

# **Referral List of Contractors with Child Care Facilities Development Experience in California**





This document, *Referral List of Contractors with Child Care Facilities Development Experience in California* ©June 2003, was prepared by the Building Child Care (BCC) Project, a collaboration of organizations working together to provide a centralized clearinghouse of information and services designed to improve child care providers' access to financial resources for facilities development projects in California.

For more information about this document or about the BCC Project,  
please call (888) 411-3535  
or visit the project website at [www.buildingchildcare.org](http://www.buildingchildcare.org).

**DISCLAIMER:**

The *Referral List of Contractors* is provided to assist child care providers in facilities development and should not be used on its own in selecting a contractor. Building Child Care does not endorse or claim to have personal knowledge of any of the contractors listed. The *Referral List of Contractors* is a work in progress and is not intended to be a complete list of contractors with child care experience. The information provided in the *Referral List of Contractors* was supplied by the contractors listed.



## I. ACKNOWLEDGEMENTS

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Most importantly, we are indebted to the child care providers across the state who sent in referrals of contractors with whom they have worked in the past several years. We would also like to thank the contractors themselves who took the time to give us information about their experience with child care facility projects.

Because this document will be updated regularly, we encourage you to contact us with additional referrals. Furthermore, if you are a contractor listed in this resource, please feel free to contact us with any edits you'd like to make to your listing.

If you have questions or comments about this document please email [bcc@nedlc.org](mailto:bcc@nedlc.org), or call the Building Child Care Project at the National Economic Development and Law Center, (888) 411-3535 or (510) 251-2600.

## II. INTRODUCTION

This list is presented as a resource to assist child care providers in the process of finding an experienced contractor interested in working on child care facilities.

The listed contractors were referred to Building Child Care (BCC) by a survey distributed to newly licensed Child Care Centers and Large Family Child Care Homes, and through BCC contacts in the child care field.

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In projects where an architect is needed, contractors build to the specifications of the architect. Selecting an architect skilled in child care facilities can improve the functioning and child safety of a facility. To help providers find architects with experience in child care facilities development BCC has published a *“Referral List of Architects with Child Care Facilities Development Experience in California”* available on line at [www.buildingchildcare.org](http://www.buildingchildcare.org), or by phone at (888) 411-3535.

Currently there are approximately 278,000 licensed contractors in the state. This referral list is *very* small in comparison. Most of the contractors in this list have experience developing Child Care Centers rather than Family Child Care Homes.

In addition to using this referral list, the following suggestions are good methods for finding a qualified contractor:

### **Suggestions for Finding a Contractor for Child Care Center Facilities Projects:**

- Ask other child care centers for recommendations.
- Ask local community development corporations (CDCs) for referrals of contractors they have worked with successfully on facilities projects.
- Ask funders for referrals.

### **Suggestions for Finding a Contractor for Family Child Care Home Renovation and Expansion Projects:**

- Ask other providers for recommendations of contractors with child care facility development experience.
- Ask neighbors and friends in the community for recommendations of any good contractors for home improvement work.
- Look in the phone book (though always be sure to check a contractor’s license before making any financial commitments to him/her).
- Ask funders for referrals.

*Always make sure to check a contractor’s license, references, qualifications and insurance before making any financial commitments.*

### III. THINGS TO CONSIDER IN DEALING WITH A CONTRACTOR: DO'S AND DON'TS

Excerpt from: *What You Should Know Before You Hire a Contractor* by The California Contractors State Licensing Board. The full document can be found at <http://www.cslb.ca.gov/consumers>, or call the 24-Hour Licensing & Consumer Information phone-line: 1-800-321-CSLB (2752).

- Do:**
- Plan your project carefully.
  - Shop around before hiring a contractor.
  - Get at least three written bids on your project.
  - When requesting bids, provide all contractors with accurate plans or drawings that will enable them to determine the scope and cost of work.
  - Check with the Contractors State License Board to make sure the contractor is properly licensed, and to check the status and disciplinary history of the license.
  - Check out contractors with your local building department, trade associations or unions, consumer protection agency, and the Better Business Bureau.
  - Look at work the contractor has completed.
  - Ask your contractor to furnish a completion or contract bond.
  - Consult with more than one lending institution regarding the type of loan to obtain.
  - Ask your lender to recommend a funding-control company.
  - Make sure your contract provides for a "retention," a percentage of each payment or of the total job, ordinarily 10 percent, which you retain until the job is completed.
  - Make sure everything you and your contractor have agreed to is included in your contract, and don't sign anything until you understand and agree with all terms.
  - Ask your contractor about inconveniences that may occur, and plan accordingly.
  - Keep a job file.
  - Make sure you receive unconditional lien releases from subcontractors and material suppliers.
  - Make frequent inspections of the work, including a final walk-through.
  - Consult an attorney if a mechanics' lien is filed against your property.
  - If problems or disagreements occur, try first to negotiate with the contractor.

- Do Not:**
- Do not hire an unlicensed contractor.
  - Do not hire a contractor without first shopping around.
  - Do not act as an owner/builder, unless you are very experienced in construction.
  - Do not sign anything until you completely understand it and agree to the terms.
  - Do not make agreements with subcontractors or workers without consulting the prime contractor.
  - Do not pay cash without a proper receipt.
  - Do not make a down payment that exceeds the legal limit (10% or \$1,000, or 2% or \$200 for swimming pools, whichever is less).
  - Do not let your payments get ahead of the contractor's completed work.
  - Do not hesitate to ask questions of the contractor.
  - Do not make final payment until you are satisfied with the job.

**Be Sure Your Contract Includes:**

- The contractor's name, address, and license number and the name and registration number of any salesperson who solicited or negotiated the contract.
- The approximate dates (not number of working days) when the work will begin and be substantially completed.
- A description of the work to be done, a description of the materials and equipment to be used or installed, and the price for the work.
- A schedule of payments showing the amount of each payment in dollars and cents.
- If the payment schedule contained in the contract provides for a down payment, it shall not exceed \$1,000 or 10 percent of the contract price (excluding finance charges), whichever is less (swimming pools: two percent or \$200, whichever is less). If the contract provides for the contractor to furnish performance and payment bonds, lien and completion bonds, a bond equivalent, or funding control, this limitation of down payment does not apply.
- A Notice to Owner regarding the state's lien laws, and the rights and responsibilities of an owner of property.
- A description of what constitutes substantial commencement of work.
- A notice that the failure of the contractor, without lawful excuse, to substantially commence work within 20 days from the approximate date specified in the contract when work is to begin, is a violation of the Contractors License Law.

## IV. REFERRAL LIST

This referral list includes the license number of each Contractor, and the type of license they have. Always check to see that the contractor's license is currently valid by calling the 24-Hour Licensing & Consumer Information phone-line: 1-800-321-2752.

- "A" -General Engineering license
- "B" -General Building license
- "C" -Specialty license (for example C-8 is a concrete specialty license)
- "HIC" -Home Improvement license

### NORTHERN CALIFORNIA

Contractor: McCutcheon Construction, Inc.  
Address: 1280 Sixth St.  
Berkeley CA 94710  
Phone: 510-525-7041  
License: 528791 B, HIC  
Service Area: Bay Area  
Website: <http://www.mcbuild.com>  
Experience: Worked on the Lincoln Child Center in Oakland, generally does residential remodeling and design.

Contractor: Frank Portman Co.  
Address: 843 Malcolm Blvd.  
Burlingame CA 94010  
Phone: 650-692-7878  
License: 254570 A, B, HIC  
Service Area: Bay Area  
Experience: has done 3 projects: work for Holy Family over the past 30 years; upgraded the exterior and playground of Golden Gate Child Care Center; and did interior renovation and a new wing for St. Vincent's Day Home

Contractor: Green Builders of Marin  
Address: 250 Bel Marin  
Novato CA 94949  
Phone: 415-884-0700  
License: 754552  
Service Area: Marin, Sonoma, San Francisco, parts of East Bay  
Website: <http://www.greenbuildersofmarin.com>  
Experience: Has done 7 head starts in last 4 years; other education experience from about a decade ago; does both public and private work; environmentally friendly, "green" builder; both new and renovated facilities.

Contractor: Branagh Inc.  
Address: 750 Kevin Ct.  
Oakland CA 94621  
Phone: 510-638-6455  
License: 180497 A, B, HIC  
Service Area: Greater Bay Area  
Website: <http://branaghinc.com>  
Experience: Has done multi-purpose projects, including World Impact, after school programs, and many church facilities.

Contractor: Davis Construction  
Address: 1619 Ruth Drive  
Pleasant Hill CA 94523  
Phone: 925-674-1340  
License: 674108 B, C-35, C-8, HIC  
Service Area: Bay Area, generally East Bay  
Experience: Has done Oakland school renovations, and other educational facilities work.

Contractor: STF Development: Steve Fredericks  
Address: 2910 Stevens creek Blvd., Suite # 109-541  
San Jose CA 95128  
Phone: 408 296 5820  
License: 493505 B, C-8, HIC  
Service Area: Construction primarily in Santa Clara County. Does consulting in the Northern and Central part of the State.  
Experience: Has built 60 facilities in the last 15 years, and has been a child care facilities consultant for the City of San Jose since 1999. Involved with projects from Family Child Care Homes of 8-14 children to large Child Care Centers. Has done traditional stick-frame construction and modular facilities. Has done new facilities and renovations.

Contractor: Wamsher Construction  
Address: 203 Mission St.  
Santa Cruz CA 95060  
Phone: 831-454-0194  
License: 527299 B, C-36  
Service Area: Santa Cruz County  
Experience: Work done as part of larger mixed use projects.

Contractor: Affordable Fence and General Contractor: Bill Williams  
Address: 2004 Mariposa  
Stockton CA 95208  
Phone: 209-649-9894  
License: 605338 B, C-13  
Experience: Did one child care center renovation in Stockton, San Joaquin County.

Contractor: Enviroplex  
Address: 4777 E. Carpenter Road  
Stockton CA 95215  
Phone: 209-466-8000  
License: 640557 B, HIC  
Service Area: California  
Website: <http://enviroplexinc.com>  
Experience: Custom built modular facility producer; in business for 12 years.

Contractor: Ed Platt Construction: Ed Platt  
Address: PO Box 2976  
Truckee CA 96160  
Phone: 530-412-0090  
Experience: Coordinated volunteer labor for church facility in Tahoe City, Placer County.

### **SOUTHERN CALIFORNIA**

Contractor: Dick Wagner Construction / DWC  
Address: 16000 Gault St.  
Van Nuys CA 91406  
Phone: 818-402-8566  
License: 482257 B  
Service Area: Within about 25 miles of Van Nuys  
Experience: Renovation of a center in Chatsworth, LA County.

Contractor: QVS Builders  
Address: 7875 Convoy Ct. Suite A-3  
San Diego CA 92111  
Phone: 858-268-7894  
License: 739981 B, HIC  
Service Area: San Diego, Riverside, and Orange Counties  
Website: [qvs@sbcglobal.net](mailto:qvs@sbcglobal.net)  
Experience: 12 projects in last 3 years; most new, some remodels expansions; experience with special needs work.