

to be performed or furnished by Design-Builder in the Completion Stage. The Preliminary Technical Documents shall be based on or consistent with the Report unless noted otherwise. The Preliminary Technical Documents will be taken to a point of 30 percent of the final design. Additionally, it is the intent to progress the drawings to write a preliminary Letter of Intent to GA EPD to seek concurrence on progressing the design and construction of the WTP. These will not be 100% drawings but in some disciplines they will be ~60% and in others closer to 30%

5. Provide in writing to Owner descriptions of any deviations in the Preliminary Technical Documents from the Contract Documents, particularly the Conceptual Documents and the excerpts from the Design-Builder's proposal, or the Report.
 6. Furnish to Owner electronic copies of the Preliminary Technical Documents according to the Preliminary Stage Schedule , and review them with Owner.
 7. Revise the Preliminary Technical Documents in response to Owner's comments, as appropriate, and furnish electronic copies of the revised Preliminary Technical Documents to the Owner pursuant to the Preliminary Stage Schedule.
- B. Design-Builder's Work under the Preliminary Technical Documents Phase of the Preliminary Stage will be considered complete on the date when Design-Builder has delivered final copies of the Preliminary Technical Documents to Owner.

A1.03 *Construction Planning*

- A. *Planning Tasks:* Concurrent with Design-Builder's development of the Preliminary Technical Documents, Design-Builder shall begin to plan and organize anticipated construction activities. Tasks shall include (but are not limited to) the following:
1. Identification of potential Construction Subcontractors and Suppliers.
 2. Constructability reviews, with ongoing feedback to the design professionals.
 3. Development and refinement of the construction schedule, with the addition of greater scheduling detail as the design and construction planning progresses.
 4. Identification of potential for phased or fast-track construction.
 5. Consideration of off-site fabrication options.
 6. Identification of the need for or advantage in making long lead-time equipment and materials purchases.
 7. Development of Subcontract bid packages that will be let by competitive bidding.
- B. *Development of Completion Cost Estimate:* Throughout the Preliminary Stage, Design-Builder shall develop and refine the Completion Cost Estimate, based on Site information, square-foot or similar estimated costs, the draft design, budget considerations, construction planning, projected schedule, quantity estimates, unit prices, cost of materials and labor, anticipated allowances, permits and taxes, storage and transportation costs, insurance costs, information from prospective Subcontractors and Suppliers, construction-phase engineering services, standard contingencies, administrative costs, Contract terms and conditions, and other relevant factors. Design-Builder shall conduct the development and refinement of the Completion Cost Estimate using a transparent "open book" process. Under the open book process:

EXHIBIT A – Preliminary Stage Work.

EJCDC® D-512, Agreement Between Owner and Design-Builder for Progressive Design-Build.
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