

Introduction

The PFCS Free Lunch Seminars are 2-hour training modules on technical subjects that we invite all our clients and friends to attend and participate. The goal of these programs is to provide a fundamental understanding of key elements and systems involved in construction including Construction Claims, Building Wall Performance, Inspection & Testing Standards, Contracting, and Managing Expert Costs.

The programs are informative and interactive. Our lecturers encourage audience participation. Through the use of case studies, horror stories, and other examples, we aim to provide real world practicality to very complex issues and topics.

We have public seminars available covering six topics per year, at four locations: **Portland, Orange County, Los Angeles County, and San Diego**. The seminars are at no cost to past/present clients and friends of PFCS. All others are charged \$20.00 to cover the cost of the lunch. All attorneys and paralegals who attend will receive 2 hours of CLE credit as we are a State of California approved provider and continually provide credits for the State of Oregon.

In addition, we frequently deliver these programs on-site at many attorney offices throughout the nation. If you would like more information on our public seminars or would like to schedule an on-site seminar, please call one of our offices or e-mail us at **Seminars@petefowler.com**.

The following is a comprehensive list of all our Free Lunch Seminars:

1. Construction Cost Estimating
2. Building Wall Design and Construction
3. Building Wall Inspection and Testing
4. Contracting 101
5. Analyzing Construction Defects
6. Managing Expert Costs
7. OMMA-Goodness!TM Project Management Framework
8. Building Codes & Standards
9. Plan Reading
10. Mold Management
11. Window & Door Installation
12. Foundation Systems
13. Residential Wood Framing
14. Introduction to Roofing
15. Tile and Stone Installation
16. Construction Document Literacy
17. Construction Risk, Contracts & Insurance
18. Introduction to Construction Management
19. Construction Change Orders
20. Common Construction Defects
21. Construction Defect Life Cycle
22. Builders Right To Repair Bills: California's SB 800
23. New Developments in California Construction Law
24. Spreadsheets for Construction Professionals
25. Reading Plat Maps

1. Construction Cost Estimating

Introduction to Construction Cost Estimating is for anyone who needs to develop or understand estimates, including construction, design, insurance, legal or property management professionals who deal with construction. The presentation outlines a step-by-step method for planning, creating and delivering estimates for construction.

The process begins with deciding on the level of detail and exactitude required. It continues with deciding on and organizing the components that will be included in the estimate, so that the scope of work and methods of construction can be documented and easily referenced and summarized. Application of prices to the scope and method of construction is next. Lastly, the estimator can summarize, format, coordinate peer review, finalize and publish the completed estimate.

2. *Building Wall Design & Construction*

Combining the art of building design, the craft of building construction, the science of building performance, the rigor of consensus-based standards and the best practices of total quality management can get overwhelming. But that is what it takes to operate in the complex world of the building business today. We will orient the attendees to the complicated world of *Building Wall Design and Construction* and introduce some reliable standards of good practice.

Through case studies, horror stories, historical review and open discussion we will review the fundamentals of good design, applicable codes and standards, and a framework for executing the construction to ensure conformance with the design.

The foundation of the program is the principles from two consensus standards from the American Society of Testing and Materials (ASTM): E2266 Standard Guide for Design and Construction of Low-Rise Frame Building Wall Systems to Resist Water Intrusion and E241 Standard Guide for Limiting Water-Induced Damage to Buildings.

We will also touch on important topics from other documents including the "Building Envelope Design Guide - Wall Systems" from the Whole Building Design Guide (www.wbdg.org) and a PFCS whitepaper called *Managing Construction Quality*.

3. *Building Wall Inspection & Testing*

The built environment has changed. It used to be that Owners would hire experienced, hard working Architects and Engineers who developed plans and specifications that were not perfect, but good enough that experienced, hard working General Contractors could hire experienced, hard working Trade Contractors to do the work of making a project happen. The construction was relatively simple, our expectations were less than perfection, so most projects were considered acceptable.

Now we have consumers who expect increasing quality and decreasing prices in all products, a building industry that is not keeping pace with the quality and price advances many industries are making, and consumers who are more litigious than ever.

The built-environment has been altered in the last 20 years, including increased complexity, less fault-tolerant materials, and tighter, slower drying buildings, and consumers are more conscious of building-related health issues than ever. Although solving building problems is hard, it is not impossible.

Through case studies, horror stories, standards review and open discussion we will review the fundamentals of professionalism in building inspection and testing.

We will describe a framework for ensuring conformance with consensus standards like the American Society for Testing and Materials (ASTM) E2018 Standard Guide for Property Condition Assessments, ASTM E2128 Standard Guide for Evaluating Water Leakage of Building Walls, and ASTM E 1105 Standard Test Method for Water Penetration of Windows. Visual inspection, testing, performance analysis and reporting take experience, training and hard work, but there are standards that set the bar for excellence in professional practice, and we will review them in this program.

4. Contracting 101

Managing construction is hard. So is understanding who is responsible for what. Contracting 101 will explain the fundamentals of building construction contracting, including the roles and responsibilities of the parties and the flow of documents and information.

This is a simplified framework to show the fundamental relationships of the parties in construction. In addition, since virtually no two projects are exactly alike, the framework serves as a comparison to illustrate the differences in various project delivery schemes.

Contracting 101 is designed to help you understand the "Big Picture" so you can understand and avoid most common pitfalls that cause project shortcomings, defects, delays, cost over-runs, legal disputes and headaches in general.

Through case studies, horror stories, document review and open discussion we will help you better understand the many roles played in construction contracting.

5. Analyzing Construction Defects

Analyzing Construction Defects is for anyone faced with construction litigation related to physical problems or allegations of defects in buildings or construction.

We will explain what a construction defect is, how the process of construction defect litigation flows, present a framework for working through the complexity of potential defects and the issue-by-issue analysis of each potential defect, and discuss appropriate investigation standards.

6. Managing Expert Costs

“No plan can be considered complete - or satisfactory - until it produces measurable outcomes and incorporates mechanisms that allow mid-course corrections based on results.” - Judith Rodin

Construction litigation can be messy, and messy can get expensive. We have been working for years to create a system for delivering construction consulting services at the highest level of professionalism while controlling expenses.

We have created a powerful system called *Managing Experts Costs*. Using this system combined with our 10-step *Solving Building Problems Method* we guarantee to get our clients through the project as quickly and efficiently as possible.

We do this through carefully thought out project planning, disciplined execution of the plan, and frequent review of the “return-on-investment” (ROI) versus cost.

7. OMMMA Goodness!™ Project Management Framework

Successful management of projects is hard, especially with lots of parties involved and more things to do than you can keep together in your mind, or even in your day-planner. A Project Management system is the closest thing we have to a guarantee of success.

The *OMMA-Goodness!™ Project Management Framework* is a simple process that distills the fundamentals of effectively bringing people together to accomplish a project objective. You will not only succeed in accomplishing your objective, the people you work with will say “OMMA-Goodness!™, what a great Project Manager!”

“OMMA-Goodness!TM” is a memory aid (mnemonic device) that stands for Objective, Method, Milestones and Actions.

The *OMMA-Goodness!TM Project Management Framework* begins with a clearly stated Objective and a One Minute Summary, which are used to orient the team and help maintain focus. We step through a proven Method in a Project Planning Meeting to refine our Project Plan in multiple passes, keeping our critical data organized in the Milestones section, and clarifying the Scope with a Work Break-Down Structure.

We then identify Actions required to complete the Milestones. From there we estimate durations and decide when and by whom Actions will be performed, which gives us Budget and Schedule data.

At the end of the Project Planning Meeting we set the date and time for the first of our regular Project Status Meetings where we compare progress to plan, which creates a natural feedback loop that leads toward success without relying solely on hope, the force genius, or on natural organizational skill. The Method naturally lends itself to building-in a quality control mechanism using Hold-Points.

This is normally a full day seminar but can be given in a condensed 2-hour session.

8. *Building Codes & Standards*

Introduction to Building Codes & Standards is for anyone who needs to understand how codes and standards affect the construction, maintenance and alteration of buildings. This presentation deals with how codes and standards have evolved through the ages to provide for the health, welfare, and safety of the general public and how they continue to evolve today. Case studies will bring the words-on-paper to life, and model the path of analysis required in code interpretation.

Design professionals should design in compliance with codes and standards. General contractors should build to conform to codes and standards. Building officials are entrusted to interpret and enforce codes and standards. Some deviations from codes and standards can place the general welfare of the public at risk and can expose the design professional and construction professional to legal liability. Others don't require such a strict reading. So there is a lot to talk about.

Codes and standards today are more accessible than ever, and can be used in an effective quality control program that begins at project design or definition, is reinforced in the contracting phase, and performance compared to standard can be verified during the course of construction.

9. *Plan Reading*

Plan Reading is for anyone who needs to be able to understand construction project documents. It is not only architects, engineers and builders who need to be able to read plans. Owners, agents, and occupants of buildings can and should acquire the skills to understand construction drawings.

This program is designed to introduce and orient the attendees to how plans for construction are organized, show the attendees the types of drawings they are likely to see in various project types, and to enable the attendees to understand the intent of the designers who created the plans.

Through plan review, open discussion, and hands-on exercises we will help you attain a basic understanding of the role of plans and their importance in construction projects.