



Pankow **HIKS**

Innovative Tools to Win and Deliver a Design-Build Project

ANNUAL
CONFERENCE &
AWARDS
PROGRAM

WESTERN PACIFIC REGION
PASADENA, CA



Design-Build Done Right

Integration + Collaboration = Success

Ted Shepard, P.E.



JACOBS®

County of Los Angeles
Department of Public Works
Project Manager

37 Years: Facilities Planning, Design,
Construction and Maintenance
including acting as Owner's Rep for
Large Capital Projects

Peter Loeb, DBIA



Pankow

Pankow Builders
Project Executive

25 Years: Construction & Real Estate
Industry encompassing Design-Build
Experience, Team Leadership,
Collaboration with Owners and
Design Professionals

Thom Greving, AIA, NCARB, LEED GA



HKS

HKS, Inc.
Design Director
Associate Principal, Senior VP
36 Years: Professional Experience

Jacob Williams, DBIA, NCARB



County of Los Angeles
Department of Public Works
Assistant Director
30 Years: Architecture, Project
Management, Planning, Development
and Administration

L.A. County Design-Build Strategy

- ❖ Why Design-Build?
- ❖ Best Value Procurement
- ❖ Family Support Center
a great example

AGENDA



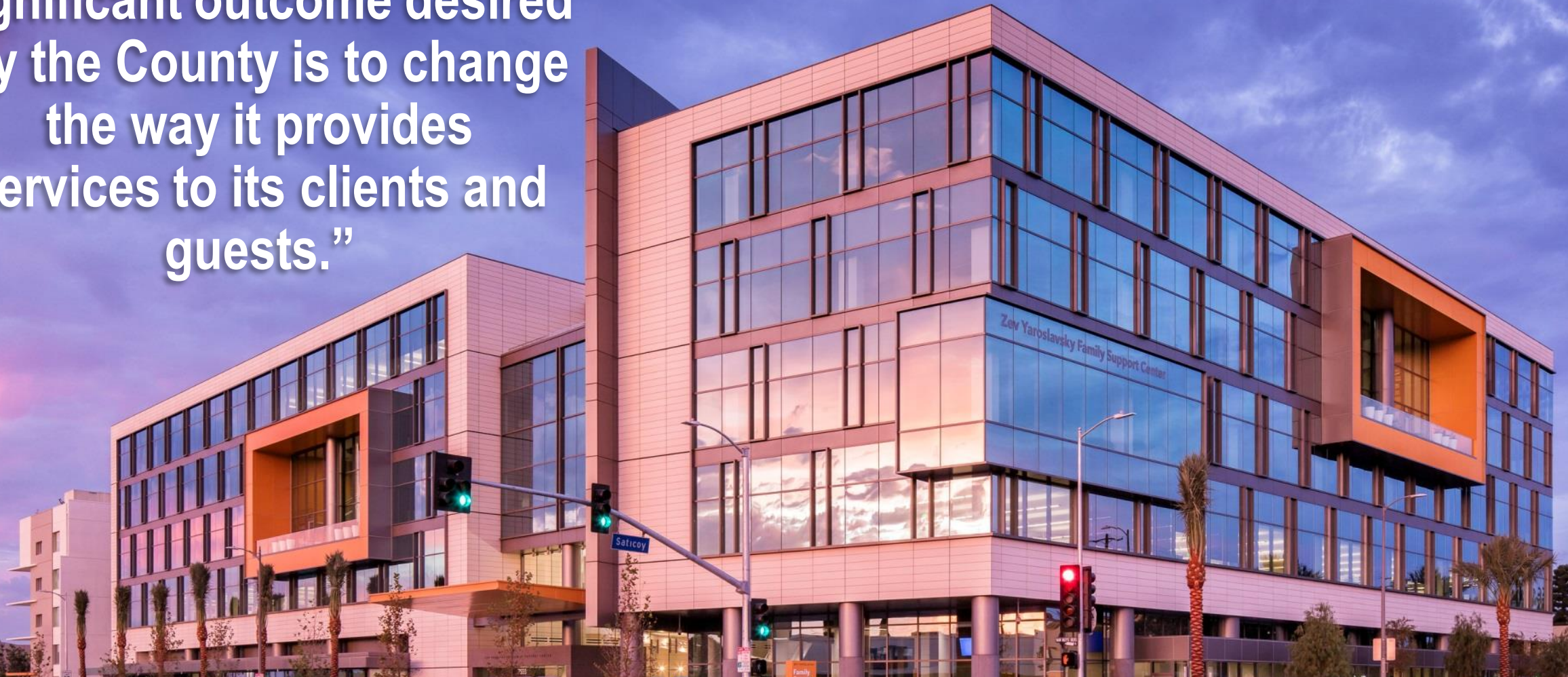
- ❖ Project Overview
- ❖ Scoping
- ❖ Procurement/Selection Process
- ❖ Integrated Design Strategies
- ❖ Construction
- ❖ Closing Remarks

PROJECT OVERVIEW

County's Project Objective / Purpose

- ❖ Consolidate 7 departments & services
- ❖ \$175 million total budget
- ❖ 1,000 employees
- ❖ 1,000+ clients daily
- ❖ 216,000 SF Build-to-Suit
- ❖ 1,325-car Parking Structure
- ❖ 6.8 acre campus-like site

**“Perhaps the most
significant outcome desired
by the County is to change
the way it provides
services to its clients and
guests.”**





“To enrich lives through effective and caring service”

Pankow

“Thinking beyond the building”

HKS

“Creating places that enhance the human experience”

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- Collaboration = Success

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SCOPING

Scoping Documents

- ❖ Scoping vs. Bridging
 - What will you get?
 - How will this work?
 - D-B creativity and innovation

- ❖ What is the appropriate content/quantity?

Scoping Documents





Project Overview

a preliminary energy model created during the conceptual design phase for the project. This model should be revised and refined at each design submittal package milestone to accurately include all energy related systems for the building, site, and parking structure. The design-builder shall analyze alternative modeling approaches to confirm consistency with required modeling methodology for optimized LEED credit calculations. The analysis shall explore the use of either ASHRAE 90.1 or Title 24 baselines per accepted LEED credit requirements to best



Project Overview

For Materials and Resources credits, the Design-Builder will prepare a schedule of values for all materials applicable to the targeted LEED credits. The County will review LEED materials calculations done by the project team for target credits.

The Design-Builder shall inform the County once uploads and templates are complete for each

individual credit. The County will conduct a comprehensive review of credit documentation for each credit once notified that documentation is complete.

The County will act as the Design-Build Team with the LEED Design Phase Submittal Process. All LEED review fees shall be paid by the Design-Builder.

Commissioning

The Commissioning process will be administered by the County. The Design-Builder shall perform all commissioning related requirements, and ensure that all construction documents are developed in compliance with these requirements.

The County will have a Division 1 Commissioning specification section prepared. Additionally, Commissioning requirements will be developed for the Division 15 and Division 16 specification sections.

Prior to the Design-Build proposal, the County of Los Angeles and their consultants will draft the Owner's Project Requirements (OPR) document and provide this information to the Design-Build teams. During the design phase, the Design-Builder shall develop the project's Basis of Design (BOD) in direct response to the requirements listed in the OPR. The County's team will verify that the BOD demonstrates compliance with the requirements set forth in the OPR.

Prior to the start of the construction, the County or third party (separate from the Design-Builder) will designate an independent commissioning authority (ICA) to lead, review, and oversee the completion of all commissioning process activities. The ICA must be independent of the work of design and construction, and must not



Project Overview

to the Design-Builder to select those materials from the ones that are specified. However, the Design-Builder is not required to

requirement as is possible.

Similarly, it is the Design-Builder's sole responsibility to determine the specification sections that apply to systems and materials utilized to achieve the LEED goals.

By exception, the Design-Builder may propose to utilize systems and materials that are not included in these technical specifications. However, in all cases such items shall be identified in a specific submittal, shall meet or exceed the specification provided in these scoping documents, and shall be subject to the acceptance and approval of the County. If

not approved by the County, the Design-Builder is required to comply with the technical specifications included with these scoping documents, at no increase to the contract price.



Center - Scoping Documents

Project Number 27190-18

San Fernando Valley
Family Support Center
Van Nuys, California

November 8, 2012

Volume 1
Scoping Documents
Project Overview and Appendices

County of Los Angeles
Department of Public Works



Documentation
• LEED Construction Phase
Preliminary Review Submittal



Prior to commencing the submittal process, the Design-Builder shall distribute a standardized LEED reporting form to all trades. This form shall require trades to list and report on all materials applicable to the targeted LEED credits. The information shall include material cost data (as necessary), as well as the supporting documentation

regard incomplete submittals. After the County approves individual products and submittals, the Design-Builder will have the responsibility of uploading the supporting documentation to LEED Online and updating the corresponding LEED template.

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Step 1: How we were able to digest the scoping documents.

The County departments housed in the new facility are:

- Probation
- Social Services
- Child Support
- Health Services
- Public Health
- Mental Health
- Children and Family Services

The Building

The County's space program is to be accommodated in a new 5-level building of approximately 212,000 square feet. The building will provide an inviting urban edge for the site as it lines Van Nuys Boulevard. The transparency of the ground floor/public space should allow for ample views into the landscaped campus core thus reinforcing the inviting and friendly feel of the campus.

The building's floor plate should be narrow or feature one or many light courts to allow significant access to daylight and views. Shared common spaces for clients, such as the lobby, waiting areas and conference spaces, will be accommodated on the ground level. The office space on levels 2-5 shall generally be orchestrated in a "democratic", open and flexible layout.

The facility shall be energy and



environmentally savvy, achieving at least USGBC LEED Silver NC certification.

The Parking Structure and Surface Parking

Structured parking for a minimum of 1,248 vehicles must be accommodated in a 6-level parking structure, with 1 level below ground and maximum five levels above. The total number of parking spaces required on site, including structured spaces and surface spaces, will be 1,348.

The parking structure can be located as close as 15 feet from the western property line which allows enough room for significant landscape and softscape, in respect of the neighboring property.

In combination with the parking structure minimum of 1,248 stalls, additional surface parking may be used to meet the total required number of stalls of 1,348. However, such parking should be designed to be perceived as putting "cars in a park" rather than putting "trees in a parking lot".

Red: Required

The County's space program is to be accommodated in a new 5-level building of approximately 212,000 square feet

Blue: Wish List

The building's floor plate should be narrow or feature one or many light courts to allow significant access to daylight and views.

Black: General Comments

The parking structure can be located as close as 15 feet from the western property line which allows enough room for significant landscape and softscape, in respect of the neighboring property.

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Step 2: Organization

San Fernando Valley Family Support Center

Scoping Document Critical Statements

Item	Vol.	Section	Pag	Highlight Color	Highlighted Statement



173	4	Design Criteria Narrative	5	Blue	The conceptual layout of the parking structure included in this scoping document is a three bay, six-level facility with one level below-grade, one level at grade, and four levels above the level at grade. Vehicular vertical circulation will be provided with a scissors helical ramp.
174	4	Design Criteria Narrative	5	None	Pedestrian vertical circulation will be provided with a minimum of three elevators.
175	4	Design Criteria Narrative	5	Red	The parking structure shall not be taller than the MidValley Comprehensive Health Center or the new office building. Based on this requirement, the height of the parking structure to the top of the exterior spandrels along the north, south, and east sides is estimated to be approx. 45' above grade. The height at the highest point along the west side is estimated to be approx. 50'.

Step 3: Strategy

173	4	Design Criteria Narrative	5	Blue	The conceptual layout of the parking structure included in this scoping document is a three bay, six-level facility with one level below-grade, one level at grade, and four levels above the level at grade. Vehicular vertical circulation will be provided with a scissors helical ramp.	General Parking Design/Structural	
174	4	Design Criteria Narrative	5	None	Pedestrian vertical circulation will be provided with a minimum of three elevators.	Vertical Transportation	
175	4	Design Criteria Narrative	5	Red	The parking structure shall not be taller than the MidValley Comprehensive Health Center or the new office building. Based on this requirement, the height of the parking structure to the top of the exterior spandrels along the north, south, and east sides is estimated to be approx. 45' above grade. The height at the highest point along the west side is estimated to be approx. 50'.	General Parking Design	These heights are considerably different than those surveyed by our team???

The **comments** enable collaboration and feedback to improve upon the comprehensive design plan and strategy.

Quality Assessment



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PROCUREMENT/SELECTION PROCESS

Determining the most appropriate length of time for an RFP response.



Pre-Submittal Meetings

❖ Owner

❖ Design Team

❖ Builder

Pre-Submittal Meetings



Selection (Scoring) Criteria



Scoring Criteria

	850 written	250 Team
<u>150 oral</u>	[100 Team, 50 Design]	225 Design
	1000	225 Price
		100 LCC
		100 Labor
		<u>100 Safety</u>
		1000

INTEGRATED DESIGN STRATEGIES

Integrated Design Strategies

❖ Weekly Meetings

- Design
- BIM Coordination

❖ Co-Location

❖ 65% Trade Commitment

❖ Client Part of Process

Integrated Design Strategies



Integrated Design Strategies



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CONSTRUCTION

Construction

- ❖ Owner/CM Team on site
- ❖ Transparency
- ❖ Half-Time Talk
- ❖ Finish Strong Strategy
- ❖ **TRUST**

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FINISH SAFELY

Stay on your game! Stay alert!

Don't be complacent because the building "feels" finished. Danger can surprise you and come from anywhere:

- Electricity
- Mechanical Equipment
- Overhead
- Highly Polished Floors

Continue to be aware of your surroundings.

Pankow HKS

An aerial photograph showing a large number of construction workers in orange safety vests and hard hats working on a construction site. A white pickup truck and some construction equipment are visible.

QUALITY FINISH

The finishes are what the Owner will see and live with for the life of the building. The high quality finish project is your legacy and will be remembered for decades to come. Take pride in the work and protect it! Your achievements here are exemplary and you have a right to be proud.

Pankow HKS

A photograph of a modern, multi-story building with large glass windows and a flat roof. The building is surrounded by landscaping, including trees and a paved walkway. A person is walking on the path in the foreground.

FINISH ON TIME

Don't be content with simply finishing the project. There is no question that the satisfaction of delivering a quality project is greatly enhanced when it's delivered on time. Be determined and help make this happen!

The importance of the schedule cannot be overstated.

There are only 112 days left before the Owner is scheduled to move in.

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A photograph of a modern building lobby with a high ceiling, large columns, and a curved staircase. Several people are standing in the lobby, and there are large wooden logs or beams in the foreground.

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CLOSING REMARKS

Q+A



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