



DELIVERED 14 DAYS AHEAD OF THE REQUIRED DATE

THE SCHEDULE PROBLEM

Kestrel Ridge Commons

GENERAL CONTRACTOR **KESTREL CONSTRUCTION GROUP** · DEVELOPER **MERIDIAN WEST PARTNERS** · BOZEMAN, MT

A wet spring cost the build three weeks. Eleven weeks of site scope was left to do sixteen weeks of work, with the seed window closing and a lease-up date already advertised. GVSS carried the dirt, the hardscape, the irrigation, the fence and the finish under one scope, and handed the site back early.

\$684,000

GVSS SCOPE VALUE

6.4 acres

SITE AREA

11 weeks

MOBILIZE TO SUBSTANTIAL

0

SCHEDULE-DRIVEN CHANGE ORDERS

THE CONSTRAINT

Kestrel Construction Group was building 118 units across four buildings with 9,200 square feet of ground floor retail for Meridian West Partners. Vertical ran three weeks long through a wet spring, and every day of that overrun came out of the site scope at the end of the job.

Three things were at risk at once. The certificate of occupancy date, already tied to a published lease-up calendar. The hydroseed window, which closes when October night temperatures drop. And Bozeman's screened topsoil requirement in the top six inches, which the civil set had not accounted for.

WHAT WE DID DIFFERENTLY

- Reviewed the plans in February, not August.** The preliminary plan review caught two conflicts before they were built: the topsoil specification, and irrigation sleeving that ran under the fire lane. Sleeving went in with the base course. Nobody saw-cut new asphalt in September.
- Screened topsoil on site instead of hauling it twice.** 4,200 cubic yards screened the day it was stripped. 168 truck loads never happened, which took nine working days off the critical path.
- Reordered the sequence to hold the seed window.** The north detention slope was hydroseeded September 12, ahead of the plaza hardscape rather than after it. Cover established before the first hard frost.
- One sub across the seam.** Grading, hardscape, irrigation, fence and hydroseed under a single number. No gap between trades for anyone to price later, and one foreman in the daily huddle.

REQUIRED DATE VS. DELIVERED DATE



WHAT IT COST, AND WHAT IT DID NOT

One change order was issued, \$9,850 owner directed for an added bike plaza. None were written for scope gaps, weather recovery or resequencing. Three RFIs, all answered inside a business day. 5,120 field hours, zero recordable incidents. First season metered irrigation use came in under the design allowance for the site. Measured here. Not a performance guarantee.

SCOPE CARRIED

- Site development** rough and finish grade, drainage, erosion control, SWPPP
- Topsoil** stripped, screened on site, placed to the six inch requirement
- Hardscape** 18,400 sf of walks, plaza paver and curb
- Irrigation** smart controller, separate meter, 1.4 ac subsurface drip
- Fence and perimeter** 1,180 lf ornamental steel, three gates
- Hydroseed** 3.1 ac native and drought tolerant blend
- Restoration** punch, warranty walk, as-builts

WHO WAS ON IT

Marcus Bell
Commercial Division Lead, GVSS

Tyler Aguirre
Site Foreman, GVSS

Dana Whitfield
Senior Project Manager, Kestrel

Ray Sandoval
Superintendent, Kestrel

Elise Tran
VP Development, Meridian West

DOCUMENTATION DELIVERED

- ✓ COI naming GC and owner as additional insured, 24 hours from award
- ✓ Schedule of values and monthly pay applications
- ✓ Submittals returned inside five business days
- ✓ Conditional and unconditional lien waivers with each draw
- ✓ As-built irrigation drawings and controller programming

"We lost three weeks to a wet spring and I had to make it up somewhere. GVSS came back with a resequenced plan instead of a change order. They caught a sleeving conflict under the fire lane in February that would have cost us a saw cut in September. I did not have to chase them once."

Dana Whitfield
Senior Project Manager, Kestrel Construction Group



SAMPLE CLIENT MARK.
NOT A REAL COMPANY.

THE NEXT STEP FOR YOUR PROJECT

Send us the drawings. Get a preliminary plan review.

Civil and landscape set, plus your target certificate of occupancy date. You get a budget range, the sequencing risks we can see, and the long lead items, at no cost. The earlier it arrives, the more of the schedule we protect.

406-570-7170

gvss.biz/preliminary-plan-review
Bozeman & Belgrade, Montana

Licensed [MT #] · Bonded [\$\$\$M] · EMR [###]