

Snohomish County Courthouse Remodel & Addition

Update to Council #10: February 26, 2018



Current rendering of the Courthouse and Addition.

(Screen capture from CBRE Heery drawings.)

CBRE Heery delivers progress set, constructability review in progress

50% Construction Documents (CD) Set:

CBRE Heery submitted their 50% CD drawings and specifications February 9. The Project Team immediately began reviewing the submittal's 362 drawing sheets and 2441 pages of specifications. More than 20 reviewers are tasked with:

- Assessing risk.
- Ensuring drawings clearly and accurately reflect project scope.
- Identifying efficiencies and cost savings.
- Making concise, actionable recommendations based on the criteria above.

As with previous milestone submittals, OAC Services has organized and is managing review via a secure cloud-based collaboration tool.

Schedule Development: The Schedule Status, shown in the sidebar at the right, reflects Hoffman Construction's schedule update. The Project Team continues to fine-tune the schedule with Hoffman and CBRE Heery. Meetings to refine the construction phasing plan will continue through the end of March.

Mechanical, Electrical & Plumbing (MEP)

Coordination: The Project Team and mechanical and electrical engineering consultants continue

PROJECT DASHBOARD

Budget Status – 1/31/2018

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$700,806
WSST (9.7%)	\$4,937,300	\$67,978
Owner Direct Work	\$16,078,585	\$3,858,016
Subtotal	\$71,915,885	\$4,626,800
Previous Spend **	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$16,998,228

* 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 – 02/22/2018

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Nov 2017	Apr 2018
Permitting ***	Jan 2018	Jun 2018
Build Courthouse Addition	July 2018	Dec 2019
Phased Courthouse Renovation	July 2018	Jan 2021
Project Closeout	Late 2020	Early 2021

*** This status includes permitting preparation activities.

Project Action Item Status – 02/22/2018

OPEN ITEMS	21
ONGOING	4
ON HOLD	0
CLOSED	152
TOTAL	177

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

Snohomish County Courthouse Remodel & Addition

Update to Council #9: February 26, 2018



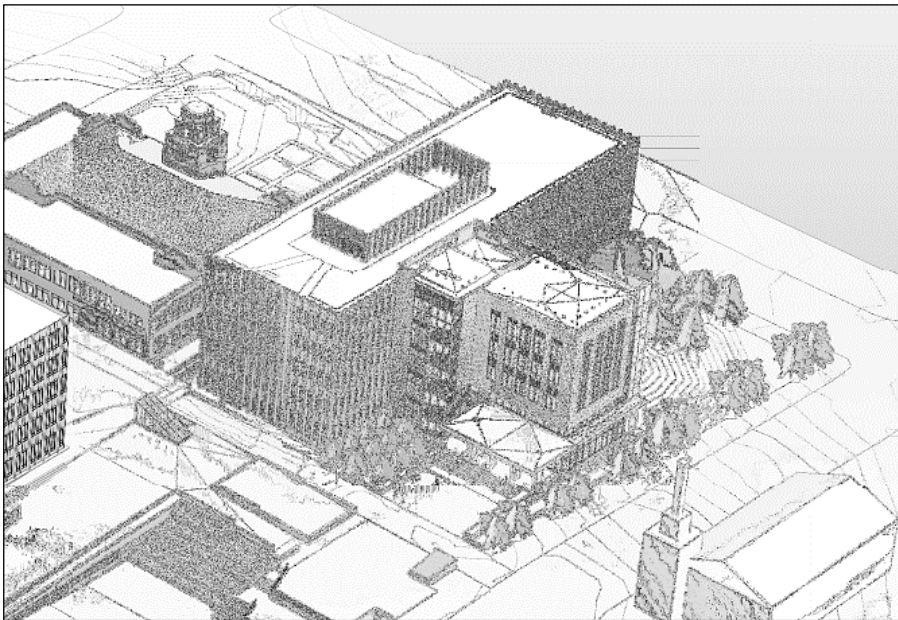
to review and refine the MEP designs. Building Information Modeling (BIM) specialists for Hoffman, CBRE Heery, and their subcontractors are now participating. This meeting series is transitioning to overall construction coordination, and Hoffman will take over the series beginning in March.

Code Compliance: Discussions continue between the Project Team and the City to ensure design aligns with relevant local and national codes.

Cost Review: The Project Team continues to verify that scope, schedule, design, and budget align.

Upcoming Activities:

- **Construction Documents (CD) Completion:** The next milestone drawings and specifications are expected in late April. An updated estimate based on the 50% Construction Documents is expected mid-March.
- **Contracting:**
 - Proposed contract amendment for OAC Services, March 2018.
 - Elevator Modernization and New Construction packages, Summer 2018.
 - Maximum Allowable Construction Cost (MACC) package, Summer 2018.



Topographic bird's-eye view: Courthouse, Addition, and Mission Building.
(Screen capture from CBRE Heery drawings.)

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