



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

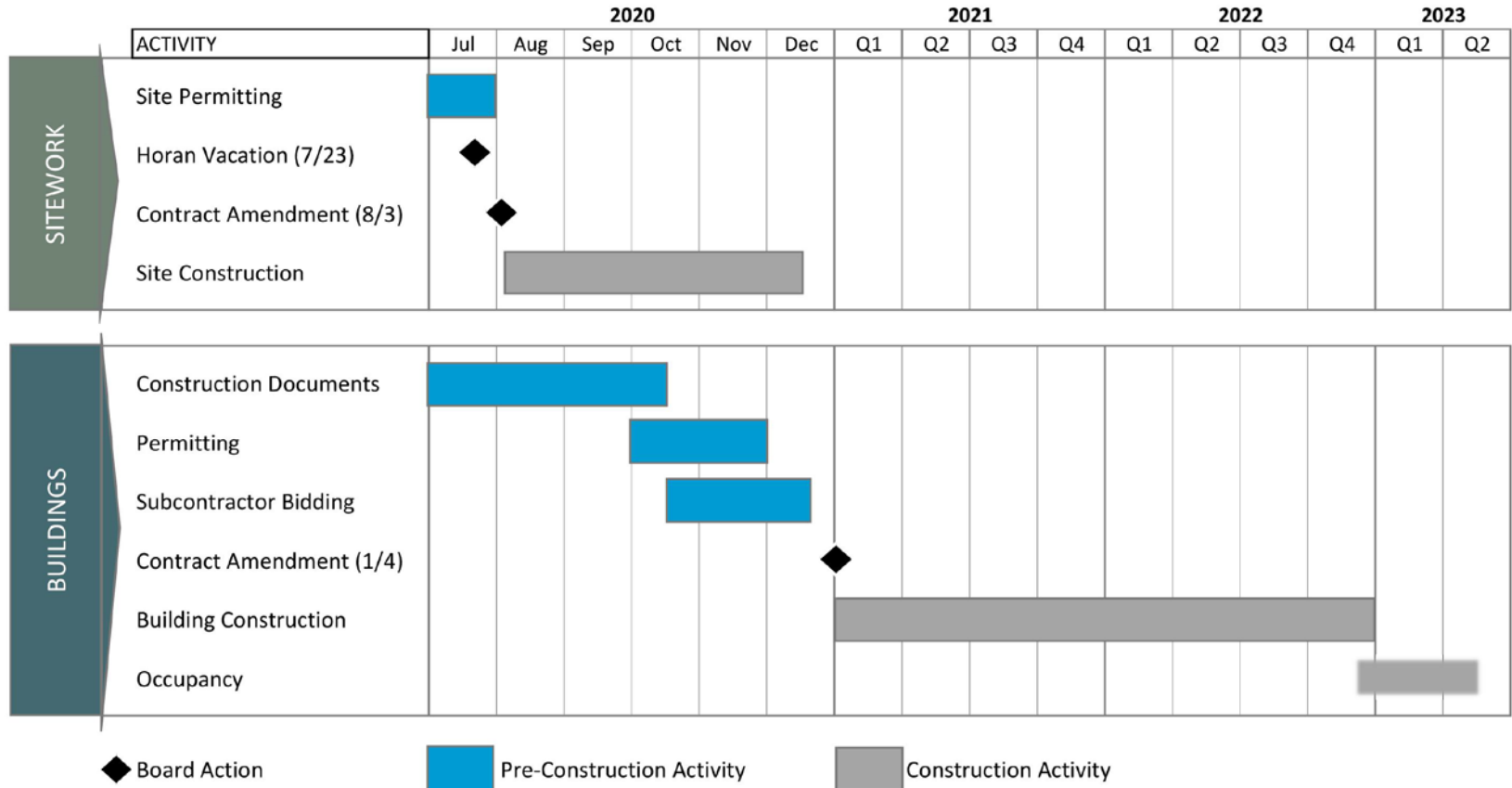
GCCM Process

- 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

Schedule



Sitework GMP

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

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