

**EVERGREEN HEALTH – FAMILY MATERNITY CENTER/OB PROGRAM
RENOVATION - GC/CM PROJECT APPLICATION**

1. Project Design & Construction Schedule (Page 4). The project timelines show Negotiating the MACC between July of 2019 and December of 2019 with Construction starting January 2020. Oftentimes the industry is seeing the start of the MACC negotiations as the end of Preconstruction and the start of the General Contractors Specified General Conditions Cost.

EvergreenHealth/OAC response: With the use of GC/CM, in many projects the Preconstruction phase work overlaps with the work performed as Specified General Conditions. In these cases, there is not one point where the contractual switch is made, rather there is an overlapping of contract work that is paid accordingly. The MACC negotiation phase can be time consuming with the GC/CM bidding 90% documents to verify the market and negotiating with the MC/CM and EC/CM (if used on the project). Another advantage of this extended time would be to finalize any subcontract cost increases between 90% and 100% documents.

- a. With Construction starting in January of 2020 what are the expectations of the Owner/OAC as to those costs during those 6 months of “Negotiate MACC”?

EvergreenHealth/OAC response: We believe our conservative approach to defining this schedule is appropriate as there are many unknowns at this time respective of:

- Scope - we intend to research and budget various options.
- Phasing - this project will be heavily phased as we must maintain operational labor and delivery units.
- Permitting - we have not opened discussions with the City of Kirkland yet surrounding this project, however, we are conservatively estimating permitting will extend into November 2019. This is another reason we have allowed adequate time for MACC negotiation as we want to maintain comprehensive bid packages which may attract more subcontractors in a very heated market. We have concerns competition may be hard to come by with the ongoing work in downtown Bellevue and tech company campuses in Redmond.

- b. Will that be considered a preconstruction effort if the 100% construction documents are being completed, or will the General Contractors Specified GC's start in July of 2019 and finish in January of 2023?

EvergreenHealth/OAC response: The GC/CM Preconstruction effort will begin in August of 2018 and extend through the entirety of 2019. The GC/CM will be engaged in site investigations, document coordination, design coordination related to the Aging Infrastructure and Seismic Improvements GC/CM project, cost/scope/schedule analysis of various options, prefabrication analysis, and equipment/technology/infrastructure analysis. We cannot create appropriate documents and bid packages (complete, concise, attractive bid packages) without the aid of a GC/CM partner for these on-site, invasive investigations, planning, and comparison budget analysis.