



# Measure I Bond

CITIZENS' OVERSIGHT COMMITTEE MEETING  
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# Construction Management (CM) 101



# What is Construction Management?

“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?

