

SOD REPLACEMENT - A Managed Plan

1. Consider large sod contractor who grows and installs sod.
2. Define a specific quantity (SF or SY) to cost control what is being bid. (Not done in last 2 sod replacements)
3. Use multiple Contractors to get work done ASAP.
4. Monitor installation to ensure proper use of topsoil, preparation and amendments to support growth.
5. Confirm irrigation is working prior to work and execute a coordinated schedule between climate, irrigation regulations and approved amendments such as weed killers, fertilizers, etc.
6. Inspect work when completed, provide a "Punch List" of uncompleted items to be addressed.
7. Communicate processes to Homeowner appropriately.
8. Follow up with Contractor for items to be completed or not satisfactory done, document, put Contractor on notice.
9. Hold back 10-20% retainage for a designated number of months to assure work is successful. Inspect work prior to any Contractor payment.

For this type of Project, it will be necessary to provide a drawing of locations, specification and general conditions. This will delineate contract areas directing the Contractor to field measure and confirm, so a "historical unit cost" can be used for bid accuracy and competitive numbers. I would use standard AIA documents for all contract instruments including the signing of a "Contract". This is the way the "professionals" do it, it helps manage the job and provide security to the Owner.