

## GUARANTEED MAXIMUM PRICE – GMP

### Avalon Care Center Expansion – Sonora, CA

The Avalon Health Care Skilled Nursing Facility is an approx. 75,000 s.f. facility designed to meet the needs of patients requiring both short term and long term convalescent care. The building was designed and constructed to meet California's most stringent healthcare code requirements as regulated by the Office of Statewide Health Planning & Development (OSHPD).

The project was built in two phases. During the first phase, the initial schedule called for the facility to be built in 14 months. The actual construction was completed in just over 12 months. In addition, the project permitting was completed almost 45 days earlier than forecast due to California Gold Development's "hands on" approach to the entitlement process. Similarly, the second phase was completed over 30 days ahead of schedule which resulted in significant savings to the owner.

In addition to successfully delivering the project ahead of time, both phases of this building delivered significant savings to the owner. In the first phase, the construction was completed 8% under budget using a Cost Plus contract approach while the second phase was completed 2% below budget using a Guaranteed Maximum Price contract including many owner changes that were not reflected into the final project cost. Nevertheless, both Avalon and California Gold were able to share in the costs savings generated through California Gold's effective construction management.



Perhaps the best words about California Gold's performance are those from Avalon Health Care's President/CEO David Dangerfield when he said about us, ***"They have been extremely responsive in resolving design and construction issues throughout the process. The ability to work with a contractor experienced with OSHPD has resulted in a beautiful, functional facility. Avalon has also found the quality of the construction to be of a high level. The project was brought in under budget and on time which were both critical in Avalon's ability to meet financial commitments."***