



Common Pitfalls to Avoid During Field Construction Projects

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Common Pitfalls To Avoid During Field Construction Projects

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What Will Be Covered...

- Common Mistakes Made
 - Before
 - During
 - After
- What YOU Can Do To Help A Project Run Smoothly

Before A Project Starts

- **LACK OF PROPER PLANNING**
 - No written plans and/or specifications
 - Attempting bids off of a “Scope of Work” document
 - Makes impossible to get “apples to apples” pricing
- PDL compliance has made this a **MAJOR** issue

- NOT PERFORMING A PROPER FORENSIC ANALYSIS
 - Undisturbed Core Sampling
 - Warning Track Material Testing
 - Infield Mix Testing
 - Drain Line Scoping
 - Irrigation Performance Testing (including pumping stations)

- **NOT IDENTIFYING RELIABLE MATERIALS SUPPLIERS**
 - Smaller Projects - Useful For Yourself
 - Larger Projects - **VERY** Useful For Potential Contractors
- Helps Streamline The Materials Acquisition & Bidding Processes
- Helps Avoid Costly Delays Later On

- **UNREALISTIC PROJECT SCHEDULE**
- **Average New Field Build (Baseball) =**
 - **Good Weather = 12 Weeks**
 - **Poor Weather/Winter = 14 - 16 Weeks**

- **FAILURE TO IMPLEMENT ROBUST QUALITY CONTROL PROTOCOLS**

- Testing Is Cheap Insurance For A Quality Outcome
- Protects Both Owner and Contractor
- Owner Should *ALWAYS* Select The Testing Agent/Lab
- Reports Should *ALWAYS* Be Directly Delivered To Owner
 - Preferable Owner Pays For All Initial QC Costs Directly

Keep In Mind...

- Average Pro Baseball Field Strip/Re-grade project = \$450,000 - \$700,000 (PDL Compliant)
- Average New Build = \$2,100,000 - \$2,350,000
- Costs are **EXPONENTIALLY HIGHER** than even just a few years ago



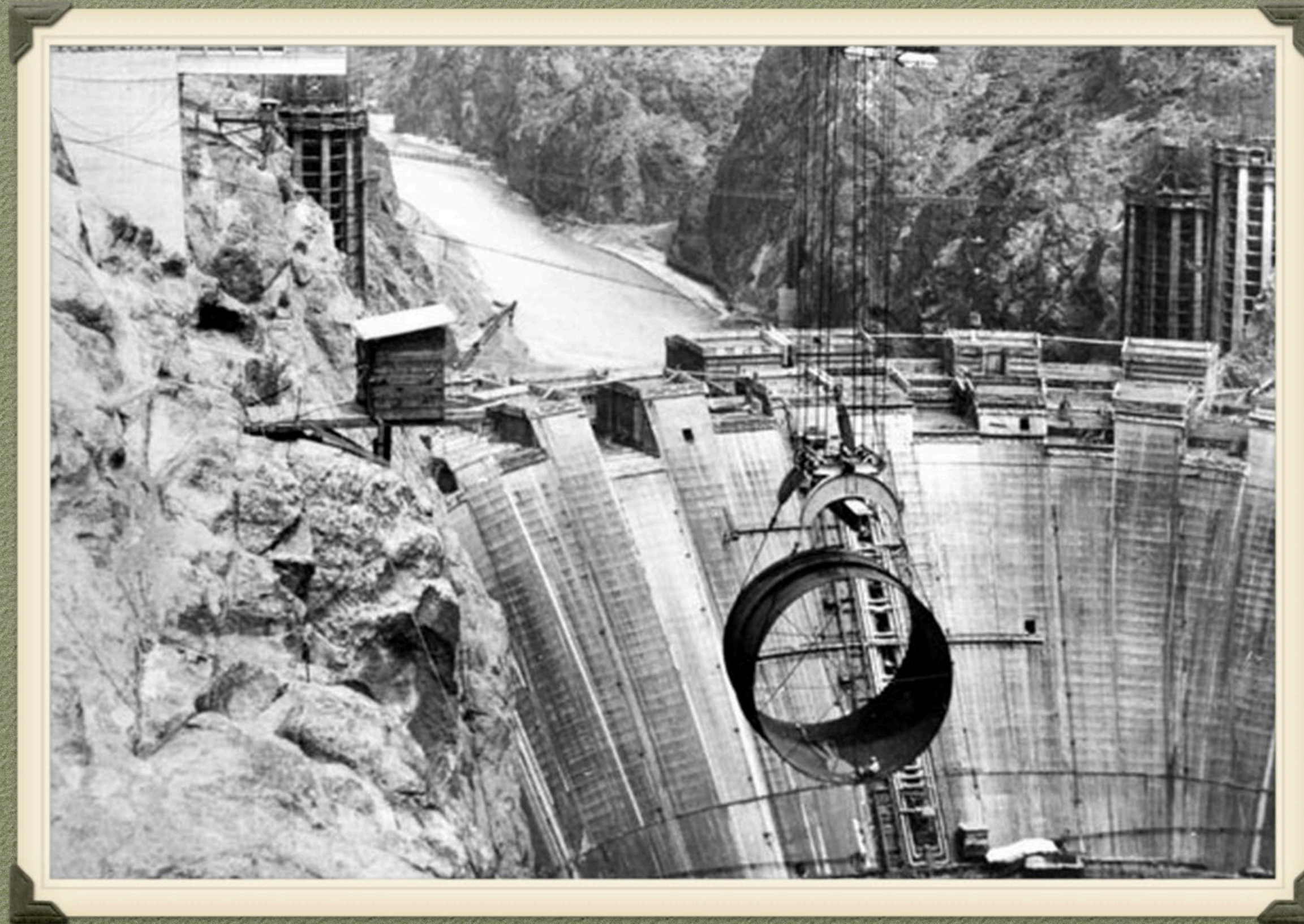


Understand What You're Undertaking

Quiz

- For a pro-level baseball field (120,000 sq. ft.), how much...
 - Drainage pipe
 - Tons of gravel
 - Tons of rootzone material
 - Tons of infield clay
 - Tons of warning track mix

- Drainage Pipe = 6,400 to 7,900 linear feet
- Pea Gravel = 2,500 tons
- Rootzone Material = 4,800 tons
- Infield clay = 350 tons
- Warning track material = 450 tons



Big Projects, Big Costs

What to Consider A Project

Once A Project Starts...

- **BE PREPARED**
 - Good Coordination Between Contractor, Team and Facility Ownership is **CRITICAL**
 - Weather
- How Do You Get Comfortable Being Uncomfortable?
- Work Towards “Normalizing the Abnormal”

- **BE HELPFUL**
 - **Be A Resource For The Contractor**
 - Materials Suppliers
 - Haul Off Contractors
 - Dump Sites
 - Irrigation & Other Subcontractors
 - Fertilizer Suppliers
 - Drainage & Irrigation Pipe Suppliers

“You live there... they don’t”

- TAKE OWNERSHIP

- Ultimately, You Are The One There Long-Term

- Assist Where You Can

- Review Plans/Specs To Insure Compliance

- Assist With QC Sampling

- Keep Architect/Designer Informed

- **BE RESPONSIVE**

- Answer Questions In A Timely Manner
- Provide Honest Input When Appropriate
- Provide Assistance Where Possible
 - Hotel Locations, “Team Rates”, Swag

- **AVOID CHANGE ORDERS**

- Good Plans & Specs Lower Overall Project Costs

- Change Orders Are Generally Expensive

- Settle On Project Scope Up Front To Avoid Costly Alterations Later

- **DO NOT DELAY**
 - Rootzone Testing - Single Biggest “Hiccup” In Most Projects
 - Start Testing Protocols *ASAP* (Immediately Upon Contract Execution)
- If Anything Will Delay A Project, It’s Rootzone Issues!

- LEVERAGING YOUR KNOWLEDGE CAN...
- Lower Project Pricing
- Make For A Smoother Job Overall



Sod

- **IF POSSIBLE...**
 - **Select Preferred Source Ahead Of Time**
 - **Plant Preferred Varieties**
 - **Specify Source By Name**
 - **Insure Your Choice Meets Your Specs**
 - **Implement A Custom Maintenance Program Whenever Possible**

Custom Sod Maintenance Program

- Increased Fertility Levels/Frequency
- Biostimulants
- Custom Mowing Heights
- Topdressing?
- Monitor At Least Monthly Up To Harvest

When Selecting A Sod Supplier...

- CONDISDERATIONS

- Farm Soils
- Experience In Delivering Sports Turf Quality Grasses
- Harvest Capabilities
- Installation Crew?
- Distance From Your Facility
- Long Term Availability of Repair Grass

Pre-Installation Decisions

- Harvest/Install Thickness
 - Can Be Critical With PDL Standards (elevations)
 - Can Affect Cost (Trucking, Rootzone Quantity)
- Pre-Plant Products
 - Fertilizers
 - Soil Enhancers
- Installation Method To Minimize Waste
- Trucking Method (Flatbed or Refrigerator Trucks)

Post-Installation Considerations

- Grow-In Responsibilities (Contractor, Owner or Combo?)
- Products
 - Fertilizers
 - Wetting Agents
 - Fungicides/Insecticides
- Growth Blankets
- Dyes, Anti-Transpirants



Post-Construction

Substantial & Final Completion

- **SUBSTANTIAL COMPLETION** - Majority Of Project Is Completed With Exception Of Minor Items (Punch List)
- **FINAL COMPLETION** - Entire Project Is Complete Including Punch List Items
 - Accurate Punch List = Critical To Insure Project Is Finished Per The Plans, Specs And Contract Documents
 - Final Payment Should NOT Be Made Until Final Completion Is Reached

Questions?

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Thank You!