

Snohomish County Courthouse Remodel & Addition

Update to Council #8: December 18, 2017



Addition (r.) and new elevator and stairwell core (c.) for the Courthouse, per the current design.

(Screen capture from Design Development renderings courtesy of CBRE Heery Architecture Law & Justice Group)

Phasing plan and signage refined, CD progress set and MACC ahead

After last month's decision to proceed with Construction Documents (CD), the Project Team has hit the ground running on parallel tracks.

Phasing Plan: On 13 December, Hoffman Construction delivered their initial draft of a construction phasing plan reflecting input from Facilities and building user groups. The intent of the plan is to minimize disruptions to Courthouse operations, minimize relocations, and keep departments as contiguous as possible during the project.

Signage: In late-November and mid-December meetings with building users, CBRE Heery refined post-renovation wayfinding and informational signage. This included receiving input on multi-lingual self-service information kiosks which will reside in the new public entry lobby prior to security screening. These information kiosks will help manage traffic flow to and within the Courthouse, including foot traffic for the Drewel or Mission Buildings, or off-campus Everett Municipal Court, who have arrived at the wrong building.

Cost Review: Independent review of the Design Development (DD) estimate completed on 6 December. The Project Team continues to align

PROJECT DASHBOARD

Budget Status – 12/13/2017

	*Baseline Budget	*Project Spend To Date
GCCM Costs	\$50,900,00	\$151,754
WSST (9.7%)	\$4,937,300	\$14,720
Owner Direct Work	\$16,078,585	\$3,629,491
Subtotal	\$71,915,885	\$3,795,965
Previous Spend**	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$16,167,393

* Numbers are rounded to the nearest dollar.

** 2013-15 Courthouse Project (property acquisition, GC, PM, design).

NOTE: Bond debt service is tracked by Snohomish County Finance.

Schedule Status* – 12/13/2017

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Nov 2017	Apr 2018
Permitting	Jan 2018	Jun 2018
Build Courthouse Addition	May 2018	Aug 2019
Phased Courthouse Renovation	Jul 2019	Mar 2021
Project Closeout	Late 2020	2021

* This status reflects pre-construction activities.

Project Action Item Status – 12/13/2017

OPEN ITEMS	23
ONGOING	14
ON HOLD	0
CLOSED	96
TOTAL	133

Closely Monitored Issues

1. Budget management and accountability
2. City code and permitting requirements
3. Verifying existing site conditions
4. Aligning design, budget, and building occupants' needs
5. Schedule
6. Regional construction market's impact upon labor costs
7. Building exterior development

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design, schedule, and budget.

CD Design and Estimate: Scheduled for late January are the CD progress drawings and an estimate update. The CD milestone submittal is scheduled for April.

Ongoing Activities:

- **Mechanical, Electrical & Plumbing (MEP) Coordination:** The Project Team and mechanical and electrical engineering consultants will continue to review and refine the MEP designs through mid-January. This effort will then transition to the Building Information Modeling (BIM) specialists for both Hoffman and Heery.
- **Code Compliance:** Continued discussions between the Project Team and the City to ensure design aligns with relevant local and national codes.
- **Schedule Development:** The Project Team continues to fine-tune the schedule, including Hoffman Construction's initial draft of a streamlined Courthouse Renovation.
- **Contracting:**
 - Proposed contract amendment for OAC Services, Q1 of 2018.
 - Foundation and shear wall package, Q2 of 2018.

PROJECT TEAM

Project Management Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction & Project
Management

Architect & Engineers CBRE - Heery Architecture

MKA – Structural & Civil
WSP USA – Mechanical & Plumbing
Stantec – Electrical, AV, Telecom
TLC Engineering – Life Safety
Guidepost Solutions – Security
Site Workshop – Landscape Design

GCCM Team Hoffman Construction

Holiday-Parks – MCCM
VECA Electric – ECCM