Managing expectations for large construction projects

Lessons learned

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Watershed Protection Department

- Protect and enhance water quality
- Protect property from creek erosion
- Protect lives and property from flooding
Stream Restoration
What can we realistically expect?

Photo courtesy of Matt Brown, Texas Water Resources Institute
Soil

Planting

Trees

Seeding
Phase 2 - Channel

Phase 6 - water quality swales
Managing expectations to build a better project

**Design:** What things should a professional services contract cover? (More than the primary thinks)

**Contracts:** Create effective Contract Documents to meet the needs of your project

**Implementation:** Get good soil preparation, seed, plants and existing tree and plant preservation

Phase 1 - April 2014

Phase 1 - May 2014
Design - Consultant Scope

Add time to scope to review on site:

Tree survey
- Are all the trees on the survey?
- Are they in good health?

Erosion and sedimentation control plans
- Does the tree protection plan make sense for the access required?
- Are the Critical Root Zones protected?
Design - Consultant Scope

Add time to scope for:

- Submittal review
  - Is the information you need really there?
  - Are you getting what you ask for?

Hydro mulch Process Each tank covers approx. 10,000 SF

1. Fill tank up with 1000 gallons of water.
2. Add nine 50lb bags of 100% wood mulch = 450lbs
3. Engage agitation inside machine.
4. Add 32lbs of seed for seed mix #1 to each tank, that is weighed and calculated with Taylor 50lb capacity scale model #TS50
5. Add 9lbs of seed for seed mix #2 to each tank, that is weighed and calculated with Taylor 50lb capacity scale model #TS50
6. Add 16lbs of seed for seed mix #3 to each tank, that is weighed and calculated with Taylor 50lb capacity scale model #TS50
7. Add 16lbs of seed for seed mix #4 to each tank, that is weighed and calculated with Taylor 50lb capacity scale model #TS50
8. Optional Add 1.25 gallons of Bio Green per tank
9. Optional Add 50lbs of Accelerator 16-45-7 per tank
Design - Consultant Scope

Add time to scope for:

- Submittal review

- Construction observation
  - Project needs multiple eyes
  - No one knows your contract specs as well as you
  - No one else is thinking about landscape processes
Design - Consultant Scope

Add time to scope for:

- Submittal review
- Construction observation
- Maintenance observation
  - Landscape is seasonal – different tasks at different times of year
  - Can reduce maintenance by pointing problems out early
Contracts

- General conditions

- Specifications –
  - Submittals

- Measurement
  - Subsidiary?

- Separate pay items?

- Pay on installation, or after performance?
Implementation

- Soil
  - Amendment
Implementation

- Soil
  - Scarification
Implementation

- Soil
- Planting
  - Inspection
Implementation

- Soil
- Planting
  - Technique
Implementation

- Soil
- Planting
- Seeding
  - Technique
Implementation

- Soil
- Planting
- Seeding
  - Timing
Implementation

- Soil
- Planting
- Seeding
- Construction scheduling
Implementation

- Soil
- Planting
- Seeding
- Construction scheduling
Discussion:

How can we better manage expectations?

Thank you!

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