Service Center
Sitework
Construction

July 20, 2020
No Action Required

Presented by: Dan Frazier, David Lodge, Randy Cook (TCF), & John Vandervate (Absher)
Why are we here?

- Overview of general contractor construction manager (GCCM) Process
- Present scope of guaranteed maximum price (GMP) amendment for sitework construction
- Resolution to be presented at Aug. 3 meeting
GCCM Process

• Design Services
  – Depth of expertise and collaboration across work groups and disciplines
  – Thorough investigation of alternatives and options

• Pre-construction Services
  – Industry input from trades on scope and pricing
  – Scheduling and sequencing for efficient project delivery
Sitework Construction Scope

• Scope of work
  – Clearing, grading, underground utilities
  – Site electrical
  – Aggregate piers for building foundations

• Purpose
  – Allows project to start civil work during favorable weather while design continues for balance of project
### Sitework GMP

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cost of Work</strong></td>
<td></td>
</tr>
<tr>
<td>31.00 - Civil (Pipkin)</td>
<td>$4,658,000</td>
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<tr>
<td>31.10 - Aggregate Piers (Keller)</td>
<td>$271,000</td>
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<tr>
<td>26.00 - Electrical (Schmitt)</td>
<td>$2,483,709</td>
</tr>
<tr>
<td><strong>Submittal Allowance</strong></td>
<td>$160,000</td>
</tr>
<tr>
<td><strong>Maximum Allowable Construction Cost (MACC)</strong></td>
<td><strong>$7,572,709</strong></td>
</tr>
<tr>
<td>Construction Manager’s Contingency (3% of MACC)</td>
<td>$227,181</td>
</tr>
<tr>
<td>Specified General Conditions (SGC)</td>
<td>$433,375</td>
</tr>
<tr>
<td>Negotiated Support Services (NSS)</td>
<td>$572,901</td>
</tr>
<tr>
<td>Construction Manager’s Fee (3.571% of MACC)</td>
<td>$270,421</td>
</tr>
<tr>
<td><strong>Guaranteed Maximum Price (GMP)</strong></td>
<td><strong>$9,076,587</strong></td>
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</tbody>
</table>
Project Risks

• To be resolved through design process
  – Additional/unknown stakeholder requirements
  – Horan Road vacation – in progress
  – Shoreline use
  – Off-site road improvements – in progress
  – Construction cost escalation
  – Building code updates

• Ongoing through construction
  – Cultural/Archaeological mitigation
  – Typical construction project risks
  – COVID-19 construction impacts
Next Steps

• Wenatchee City Council hearing for Horan Road Vacation – Jul 23
• Resolution for contract amendment for sitework – Aug. 3
• Groundbreaking ceremony – Aug 4
• Contract amendment for building construction in January
Questions