Instructional Building and Central Plant Expansion Design-Build Project
INSTRUCTIONAL BUILDING

- NEW ROOFTOP HEATING HOT WATER PLANT - (2) 700WHR OUTDOOR BOILERS COMPLETE WITH INTEGRAL PUMPS, LOCATED AT THE SOUTHWEST CORNER OF NEW BUILDING
- CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING BOILERS BASED ON ACTUAL BUILDING LOADS.
<table>
<thead>
<tr>
<th>Academic Space</th>
<th>Lecture Rms</th>
<th>ASF Rm</th>
<th>110 ASF</th>
<th>Lab Rms</th>
<th>ASF Rm</th>
<th>210 ASF</th>
<th>Other Rms</th>
<th>ASF Rm</th>
<th>Other ASF</th>
<th>TOTAL ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Lecture (30 - 35 seats)</td>
<td>42</td>
<td>720</td>
<td>30,240</td>
<td>1</td>
<td>1,300</td>
<td>1,300</td>
<td>1</td>
<td>900</td>
<td>900</td>
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<tr>
<td>Reading Lecture</td>
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<td>4,180</td>
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<tr>
<td>Forensics/Lecture &amp; Practice rooms</td>
<td>2</td>
<td>910</td>
<td>1,820</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,820</td>
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<tr>
<td>Computer Room</td>
<td>0</td>
<td></td>
<td></td>
<td>1</td>
<td>900</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>subtotal</strong></td>
<td><strong>48</strong></td>
<td><strong>34,940</strong></td>
<td><strong>1</strong></td>
<td><strong>1</strong></td>
<td><strong>900</strong></td>
<td><strong>900</strong></td>
<td><strong>1</strong></td>
<td><strong>4,180</strong></td>
<td><strong>1,820</strong></td>
<td><strong>37,140</strong></td>
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<table>
<thead>
<tr>
<th>Support Space</th>
<th>Rooms</th>
<th>ASF</th>
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<th>Rm Code</th>
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<tbody>
<tr>
<td>Administrative Support Space</td>
<td>2</td>
<td>230</td>
<td>460</td>
<td>310</td>
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<tr>
<td>Dean’s Office &amp; Reception</td>
<td>5</td>
<td>100</td>
<td>500</td>
<td>310</td>
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<tr>
<td>Clerical Support Offices</td>
<td>1</td>
<td>250</td>
<td>250</td>
<td>315</td>
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<tr>
<td>Workroom</td>
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<td>100</td>
<td>100</td>
<td>315</td>
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<tr>
<td>Mail room</td>
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<td>300</td>
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<tr>
<td>Dean’s Office Meeting Room</td>
<td>1</td>
<td>100</td>
<td>100</td>
<td>315</td>
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<tr>
<td>Storage</td>
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<td>100</td>
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<td><strong>1,710</strong></td>
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<tr>
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<tr>
<td>Faculty Offices:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2 person offices</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faculty Office Service</td>
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<td>140</td>
<td>5,600</td>
<td>310</td>
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<tr>
<td>Adjunct Faculty Office Space</td>
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<td>300</td>
<td>315</td>
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<tr>
<td>Meeting Rooms</td>
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<td>700</td>
<td>310</td>
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<tr>
<td>Other</td>
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<td></td>
<td></td>
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<tr>
<td>Meeting Room 75 seats</td>
<td>1</td>
<td>1100</td>
<td>1,100</td>
<td>680</td>
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<tr>
<td>Staff Lounge/w/Kitchenette</td>
<td>1</td>
<td>400</td>
<td>400</td>
<td>650</td>
</tr>
<tr>
<td>AV/TV</td>
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<td>300</td>
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<tr>
<td><strong>subtotal</strong></td>
<td><strong>3</strong></td>
<td><strong>1,800</strong></td>
<td></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>59</strong></td>
<td><strong>10,710</strong></td>
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</tbody>
</table>

**GRAND TOTAL** 107

**TOTAL ASF** 47,850

**TOTAL TARGET GSF** 73,615
Target Construction Cost: $39M (includes a 1% Contingency)
Project Expectations
PROJECTS with \textbf{HIGH LEAN INTENSITY} are \textbf{MORE LIKELY} to complete \textbf{AHEAD OF SCHEDULE} \& \textbf{UNDER BUDGET}.
Lean Construction Tenets

- Optimize the Whole
- Continuous Improvement
- Removal of Waste
- Generation of Value
- Focus on Process & Flow
Lean *is about*:  
Focusing on value  
Eliminating waste  
Continuous improvement

Lean *is not about*:  
Cost cutting  
Slashing prices  
Workforce reductions
Build the Team

Timing of Key Stakeholder Engagement

Best Projects:
- 76% engage key stakeholders before or during conceptualization

Typical Projects:
- 42% don’t engage key stakeholders until design development or later

- Pre-business case: 9% (Typical), 3% (Best)
- Business case validation (pre-design): 9% (Typical), 3% (Best)
- During conceptualization (0-15% design): 22% (Typical), 25% (Best)
- During schematic design (15-30%): 15% (Typical), 11% (Best)
- During design development (30-60%): 17% (Typical), 16% (Best)
- During construction documents (60-90%): 11% (Typical), 4% (Best)
- End of construction documents or later (100% CD): 9% (Typical), 4% (Best)
Target Value Delivery (TVD)

“A collaborative team managed design process that is used throughout all stages of design and construction to ensure that projects are delivered within the allowable budget, that projects meet the operational needs and values of the users and that projects promote innovation to increase value and eliminate waste”.

Collaborative Problem Solving

The problem is not the problem; the problem is your attitude about the problem.

-CAPTAIN JACK SPARROW
Chronology of a Lean Project
Last Planner® System Principles

1. All plans are forecasts and all forecasts are wrong. The longer the forecast the more wrong it is. The more detailed the forecast, the more wrong it is.
2. Plan in greater detail as you get closer to doing the work.
3. Produce plans collaboratively with those who will do the work.
4. Reveal and remove constraints on planned tasks as a team.
5. Make reliable promises.
6. Learn from breakdowns.
Last Planner System

- Master Schedule: Set milestones and key dates
- Phase Schedule: Specify handoffs between trades
- Look-Ahead Plan: Make ready and initiate re-planning as required
- Feedback & Learning: Measure progress and remedy issues
- Weekly Work Plan: Will Do
- Progress Tracking: Doing & Done

Source: Adrian Smith (2011)
The RFQ/RFP Process
RFQ/RFP Timeline

Deadline for Requests for Clarification: December 21, 2017
Final Addendum Issued: January 5, 2018

**Design-Build Pre-Qualification Questionnaires and Proposals Due:** 2:00 PM January 12, 2018

Evaluation of Design-Build Proposals: January 13 – February 7, 2018

Notification of Short-Listed Firms: February 8, 2018
RFQ/RFP Timeline

Final Interviews (If Required):  February 22-23, 2018
Notice of Intent to Award:  February 26, 2018
Board of Trustees Approval:  March 27, 2018
Debriefings:  By appointment after award of contract

OTHER IMPORTANT DATES

Notice to Proceed with Design:  March 28, 2018
Project Completion:  June 1, 2021
<table>
<thead>
<tr>
<th>Evaluation Category</th>
<th>Points</th>
<th>Weight</th>
</tr>
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<tbody>
<tr>
<td>A. Price Factor:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. PRICE</td>
<td>300</td>
<td>30%</td>
</tr>
<tr>
<td>B. Non-Price Factors:</td>
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<td></td>
</tr>
<tr>
<td>2. TECHNICAL EXPERTISE</td>
<td>200</td>
<td>20%</td>
</tr>
<tr>
<td>3. APPROACH TO DESIGN EXCELLENCE</td>
<td>200</td>
<td>20%</td>
</tr>
<tr>
<td>4. LIFECYCLE COST</td>
<td>100</td>
<td>10%</td>
</tr>
<tr>
<td>5. SKILLED LABOR FORCE AVAILABILITY</td>
<td>100</td>
<td>10%</td>
</tr>
<tr>
<td>6. SAFETY RECORD</td>
<td>100</td>
<td>10%</td>
</tr>
<tr>
<td><strong>TOTAL OVERALL POINTS</strong></td>
<td><strong>1,000</strong></td>
<td><strong>100%</strong></td>
</tr>
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</table>
Review Attachment 5B – Price Proposal Format
Price Proposal Scoring

-1σ, -0.5σ, μ, +0.5σ, +1σ

- 300
- 2
- 2
- 8
- 2
- 5
- 5
- 5
- 240

38.2%
15%
15%
15.9%
15.9%
Instructional Building and Chiller Plant Expansion
RFQ/RFP Pre-Submittal Conference

Questions?

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