Overview

The focus of Task 3 for Gold Coast Transit District (GCTD) and the Design Team was to continue developing and detailing the Administration and Operations Facility project design to a 60% design level.

A brief list of changes from the Task 2 submittal include:

- Eliminated four additive-alternate Maintenance Repair Bays from project
- Updated Courtyard area and site landscaping elements (walking paths, plants, etc)
- Bocce ball court and grill near Employee Courtyard
- Updated Maintenance Equipment layout per Task 2 comments and Equipment Review Meeting with GCTD

The Design Team continued to develop the design and evaluate materials, equipment, systems which were within GCTD’s budget (see Section Two - Opinion of Cost).

Permitting

The Design Team submitted documents and drawings to the City of Oxnard’s Development Advisory Committee (DAC) in September 2014. A CD was submitted to GCTD for record and the files have been included on the CD with this submittal for reference.

The DAC held a review meeting with GCTD and members of the Design Team in September 2014 to review the drawings. DAC later provided final comments to GCTD for the Design Team to address and submit revised drawings. These comments have been included in this submittal (see Appendix C).

The Design Team has been preparing an updated set of drawing documents to be submitted to the City of Oxnard for a second review by DAC. The anticipated submittal date to the City of Oxnard will be in mid-January followed by another review meeting with the City to discuss comments, similar to the initial submittal in September 2014.

External Value Engineering

GCTD elected not to pursue an external value engineering effort. The Design Team will continue to monitor estimated construction
costs throughout the remainder of the design effort to provide GCTD with a project designed within budget of $35 million.

**Quality Control Reviews**

The Quality Control Review is utilized on this project to ensure all designs, calculations, specifications, and reports submitted with this deliverable are in accordance with the project requirements. Following the plan encourages early detection and correction of potential problems, minimizing costs and prevent delays.

The GCTD Design Team performed an internal Level 1 Quality Control Review the week of November 17, 2014. This review required each design discipline to assign a Reviewer to review drawings and specifications to determine the design documents were prepared for the 60% Design deliverables. These Level 1 reviews were then submitted to MDG to determine compliance was met in the Quality Control Process.

Following the Reviewer’s comment submissions to MDG, each design discipline Originator (drafter or specification writer) updated the project drawings and specifications per the Reviewer’s comments. These drawings were then submitted to the Cost Estimator to develop the Task 3 Opinion of Probable Cost (see Section Two).

MDG will continue to lead the effort to provide an interdisciplinary Level 2 Quality Control Review of drawings submitted with this deliverable. MDG considers this effort to be similar to a constructability review which is typically performed by a third party. The review period will begin December 15, 2014 and conclude on January 5, 2015, at which point, Reviewers and document Originators will gather in Pasadena, California to discuss the Reviewer comments.

The Level 2 Quality Control Reviews will be documented, recorded, and transmitted to GCTD as part of the Constructability-type Review.

**LEED / Sustainable Design**

The Design Team has provided an updated LEED v4 scorecard (see Appendix A). GCTD has elected to pursue v4 (version 4) with no minimum certification requirements for the project.
The Task 3 LEED Checklist indicates the project design is at low-end Certified, however, there are twelve “strong maybe” credits. Typically, the Owner can expect the Green Building Certification Institute (GBCI) to accept roughly half of the strong maybe credits, if submitted. This assumption results in sufficient credits to anticipate a mid-level LEED Certified project.

The Design Team will continue to develop the project design to provide GCTD with a project design which can be issued for bidding and construction following Task 5 - 100% Design. The Design Team will continue to track LEED status and credits throughout Tasks 4 and 5 should GCTD opt to pursue LEED certification.

CNG System Long-Lead Items

Maraton Technical Services estimated the entire CNG system equipment would take between five and six months to manufacture by the awarded manufacturer. Note: this estimation does not include submittal preparation or review.

Below is an estimated schedule for the CNG system:

1. After receipt of order (ARO), the General Contractor will immediately provide an order to the CNG Contractor/Equipment Supplier.
2. In projects where CNG is on the critical path, there is often a submittal of long lead components such as storage (not a scope item here), compressor block, compressor cooler, compressor motor, and possibly gas dryer. These components are then reviewed on an expedited basis (one to two weeks) and released for production. This expedited review of long lead components will not likely be required on this project since CNG is not on the critical path.
3. There are 60 percent and 90 percent submittals of all station equipment assemblies that follow 3 to 6 weeks ARO. Two weeks is generally allowed for review time at each submittal. Upon approval of these submittals, equipment is released for production.
4. Production of compressor packages and CNG dryers typically take 3 to 4 months. This accounts for time to slot the equipment into production and time to receive long lead components that are assembled into the overall equipment assemblies.
5. Upon completion of the major equipment assemblies such as a compressor package, there is a plant testing period of 3 to 5 days, at which point the equipment is ready for shipping.
6. Once on site there is a 6 to 8 week installation period followed by commissioning

Below is a graphic chart received from a CNG manufacturer depicting the information above:

<table>
<thead>
<tr>
<th>Week</th>
<th>CNG Equip.</th>
<th>Week</th>
<th>CNG Equip.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PO Accept</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>10</td>
<td>Structural</td>
</tr>
<tr>
<td>3</td>
<td>Submittal</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>12</td>
<td>Complete</td>
</tr>
<tr>
<td>5</td>
<td>BOM</td>
<td>13</td>
<td>Assembly</td>
</tr>
<tr>
<td>6</td>
<td>Material</td>
<td>14</td>
<td>Test</td>
</tr>
<tr>
<td>7</td>
<td>Procurement</td>
<td>15</td>
<td>Ship</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>16</td>
<td></td>
</tr>
</tbody>
</table>

At this time, GCTD is unlikely to identify or specify to the awarded General Contractor which project elements will be on a critical path. Instead, GCTD and MDG will require the awarded Generator Contractor complete construction at the specified date in the Contract. Substantial completion is scheduled for March 31, 2017 and Move-in is schedule for April 3, 2017.

**Submittal Contents**

This Task 3 - 60% Design submittal contains the following documents:

- Design Report
- Opinion of Probable Cost
- LEED Checklist
- Meeting Minutes
- Permitting Documents
- Correspondence with Utility Companies (CD only)
- Project Manual (Technical Specifications)
- Drawings
- Equipment Manual Update 1
Next Steps

The submittal includes a comprehensive 60% design package for GCTD’s review and approval which will be developed and detailed throughout Task 4 - 90% Design.

The Design Team will submit updated design documents to the City of Oxnard as noted above for the Development Advisory Committee and begin preparing for Plan Check Submittal.