

Managing expectations for large construction projects



Lessons learned

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City of Austin Watershed Protection Department





Watershed Protection Department

- **Protect and enhance water quality**
- **Protect property from creek erosion**
- **Protect lives and property from flooding**



Stream Restoration



Ecological Function

What can we realistically expect?



Photo courtesy of Matt Brown, Texas Water Resources Institute





Soil



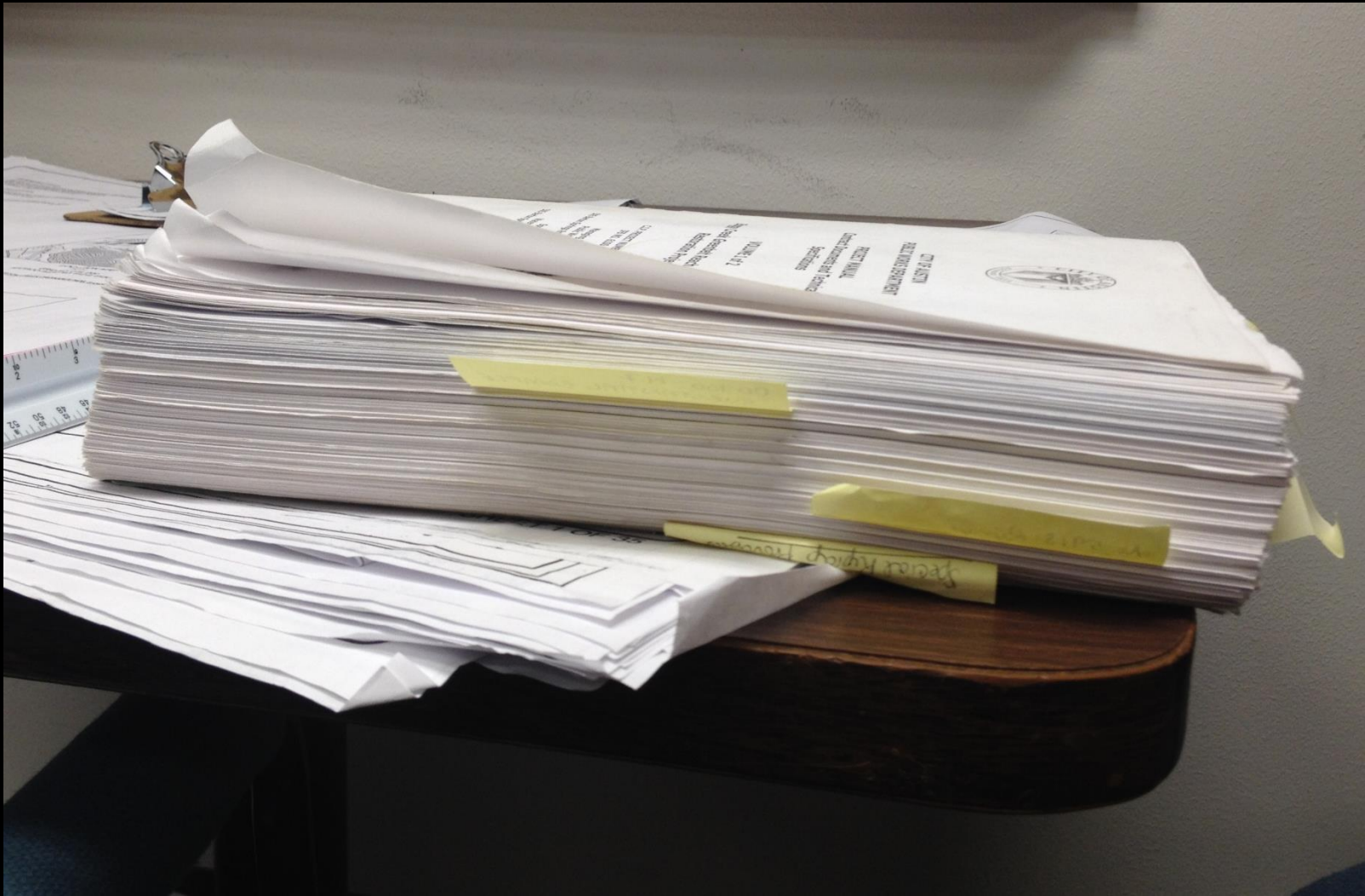
Planting



Trees

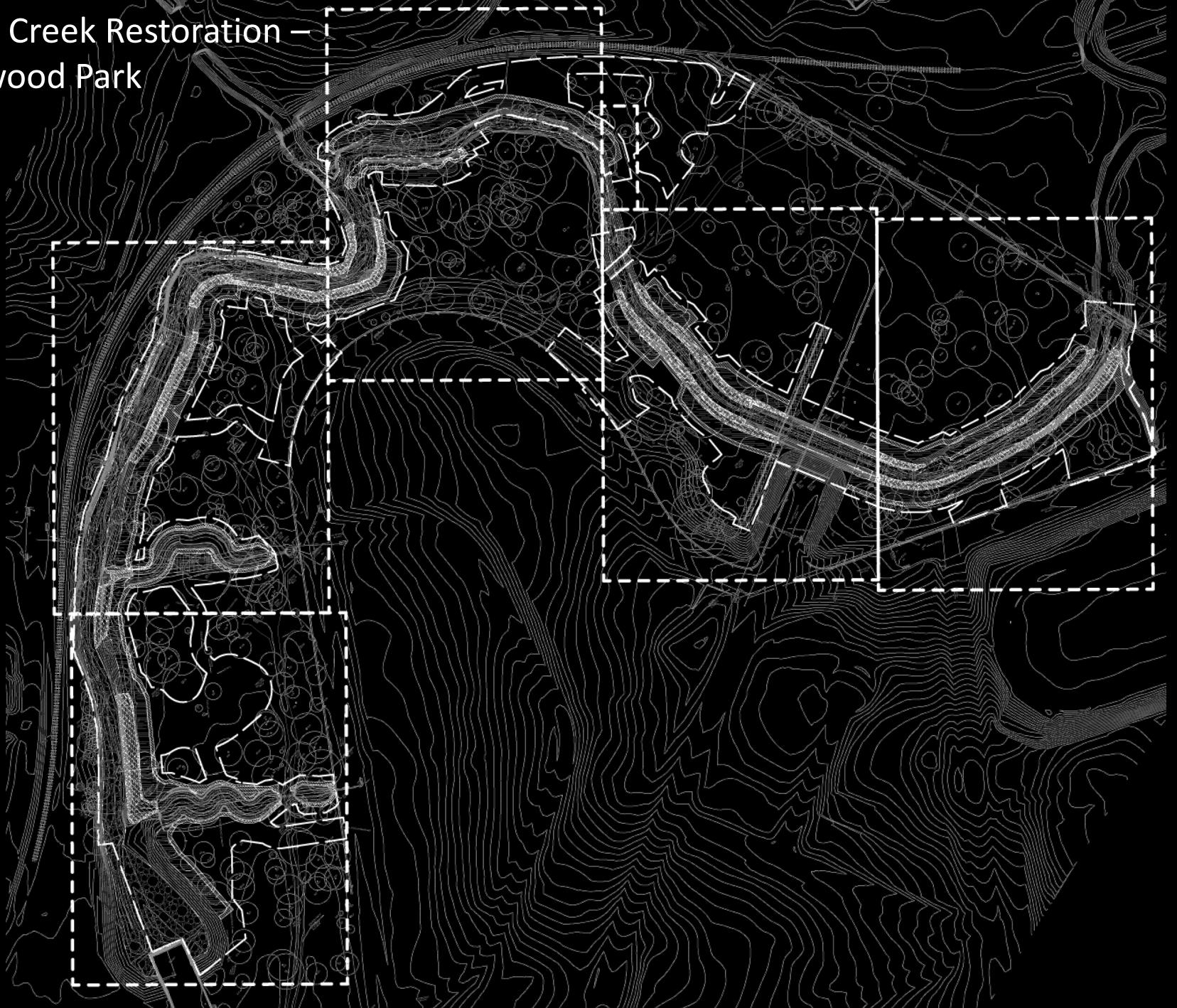


Seeding



Contract

Boggy Creek Restoration —
Rosewood Park



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



Questions/Comments?

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?



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
10. Optional Add 100lbs of American Plant food Multi Pels 15-15-15 per tank.

Design - Consultant Scope

Add time to scope for:

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

BAMERT SEED COMPANY INC

1897 Co Rd 1018; MULESHOE, TEXAS 78347

Permit # TX00905

BUFFALOGRASS TOPGUN PRIMED KNO

Lot Code: 21024TA

Test Date: 1/17/2002

PURE: 99.25%	GERMINATION	94.00%	Origin: TX
INERT: 0.65%	DORMANT	0.00%	
OTHER: 0.05%	GERM + DORM	94.00%	
WEED: 0.05%			

Pure Live Seed: 93.29% NET WT: 50 LBS

Noxious: (none) TREATED WITH KNO3



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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