



Floor finish plan, as projected on the Project Office wall during a building tenant meeting.

(Photo courtesy of OAC Services, Inc.)

Constructability review completing, Courthouse design on home stretch, office moves in progress

More than 20 reviewers are wrapping up constructability review of CBRE Heery's 50% Construction Documents (CD) submittal. Heery is working to address 495 review comments to date ahead of their next major deadlines, the 90% CD submittal in mid-April and the 100% CD in early May. The 100% drawing set will form the basis of both permit submittals and subcontractor bid solicitations.

The Project Team continues to align scope, schedule, design, and budget. Project scope remains unchanged, and, by state statute, the project budget must contain a minimum of 5% of the Maximum Allowable Construction Cost (MACC) in contingency funds. Constructability review should result in greater clarity and efficiency in the design.

Temporary and permanent office moves are occurring, or will occur, in order to make room for this summer's construction start. The initial phase of construction involves creating a new restroom core within the existing Courthouse while the Addition and the shear wall connecting it to the Courthouse are under construction. Moves to accommodate this phase include:

PROJECT DASHBOARD

Budget Status – 03/14/2018

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$929,393
WSST (9.7%)	\$4,937,300	\$90,151
Owner Direct Work	\$16,078,585	\$3,975,381
Subtotal	\$71,915,885	\$4,994,925
Previous Spend **	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$17,366,353

* 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 – 03/14/2018

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

*** This status includes permitting preparation activities.

Project Action Item Status – 03/14/2018

OPEN ITEMS	13
ONGOING	6
ON HOLD	0
CLOSED	158
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 #11: March 19, 2018



- Level 5: Clerk Case Management permanent relocation to Mission Building (*in progress*).
- Level 5: Superior Court Administration temporary relocation to vacated Clerk Case Management.
- Level 4: Sheriff's Office Administration temporary realignment.
- Level 3: District Court Administration and Customer Service Center temporary realignment (*in progress*).
- Level 2: Superior Court Conference Room temporary relocation.
- Level 2: Superior Court Department 1 temporary relocation to Courtroom C201.
- Level 1: Law Library temporary relocation.
- Basement: Courthouse Project Management Office (PMO), moving to Rockefeller Avenue.
- Basement: DoIT Imaging temporary realignment.

Hoffman Construction plans to locate trailers on Rockefeller Avenue, in proximity to the PMO, early this summer.

Upcoming and Ongoing Activities:

- **Building Information Modeling (BIM) Coordination:** The Project Team and mechanical and electrical engineering consultants continue to review and refine the MEP designs. Building Information Modeling (BIM) specialists for Hoffman, CBRE Heery, and their subcontractors are participating.
- **Schedule Development:** 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.
- **Code Compliance:** Discussions continue between the Project Team and the City to ensure design aligns with relevant local and national codes.
- **Upcoming Contracting Activities:**
 - Proposed contract amendment for OAC Services, March 2018.
 - Elevator Modernization and New Construction packages, Summer 2018.
 - Maximum Allowable Construction Cost (MACC) package, Summer 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