



Reasons Construction Projects Go Bad

Dear Reader:

The following document was created from the MTAS website ([mtas.tennessee.edu](https://www.mtas.tennessee.edu)). This website is maintained daily by MTAS staff and seeks to represent the most current information regarding issues relative to Tennessee municipal government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other MTAS website material.

Sincerely,

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Reference Number: MTAS-1464

Engineers — by Alton Heathcoat, representing the Society of Professional Engineers

- Poor understanding between the parties involved
- Failure to receive timely approvals and permits
- Design errors
- Designing to "wants" not "needs"
- Design changed to fit budget
- Poor onsite inspection
- Poor contractor quality
- Untimely delivery of equipment, reports, payments

Contractors — by Ron Crutcher, representing the Association of General Contractors

- Poor plans and specifications
- Unclear areas of responsibility and authority
- Delays: weather, deliveries, design details
- Payment delays
- Disputes: Who can stop work?

Owners — by Larry McElroy, representing Consolidated Utility District, Rutherford Co.

- Delays: TDOT, other utilities
- Misunderstandings between parties involved
- Too many bosses
- Professional incompetence of the parties involved
- Gray contract language

Financial — by SCORE members

- Incomplete forms and applications
- Inadequate financial resources
- Incompetence of the parties involved
- No central clearinghouse

Construction Managers — by Earl Sizemore, P.E., representing Sizemore Consulting

- Poor communication
- Poor plans and specifications
- Inexperienced contractors
- Financial confusion, pay requests, change orders, retainage, payment delays

Legal Perspective — by R. Loy Waldrop Jr., representing Lewis, King, Krieg, Waldrop & Cantron, P.C.

- Poor direction and project definition
- Project and funding mismatched
- Personnel quality
- Poor conflict resolution

Root Causes of Failed Construction Projects

Shortage of:

- Skill
- Effective Communications
- Knowledge
- Time

- Money
-

DISCLAIMER: The letters and publications written by the MTAS consultants were written based upon the law at the time and/or a specific sets of facts. The laws referenced in the letters and publications may have changed and/or the technical advice provided may not be applicable to your city or circumstances. Always consult with your city attorney or an MTAS consultant before taking any action based on information contained in this website.

Source URL (retrieved on 05/12/2021 - 4:37am): <https://www.mtas.tennessee.edu/reference/reasons-construction-projects-go-bad>



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