Measure I Bond
CITIZENS’ OVERSIGHT COMMITTEE MEETING
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Planning & Facilities
Construction Management (CM) 101
What is Construction Management?

“What Construction Management is a professional service that applies effective management techniques to the planning, design, and construction of a project from inception to completion, for the purpose of controlling time, cost and quality.”

~Construction Management Association of America (CMAA)
Recognition Of Construction Management

- Popular Undergraduate And Graduate Major at Colleges and Universities Nation-Wide
- Construction Management Association Of America (CMAA) Founded 1982
- Certification By Construction Manager Certification Institute (CMCI), An Independent Administrative Body Of CMAA
- Certified Construction Manager (CCM) Is Accredited By The American National Standard Institute (ANSI)
What is a Successful Construction Project?

- On Budget
- On Time
- Highest Quality
Cost-Time-Quality Diagram

Pick only Two!
Project Planning

- Establish Project Budget
- Determine Scope
- Define Realistic Timeline

All of the above goes hand-in-hand.
Adjust each if needed.
Determine Project Delivery Method

- Design-Bid-Build (DBB)
- Design-Build (DB)
- Multi-Prime
- Trade Contracting
- Lease-Lease-Back (LLB)
Determine Construction Contracting Method

- Below $15,000 → single Purchase Order negotiated, however, we try to obtain at least 3 bids if possible
- Between $15,000 and $175,000 → CUPCCAA (California Uniform Public Construction Cost Accounting Act)
- Above $175,000 → Formal Bid per PCC (Public Contract Code)
Typical Project Phases

• Pre-Design/Feasibility Study
• Design: Schematic Design, Design Development, Construction Documents, DSA Approval
• Bid and Award
• Construction
• Closeout and Occupancy
Division Of State Architect (DSA)

- State Agency Overseeing Public K-14 School Construction
- Approves Plans, Oversees Construction
- Areas Of Concern:
  - Structural Safety
  - Fire And Life Safety
  - American With Disabilities Act (ADA)
Construction Phase

• Notice to Proceed (NTP)
• Pre-Construction Meeting
• Submittals and Request For Information (RFI)
• Construction Cost Monitoring: Payment Requests and Change Orders
• Construction Time Monitoring: Short-Interval Schedules And Critical Path Method (CPM) Schedules
• Claim Avoidance and Resolution
• Key to Success: Proactive Issue Resolution And Proper Documentation
Providing An Ideal Loving Learning Environment

“Students who are loved at home, come to school to learn, and students who aren’t, come to school to be loved.”

~Nicholas A. Ferroni
Questions?