

Norris Production Solutions & Pro Rod Coiled Rod Industrial Factory Planning and Construction Case Study

Challenge

Norris and Pro Rod are two subsidiaries of Dover Corporation that provide oil and gas exploration and extraction equipment. Among other products, these companies produce continuous pipe and rod on coils 30 feet in diameter. They entered into a development agreement to build a factory in Shafter CA to better service Central California; but they ran into trouble due to inadequate planning, scheduling, budgeting, and coordination with the City and County. Dover needed Project Management support, but didn't have any contacts in California. When they contacted their Houston Project Management partner, they knew of only one man for the job - Jack Kozakar.

Solution

Dover hired Jack Kozakar to manage entitlement, infrastructure planning, master planning, building planning, equipment programming and construction. Jack met with County, City of Shafter, Pacific Gas and Electric, and other utility leaders and sorted out the planning requirements. Working with Dover's development partner, Jack worked out a fast track process for construction. Jack's planning team ultimately settled on a 19,600 SF manufacturing facility, 400 foot long gantry crane; a 3.5 acre yard, on site storm water retention, plenty of power for expansion and maximum site flexibility. Jack bolted onto the team communications infrastructure planning in order to make plant management seamless from Alberta.

Results

Cost – Jack helped Norris save \$456,200 in costs using the following strategies:

- Value engineering and process simplification.
- Simplification of environmental compliance scopes.
- Aggressive bidding for design and construction.
- Segmenting supplemental scopes from the developer's contract.
- Contract negotiations.
- Negotiating change order reductions.
- Schedule Compression
- High level local government relations.

Schedule – Relying on experience with similar projects, Jack was able to help his clients with in-field, real time changes in scope that advanced the schedule by 4 months and avoiding an opportunity cost of over \$400,000 for Norris and Pro-Rod. Jack met with local permitting agencies and streamlined the permitting of the site and building construction as well as gas and electric utilities.

Quality – The sophisticated oil and gas men of Norris and Pro-Rod had high expectations for the quality of the factory, in order to avoid any environmental issues and in order to produce the amazingly high quality parts demanded in the oil and gas industry. Every aspect of the site and office interiors had to be perfect, and the project exceeded their expectations and had been a huge success for them.



Project Profile

Project Value \$ 2,030,000

Additional Value Returned to Client

All Strategies - \$ 456,200
Time Saved - 4 months

Services Provided

- Reporting to International Management
- Strategic Planning
- Project Visioning
- Government Relations
- Environmental Management
- Developer Management
- Infrastructure Planning
- Contracts Negotiation
- Project Management
- Equipment Planning
- Communications Infrastructure PlanniMG
- Move management

For more information, contact

Jack Kozakar
+ 1 213 215 3605
jack@johnmarkre.com

