Bulletin No. JM 13
File: Job Management

Bulletin

Minimizing the Risk of Poor Site Conditions

Introduction

Site conditions may significantly impact productivity on the job. Poor site conditions can affect material handling as well as the actual time required for installation of pipe and equipment.

This bulletin will provide examples of site conditions to consider as well as strategies to address unanticipated site conditions and changes to those conditions.

Site Conditions Checklist

Clearly, site conditions are a job-specific issue, but here is a starting point for consideration:

1. **Is there a mud control plan for the worksite?**

2. **What are the pad conditions?** Is the underground work installed after the pad has been poured?

3. **What are the de-watering plans?** Who has responsibility?

4. **What are the soil conditions?** Are the soil boring reports available?

5. **What are the egress and access conditions around the site?** Can forklifts and other material handling equipment navigate the site as needed?

6. **Are material lay-down areas available?**

7. **Can material be handled within the existing building?** How do doorways, hallways, stairs, etc. impact material handling?

8. **Are break/lunch areas, portable toilets, parking and trailers reasonably close to work areas?**

9. **Is lighting sufficient?** Minimal OSHA requirements may not provide sufficient lighting for crews to work productively.

10. **Is adequate power available?** If not, what are the plans for generators, gas powered equipment, etc.? Is there a need for special ventilation for gas powered equipment?

11. **How will the schedule impact the site?** Will the interior be dried in? Is temporary heat needed and, if so, will it be provided?

12. **How do owner-occupied areas affect site conditions?**

13. **What access is provided to multiple floors?** Are there permanent stairs, temporary stairs, extension ladders, elevators, man-hoists etc. If elevators

or man-hoists are provided, are they sufficient for all the craft labor working on the site or will the crews have to wait to access the elevator or hoist?

14. **Is roof access readily available?**

15. **What is the plan for trade contract storage of materials inside the building in the proximity of work areas?** Are any conflicts anticipated?

16. **Are there special security requirements for worker and delivery access to the site?**

17. **If crane use is shared by multiple crafts, what is the schedule and what certainty exists that the schedule can be maintained?**

18. **Will temporary/permanent HVAC be available for comfort during construction?**

Five Steps to Mitigate the Risk of Poor Site Conditions

1. **Make site conditions a specific element of every bid and proposal.** Have a clear understanding of the issues you may face related to site conditions when you bid the job. Visit the site, including new construction, to identify any potential site condition issues.

2. **Use the RFI process to obtain clarity on site conditions that are not addressed in the bid documents**. For example, if the soil boring report is not provided on an underground bid, request it as a specific RFI. If forklift access is a concern, submit an RFI. And, the RFI process will document your bid assumptions if a problem develops later.

3. **Clarify items on your bid that were either not answered clearly or not answered at all.** Again, this notation will document your bid assumptions.

4. **Consider how site conditions may change during construction.** Does the schedule (if one is provided at bid time) give any clues?

5. **Be assertive and raise any site issues that deviate in a significant way from your expectations at bid time as soon as they develop.** Understand that cost over-runs caused by changed or unanticipated site conditions can result in claim issues. Be sure to comply with any claim notice provisions in the contract. Waiting until the job is over to raise these issues is seldom a winning strategy.

