



MFC NEWS

“Building Understanding”

MFC will find out the truth about buildings and answer the hard questions.

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About MFC News

Myles F. Corcoran and his Team would like to share the best of what we’ve learned over the years about well-constructed buildings and resolving construction disputes.

Ask An Expert...Call 831-476-4502 or email us at: mfcnews@mfcbuild.com.

What’s New at MFC...

We are launching a new forum called, “Ask An Expert.” We pride ourselves on the fact that we Answer the Hard Questions - it’s part of our Mission Statement. To prove it, we are going to field your Hard Questions and answer them in our issues. So bring them on ... give us your head scratchers, your hardest, most complicated situations or questions. We invite you to try and stump us.

Submit a question that we use in MFC News and we’ll award you with a gift certificate to the restaurant of your choice.

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Congratulations to Inspector/Consultant Daniel Alcocer, who passed the exam and is now an ICC-certified California Commercial Building Inspector.

Quote of the Day

“Beware of the little expenses; a small leak will sink a great ship.”

-Benjamin Franklin

Wisdom Corner

Anatomy of a Leak
The Worst Case Scenario
A Bedtime Story For Children
of Waterproofing Consultants

by Bruce Mosias

The following story is fictional but could and has happened to numerous people.

Jack and Jill decide to build their dream house. They buy their property in a remote location on top of a mountain with a beautiful view of the valley below and the ocean beyond. They fantasize about the wonderful moments they will have sitting on their deck with their friends and family enjoying the view.

Jack draws a basic layout for the home and they both decide to finish the exterior with stucco because they want a southwestern look and don’t want to have to paint every five years. They hire an architect to design their house. The architect proposes the cost of design and supervision of the project.

FIRST MISTAKE

Jack feels that the cost for design is a little high and that supervision will not be necessary. Especially since he has a friend who knows a contractor that builds custom homes and Jack himself knows a little about construction. Jack feels confident that between hiring a contractor who specializes

in homes and his ability to watch the construction, the chances for errors are practically nil.

SECOND MISTAKE

Jack asks the architect to produce a basic set of plans (Builders Set) of drawings for the house. This includes floor plans, structural, electrical and mechanical. Details of where and how waterproofing will be installed will be figured out by the contractor. After all this is his specialty.

The contract goes out to bid. Even though Jack feels confident in his friend's recommendation for the contractor he also wants to get the lowest price. The bids come in and sure enough the friends contractor is \$ 50,000.00 lower than the other two contractors who were very close.

THIRD MISTAKE

Jack chooses the low bid without checking the contractor's references. The contractor proposes a lump sum bid with 10% mark-up for each sub contractor.

FOURTH MISTAKE

Jack feels that a 10% mark up is a little high, and since he will be on the job everyday (at least an hour in the morning and maybe, sometimes in the afternoon) that he will be able to manage the sub contractors. After all these subs are specialists in their field and will know how to do the work. Besides the money Jack and Jill will save on the sub contractor's mark up can go toward that new car they want. Construction starts. Excavation, foundation, and framing go fairly smoothly. Well there was the a little trouble with the

coordination because the General Contractor was not always there to answer questions as to sequence of work. Jack was not always there to field questions either because his workload at the office became more demanding. Due to these delays the project that was started at the beginning of the summer and scheduled to take three months grew into six months and it was now winter and the rains caused more delays.

During construction the general Contractor has several other projects going on. He is busy trying to keep up with the paper work while his superintendent is stressed out by trying to oversee all the jobs. Problems on the other jobs keep him away from Jack and Jill's house most of the time. He usually shows up in the morning to make sure all the subs are there.

FIFTH MISTAKE

There is some confusion by the subs as to sequencing of their trades. Consequently they get in each other's way and in some cases complete their work before another sub can get in to do his. These errors require either costly removal or the more inexpensive and creative "caulking and cover up" technique.

Jack and Jill's house is finally complete (except for the landscaping) by the end of the next summer. They move in.

Jack and Jill work with a landscaping contractor to finish off their yard and the steep slope between the neighbor's property and theirs. They choose to plant twenty 25 gallon olive trees at the top of the slope on the property line. After the trees are in, the neighbor's attorney writes them a letter asking that the trees be removed because