

# CALIFORNIA'S COALITION *for* ADEQUATE SCHOOL HOUSING

## SPRING CONFERENCE

May 13-14, 2008  
Westin Gaslamp Quarter  
910 Broadway Circle  
San Diego, CA

Wednesday, May 14  
10:30 a.m. – 12:00 p.m.

### **School Construction 201**



*Moderator:*

*Margaret Brown, San Ramon Valley USD*

*Panelists:*

*Brian Jaramillo, Tilden-Coil Constructors Inc.*

*Philip Henderson, Miller Brown and Dannis*

*Steve Newsom, LPA Inc.*



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**C.A.S.H.  
Construction 201**

**“This may be a stupid  
question, but . . . ”**

**Panel for Construction 201:  
There Are No Stupid Questions**

**Moderator:**

**Margie Brown**, San Ramon Valley Unified School District

**Panelists:**

**Brian Jaramillo**, Tilden-Coil Constructors, Inc.

**Steve Newsom**, LPA Architects

**Phil Henderson**, Miller Brown & Dannis

**Notes**

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**Notes**

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## It's Bid Withdrawal Time

Dear Ms. Hickman,

On behalf of [ ] Development Company, Inc. we wish to withdraw our bid for middle school #8 that bid on November 20, 2007 due to a clerical error made on our proposal.

Thank you for your consideration in this matter.

Sincerely,

• **Is this good enough?**

## Architect's Comments

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## CM's Comments

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## Lawyer's Comments

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## Early Plans

- Can I bid without stamped plans?
- Can I award without stamped plans?
- Will I go to jail?
- Will my Board members go to jail?



 Division of the State Architect

## Architect's Comments

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## CM's Comments

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## Lawyer's Comments

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**Most of Our Bidders Are Stuck In Traffic. Please Tell Me I Can Bump Out My Bid Opening**

- You get a phone call from your favorite contractor telling you about a traffic jam on the freeway. You want to move the opening for 3 hours.
  - Can you?
- OK, I didn't move the bid opening and 2 bidders walked in 3 minutes late.
  - Do I accept their bids?

**Architect's Comments**

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**CM's Comments**

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**Lawyer's Comments**

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## **Our Board Has Requested Changes After We Awarded the Contract.**

- **The Board wants an entire new wing – 8 classrooms.**
  - Our contractor's PCO is for about 14% of its current contract.
    - How do I get this work done?
  - OK, I've talked with our contractor, they've got it down to 9.8% of their contract.
    - That brings our total project change orders to about 16%.
    - OK?

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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## **DSA Will Not Approve My Next Project.**

- I've issued documents to DSA related to my next project.
  - DSA says I have “open” A numbers.
    - What is “closed”?
    - What is “certified”?
  - How do I fix this?

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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**My Contractor is a Month Behind Its Own Schedule.  
Can It Catch Up?**

- **My contractor's schedule shows that it should be 62% complete by now.**
  - It is barely 40% done and is about 28 days late.
  - I don't think this contractor can catch up.
  - Is this schedule awful?
  - Is the contractor awful?
  - Do I call the surety?

**Architect's Comments**

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**CM's Comments**

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**Lawyer's Comments**

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## There are so Many Ways to Build? What is Right for Me?

- A Board member has heard about a new way to hire a contractor without bidding.
- He doesn't remember what it was called, but he's check out some websites.
- What are these?
  - DBB
  - DB
  - CM@R
  - LLB
  - CM/Multiple Prime

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## Architect's Comments

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## CM's Comments

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## Lawyer's Comments

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## **Donors, Volunteers, and Booster Clubs**

- Parents at a site have raised funds and hired . . . someone . . . to build a snack shack.
- Who approves this?
  - How about if it has a hot dog oven?
  - It's 200 square feet.
  - It's 300 square feet.

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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## **Donors, Volunteers, and Booster Clubs**

- **Oh, sorry, it's not a snack shack, it's a boy's dugout with only one exit/entrance.**
  - OK?
- **The girl's softball team has a nice bench.**
  - OK?

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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## **Fair Warning From Your Neighbor**

- I just got a call from a neighboring district. My low bidder is doing very poorly at that district.
  - They are apparently really awful
  - Can I reject their bid?

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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## **you just got this text msg from a client. wat do u say?**

**From:** on-site-person@sprint.blackberry.net  
**To:** boss-at-the-office@sprint.blackberry.net  
**Cc:** my-legal-rep@sprint.blackberry.net;  
my-district-arch@sprint.blackberry.net;  
my-cm@sprint.blackberry.net

**Subject:** pickets!

**OMG! have picketers @ jhs site.  
wat 2 do? local 1234 guy @ site  
talkin w/ workers. wat 2 do?**

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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## **I Love My CM, but . . .**

- I'm getting 3 letters a day from our contractor.
  - My CM says not to worry and is not writing back to most of those letters.
  - What is the “paper war”?
  - Do I care?

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## **Architect's Comments**

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## **CM's Comments**

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## **Lawyer's Comments**

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# Stump the Chumps

## Smart Questions from the Audience

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## Thank you

**Margie Brown**, San Ramon Valley Unified School District

**Brian Jaramillo**, Tilden-Coil Constructors, Inc.

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## Notes

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