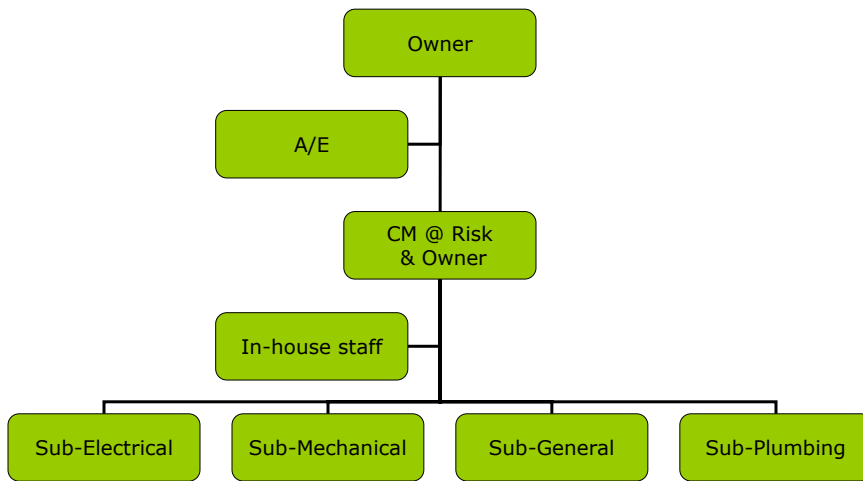


# Choosing the Right Team

How to pull together the right team, ensuring the inclusion of high performance expertise

## My Perspective – CM at risk multi-prime



## My Perspective – CM at risk multi-prime

- ❑ 8 school modernizations in role of General Contractor (2 HS, 6 ES)/Construction Manager/Project Manager
- ❑ Mechanical and Electrical Support for 15 additional modernizations
- ❑ 23 total, plus DM projects, Williams, Site Improvements, Erate Capital Projects, etc
- ❑ Performance contracts for 6 campuses totaling over \$4,000,000
- ❑ Total Tom (on behalf of taxpayers) invested: over \$42.5 million (since 2000)

## All old things become new again . . .

- ❑ Call me ol' fashion – but I like CoW's
- ❑ "The **Clerk of the Works** or **Clerk of Works** (often abbreviated CoW) is a person employed by the architect or client on a construction site. The role is primarily to represent the interests of the client in regard to ensuring the quality of both materials and workmanship are in accordance with the design . . ." source: Wikipedia
- ❑ Historically the CoW was employed by the architect or landscape architect.

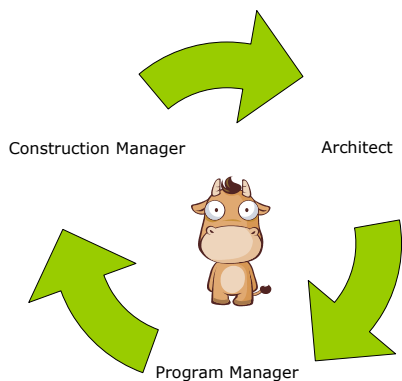
## Lessons from a CoW

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- ❑ #1 - Award goals/definable objectives for reverse-engineering your teams design, budget, etc to achieve success
- ❑ Defining project roles (PM/CM etc)
- ❑ The best possible people for success
- ❑ A clean, lean, efficient delivery machine
- ❑ Recommended certification tell-tales
- ❑ Project benchmarks
- ❑ Right-sizing scope to be under-budget

## Defining project roles

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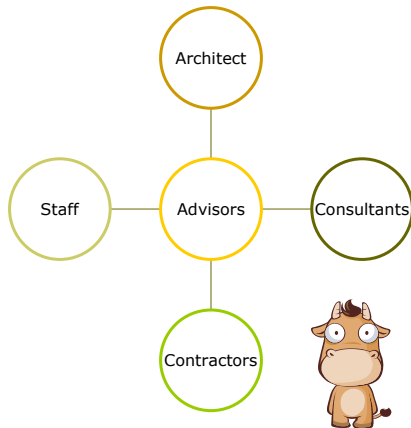


Designing the blame game out  
of your project

- ❑ Hiring a CM, a PM:
  - Expertise
  - Political Necessity
  - Augment Staff
- ❑ The team must have an accountable leader
  - Assign point person and tell them – they are in charge.
- ❑ Architect - CoW

## Straight forward accountability

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- The CoW is in-charge
- Small teams
- People relationships
- Vested individuals
- Build advisory relationships between project members

## What's a CoW to do

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Pull together the right team of course – but how?

Who are they?  
Where are they?

## They are qualified . . .

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- By association
  - CASH membership
  - Who are the players, who is here now, who is beaming about their designs . . .
- By Certification
  - LEEDS
  - CHPS
- By Experience
  - Awards
  - Design Results

## Where are they . . .

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- Greentools for Healthy Schools  
September 11-12, 2008, Sacramento, CA
- Green California Schools  
December 8-10, 2008, Anaheim, CA
- Green Tech Expo  
August 14-15, 2008, Universal City

<http://www.green-technology.org/>

## How will I know a HP Green Designer

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### **Fern Hill School** - 2006 CHPS Award

- Reuse of wood beams and flooring
- Recycled carpet
- Operable windows

### **Loyola Elementary** - 2005 CHPS Award

- Day-lighting
- HVAC Efficiency
- Air quality



## CASH and the AIA California Council

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### ***Leroy F. Greene Design & Planning Awards***

**Modernization/Reconstruction**

**New Built**

**Specialized Facility**

**Project-in-Design**

Sustainable Schools - Windows Internet Explorer

http://www.green.ca.gov/GreenBuildings/schools.htm

CA.GOV Green California DGS  
Sustainable • Energy Efficient • Green Buildings • Green Buying

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GOVERNOR SCHWARZENEGGER  
Visit his Website

**Sustainable Schools**

**Following California's Lead**  
The Governor's [Green Building Executive Order](#) encourages schools using public funds for new construction to follow the State of California's lead in taking cost-effective measures to retrofit, build and operate buildings that are both energy and resource efficient.

In addition to reducing energy and resource consumption, "high-performance" schools also create safer and healthier learning environments.

**Sustainable Guidelines & Resources**  
The Governor's [Green Building Action Plan](#) directs that... "the Division of State Architect (DSA), in consultation with the Office of Public School Construction, the California Energy Commission, and other appropriate organizations, shall lead the adoption of technical resources and guidelines that will enable schools built with state funds to be resource and energy efficient..."

The [California Schools Workgroup](#) has recommended the [Collaborative for High Performance Schools' Best Practices Manual](#) to assist schools with technical resources and guidelines for building sustainable schools.

The Schools Workgroup is comprised of representatives from the Department of General Services' Division of the State Architect and the DGS Office of Public School Construction, the California Department of Education, Office of the Secretary of Education, the Department of Health Services, the California Energy Commission, and the California Integrated Waste Management Board.

- LEED Certified Buildings
- LEED Rating System
- New Construction
- Existing Buildings
- Commissioning and Retro-Commissioning Buildings
- Better Building Management for a Better Tomorrow (Best Practices Manual)
- Commissioning Toolkit for Small Buildings
- Benchmarking & Baseline Buildings
- Energy Consumption
- Energy Efficiency Projects
- Energy Efficiency Standards
- Energy Programs (On-site Generation)
- Energy Star Challenge
- Leasing

Done, but with errors on page. Internet 100%

## People can be known by their products



**"Cradle to cradle" design** - ending the "cradle to grave" cycle of manufactured products, by creating products that can be fully reclaimed or re-used.



## Using 3<sup>rd</sup> party certified products

- Scientific Certification Systems
- Accountability and Third Party Certification



<http://www.scs-certified.com/>

### *Certificate of Achievement*

Scientific Certification Systems (SCS) does hereby certify that an independent evaluation has been conducted on behalf of:

*Tandus*

Dalton, GA

for the following product(s):

**ER3C-10® Cushion Rolls**

This product(s) meets all of the necessary qualifications to be certified for the following claim(s):

**SCS Sustainable Choice™ California Gold Environmentally Preferable Product,  
SCS Sustainable Choice™ Gold Environmentally Preferable Product**



*Aaron Maslach*  
Aaron Maslach, Program Director

SCS Certificate Registration Number: SCS-SC-01375

9/8/2006 to 6/30/2008

Certification Period

Bottom line . . . Have a CoW

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