recent review of project costs and discussions of why the project is projecting to be over budget, and as again requested by the Town, Skanska has reviewed the history of the project to determine if any of the costs, both current and projected, are COVID related in order for the Town to review to see if they are eligible for potential funding via COVID relief funds. As you know, Skanska has been repeatedly told that both subcontractor delay and material escalation are not reimbursable due to COVID which is why many of the costs are estimated. Based on this review, we have found the following costs are reasonably associated with the impacts throughout the industry due to COVID:

Premium Time. One of the major costs of the project has been the volume of Premium Time required to achieve the on-time school opening. As understood by all, the decision had to be made early on whether to begin Demolition of the existing School and "guarantee" making the High School Opening vs. delay the entire project multiple months incurring large schedule related costs. Based on the analysis performed, presented, reviewed and approved by the Building committee, the decision was made to move forward with the (projected) less expensive option of a compressed schedule. the reconciled final cost of the compressed schedule was approximately double of what was originally estimated. Despite the increase to this cost, it was agreed, based on the analysis performed, that this decision was still sound and the lesser of two impacts was achieved. However, we can confidently say that there were costs incurred due to COVID related impacts to both the schedule, the premium time and in Skanska's ability to manage the compression of the work both historically and looking forward.

We have found 23 subcontractors who were impacted at least once (some were impacted multiple times) by material supply chain issues for which we had to make adjustments to the schedule and compress the work. See attached list. While no COVID claims for schedule delay were approved for various reasons, the costs for compressing these trades and the resulting impacts of the delay to their work into the summer and the last several months of Phase 1 were incurred and also impacted the follow up subcontractors. While this impact is difficult to precisely define, we are fortunate, as we had an estimate of anticipated Premium Time/Compression costs prior to these impacts. Subsequently, we have the total cost expended which we can reasonably infer that anything beyond what we felt was a conservative estimate to complete the project without the COVID impacts, would be a cost related to these COVID impacts.

In addition to the material supply chain impacts, and despite the continued efforts by Skanska to increase the manpower on the project or attempt to staff a second shift over the last few months of the

first phase of the High School project, the subcontracting community and the labor force were unable to support more manpower and no option for a second shift was feasible. In fact, Skanska had to utilize its corporate strength to utilize other labor from other projects in order to try to mitigate some of the critical path elements of the project such as electrical work, tele/data, and ceiling installation. This extraordinary effort to manage the late materials, manage the limited construction personnel available, resequence the schedule, cleaning and protecting areas multiple times, extending the punch list well beyond the substantial completion and finish several areas and systems beyond substantial completion as agreed between Skanska and the Town. We believe the following costs are in addition to the efforts Skanska has budgeted and contracted with the Town of Belmont and should be reimbursed through the COVID Allowance back to Skanska.

In Summary, the current estimated costs associated with COVID impacts are as follows:

### Premium Time:

Total Owner Cost for Premium Time less the Originally Projected amount = \$1,157,963

Total Skanska% of Premium Time less Originally Estimated Amount = 55%

BMHS OT Reconciliation Summary											
GMP PCCO Reference		d From Owner ntingency		Funded From CM Contingency (Subcontractors)	Funded From Contingenc (SKALaborers/Car	у		Subcontractors			
PCCO 018 (April)	\$	33,559	\$	61,750	\$	12,550	\$	25,200			
PCCO 019 (May)	\$	116,861	\$	60,586	\$	14,253	\$	27,440			
PCCO 020 (June)	\$	76,945	\$	59,307	\$	21,957	\$	21,840			
PCCO 022 (July)	\$	150,996	\$	33,731	\$	32,854	\$	19,600			
PCCO 023 (August)	\$	210,749	\$	37,603	\$	35,273	\$	18,480			
PCCO 025 (Sept.)	\$	268,899	\$	29,106	\$	19,467	2nd Shift Pur	nchlist/WTC			
PCCO 028 (October)	\$	141,688	\$	34,857	\$	21,683	2nd Shift Pur	nchlist/WTC			
PCCO 029 (November)	\$	463,079	\$	36,919	\$	5,731	2nd Shift Pur	nchlist/WTC			
December Projection (Xmas Week)	\$	-	\$	15,000	Included		2nd Shift Pur	nchlist/WTC			
Subtotal	\$	1,462,776	\$	368,859	\$	163,768	\$	112,560			
		69%		17%		8%		5%			
<b>Total Reconciled Overtime</b>	\$	2,107,963									
Total Original Estimated Overtime		\$950,000									
Overtime Estimated to be Associated with											
COVID Impacts	\$	1,157,963		55%							

<u>Additional Protection and Cleanup required for Schedule Compression</u> (55% based on Changes/COVID split)

Protection Materials for Out of Sequence \$57,300

Additional Laborers for General Clean or Out of Sequence

(100% as not in original projection) \$343,488

	LABORERS/CARPENTERS			4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33			
	Entrollerio, or all Entrelio			4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.55	4.33	4.33		+	Variance
														Projected		Projected vs
Cost Cod	e Position	Pay Type	<b>Hourly Cost</b>	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Cost	Actual Cost	Actual
014030.0	O Daily Cleaning (Labor: Skanska Laborers)	Regular	\$ 87.27	7.0	7.0	8.0	8.0	8.0	1.0	1.0	1.0	1.0	1.0			
		Overtime	\$ 111.77	1.4	1.4	1.6	1.6	1.6	0.2	0.2	0.2	0.2	0.2			
		Double Time	\$ 136.26		0.7	0.8	0.8	0.8								
		Projected Hours		1,454.9	1,576.1	1,801.3	1,801.3	1,801.3	207.8	207.8	207.8	207.8	207.8			
		Projected Cost		132,908.1	149,428.3	170,775.2	170,775.2	170,775.2	18,986.9	18,986.9	18,986.9	18,986.9	18,986.9	889,596		
		Actual Hours		1,273.5	1,725.0	1,658.0	1,728.0	2,743.0	982.5	624.0	401.0	388.0	379.0			
		Total Billed		117,422.5	158,895.1	156,355.6	173,438.8	269,244.4	92,467.6	60,728.3	37,567.7	35,918.7	34,716.8		1,136,75	j
01403010	Labor Foreman	Regular	\$ 92.23		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0			
		Overtime	\$ 119.36	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2			
		Double Time	\$ 146.38	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1			
		Projected Hours		225.2	225.2	225.2	225.2	225.2	225.2	225.2	225.2	225.2	225.2			
		Projected Cost	1	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	22,644.2	226,442		
		Actual Hours Total Billed	1	276.0 29.034.9	343.0 35.514.5	290.0 30.516.8	292.0 31.295.9	476.0 52.929.5	307.0 32.843.1	292.0 31.052.7	267.0 28.041.7	280.0 29.647.4	187.0 19.280.9		320.15	_
		Total Billed	1	29,034.9	35,514.5	30,510.8	31,295.9	52,929.5	32,843.1	31,052.7	28,041.7	29,047.4	19,280.9		320,15	-
05400446	Carpenter Foreman - Safety and Maintenance	Regular	\$ 106.28	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0			
06100110	Carpenter Foreman - Sarety and Maintenance	Overtime	\$ 133.53		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0			
-		Double Time	\$ 163.79													
<b>—</b>		DOUGLE HITE	J 103.75	<del>                                     </del>												
		Projected Hours		173.2	173.2	173.2	173.2	173.2	173.2	173.2	173.2	173.2	173.2			
		Projected Float		18.407.7	18.407.7	18.407.7	18.407.7	18,407.7	18.407.7	18.407.7	18,407.7	18.407.7	18.407.7	184.077		
		rojected cost		10,407.7	10,407.7	10,407.7	10,407.7	10,407.7	13,407.7	18,407.7	10,407.7	10,407.7	10,407.7	184,077		
		Actual Hours		161.0	214.0	163.0	171.0	221.0	175.0	167.0	166.0	165.0	120.0			
		Total Billed		17.356.3	23.125.4	17.405.4	18,473.6	24.060.1	19.007.8	17,939.5	17.806.0	17.672.5	13.843.6		186.69	1
				27,000.0	23,223.4	2.,403.4	20,475.0	2.,000.2	23,007.0	27,000.0	2.,000.0	2.,072.3	23,043.0		200,03	+
			•											1,300,115	1,643,60	3 (343,48

Additional Final Cleaning Effort due to Out of Sequence \$23,650

Additional go back work, damage repair, painting touch up

due to out of sequence and late deliveries:

Drywall \$176,550

Painting \$105,000

Other (MEP, Flooring, etc) Estimated - TBD \$75,000

### Additional Supervision During the Compression:

Scott MacKenzie @ 10 Months = \$198,757

Doug Palmer @ 3 Months = \$66,922

Saturday and Sunday Coverage = \$146,880

# Additional Supervision Future for completing remaining work from Phase 1 Fall of 2021 and during Summer of 2022:

Randy Albert Fall Work Completion (Auditorium, Black Box, Band Rooms, Etc) = \$85,250

Randy Albert Summer 2022 (Complete remaining open issues/punch list) = \$62,548

Jake Chiudina Fall 2021 Work Completion (second shift) = \$43,640

Jaimme Reynolds additional MEP Oversight = \$101,324

Saturday and Sunday Coverage = \$30,240

Additional Supervision for work coverage due to Skanska employees being out for COVID Infections/Close Contact, and to help manage subcontractor related manpower issues and material supply chain management and provide proper supervision and Safety Coverage through Summer 2022 to maintain schedule:

Jake Chiudina (20 mos.) =

\$221,286

Additional Cost and subcontract management and cleanup of work performed due to supply chain issues following the compression effort:

Lauren Fraser (4 mos.) =

\$46,939

GC Budget Estimate of	COVID Impact													
	v v	-		2 🔻	3 +	2 *		2 🔻	2 🔻	2 🔻		3 +	2 🔻	2
			1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Name	Employee No.	Hourly Rate	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Tom (Jake) Chiudina	5335196	\$ 60.21										100%	100%	100%
Scott Mackenzie	1918064	\$ 112.93	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10070	10070
Lauren Fraser	5107003	\$ 64.76	10070	100%	10070	10075	10070	10075	10070	100,0	100,0	100%	100%	100%
Randy Albert	2163373	\$ 96.35									100%	100%	100%	100%
Doug Palmer	4203718	\$ 139.50							100%	100%	100%	100%	100%	100%
James Reynolds	5102643	\$ 146.93							100%	100%	50%	50%	50%	50%
James neymonus	3102043	140.93 و									30%	30%	30%	30%
Weekend Average Super's + PI	M's (ave rate)	\$ 135.00				40%	40%	200%	200%	200%	40%	40%	40%	
(April thru September - 20% is														
			\$ 18,069	\$ 18,069	\$ 27,103	\$ 26,709	\$ 26,709	\$ 61,269	\$ 83,589	\$ 83,589	\$ 76,199	\$ 110,812	\$ 55,806	\$ 47,166
GC Budget Estimate of G	COVID Impact		\$ 18,069	\$ 18,069	\$ 27,103	\$ 26,709	\$ 26,709	\$ 61,269	\$ 83,589	\$ 83,589	\$ 76,199	\$ 110,812	\$ 55,806	\$ 47,166
	COVID Impact		2 *	\$ 18,069	\$ 27,103	\$ 26,709	\$ 26,709	\$ 61,269	2 🔻	\$ 83,589	\$ 76,199	\$ 110,812	\$ 55,806	\$ 47,166
		V												
	v	Hourly Rate	2 *	2	2 🔻	3 🔻	2 *	2 🔻	2 🔻	2	2 🔻	3 🔻	2 *	2
	v		2 v 1.03000 Jan-22	2 -	2   -	3 * 1.03000	2 * 1.03000	2 v 1.03000 Jun-22	2 1.03000	2   • 1.03000	2   +	3   v   1.03000	2   • 1.03000	2 1.03000
	v	Hourly Rate	2   v	2 -	2   -	3 * 1.03000	2 * 1.03000	2 v 1.03000	2 1.03000	2   • 1.03000	2   +	3   v   1.03000	2   • 1.03000	2 1.03000
Name	Employee No.	Hourly Rate	2   v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
Name Tom (Jake) Chiudina	Employee No.	Hourly Rate	2 v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
Name  Tom (Jake) Chiudina Scott Mackenzie Lauren Fraser Randy Albert	Employee No.  5335196 1918064 5107003 2163373	\$ 60.21 \$ 112.93 \$ 64.76 \$ 96.35	2   v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
Name  Tom (Jake) Chiudina Scott Mackenzie Lauren Fraser Randy Albert Doug Palmer	Employee No.  5335196 1918064 5107003 2163373 4203718	\$ 60.21 \$ 112.93 \$ 64.76 \$ 96.35 \$ 139.50	2 v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
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Name  Tom (Jake) Chiudina Scott Mackenzie Lauren Fraser Randy Albert Doug Palmer James Reynolds	Employee No.  5335196 1918064 5107003 2163373 4203718 5102643	\$ 60.21 \$ 112.93 \$ 64.76 \$ 96.35 \$ 139.50 \$ 146.93	2 v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
Name  Tom (Jake) Chiudina Scott Mackenzie Lauren Fraser Randy Albert Doug Palmer James Reynolds  Weekend Average Super's + PN	Employee No.  5335196 1918064 19170703 2163373 240203718 5102643	\$ 60.21 \$ 112.93 \$ 64.76 \$ 96.35 \$ 139.50 \$ 146.93	2 v 1.03000 Jan-22	2 v 1.03000 Feb-22	2 v 1.03000 Mar-22	3 v 1.03000 Apr-22	2   v 1.03000 May-22	2 v 1.03000 Jun-22	2 v 1.03000 Jul-22	2 v 1.03000 Aug-22	2 v 1.03000 Sep-22	3 × 1.03000 Oct-22	2 v 1.03000 Nov-22	2 1.03000 Dec-22
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GC Budget Estimate of Co	OVID Impact													
·		· ·	2 -	2 -	3 🔻	2 -	2 -	2 -	2 🔻	3 -	2 -	2 -		
			1.05063	1.05063	1.05063	1.05063	1.05063	1.05063	1.05063	1.05063	1.05063	1,05063		
Name	Employee No.	Hourly Rate	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23		Projected Final Cost
Tom (Jake) Chiudina	5335196	\$ 60.21	100%	100%	100%	100%	100%	100%	100%	100%	100%			\$264,92
Scott Mackenzie	1918064	\$ 112.93	10078	10078	10078	10078	10078	10075	10078	10078	100%			\$264,92
Lauren Fraser	5107003	\$ 64.76												\$46,93
Randy Albert	2163373	\$ 96.35												\$147,79
Doug Palmer	4203718	\$ 139.50												\$66,92
James Reynolds	5102643	\$ 146.93												\$101,32
Weekend Average Super's + PM'	s (avg rate)	\$ 135.00												\$177,12
(April thru September - 20% is or	ne Weekend Day per l	Person)												
			\$ 10,121	\$ 10,121	\$ 15,182	\$ 10,121	\$ 10,121	\$ 10,121	\$ 10,121	\$ 15,182	\$ 10,121	\$ -	0	\$ 1,003,78

COVID COST ANALYSIS COMBINED ESTIMATE = \$2,924,314

### Cost Incurred Through January 2022:

Premium Time \$1,157.963

Protection, Rework, Cleaning Out of Sequence: \$780,988

Additional Supervision During Compression: \$412,559

Additional Supervision/Oversight/Cost Mgt (Fall): \$212,026

SubTotal \$2,598,707

Projected Cost Items Through September 2023: \$325,607

Projected costs are minimum projections to complete work not completed in phase one and carry one additional staff member to assist dealing with the continued COVID impacts. Skanska reserves the right to request further adjustments based on actual impacts from COVID related issues.

Material escalation and pricing of changes have been affected by the COVID Pandemic. Below is a high level estimate of the potential costs which may be embedded within both previously approved change orders of approximately \$10.6 million since April 1, 2020 and the currently submitted and projected changes that we are aware of totaling approximately \$6.25 million. This estimate utilizes a potential average escalation of 15% (Some materials may have doubled or tripled and some may not have been impacted and each for various durations) and using an average 40%/60% split of labor to materials respectively on the changes. \$16.85mm x 60% materials x 15% COVID caused escalation. As this is the end result for the timeframe, this could be low side half the below number, and as subcontractors are likely trying to recover escalation on base contract materials, it could also be significantly higher.

<u>Current & Projected COVID subcontractor escalation of materials:</u> Approximately \$1,500,000