

# Snohomish County Courthouse Remodel & Addition

Update to Council #13: May 21, 2018



Future temporary District Court Clerk and Customer Service Center, currently the District Court Probation counter, under construction.

(Photo courtesy of OAC Services, Inc.)

## 100% design set released for bids, 32 attend bidder outreach meeting, pre-bid meeting May 22 on Campus

We are at 100% design and preparing for construction. These preparations include outreach to potential bidders, and advertising the request for subcontractor bids in local North Sound media. Additionally, the City is reviewing drawings related to the permit submittal, and review comments so far have been minimal.

On May 7, CBRE Heery Architecture submitted the Construction Documents milestone set for which Hoffman Construction solicited bids on May 11. These bids, due June 8, will determine the Maximum Allowable Construction Cost (MACC) contract which will be submitted to Council later in June.

On May 15, in the Skykomish Room of the Robert J. Drewel Administration Building, 32 potential subcontractors attended a bidder outreach co-hosted by Hoffman and the Courthouse Project Management Office (PMO). A pre-bid meeting, including a tour of the Existing Courthouse, will occur May 22 before the building opens.

The Courthouse Project is targeting the local subcontractor markets in Island, Skagit, Whatcom,

## PROJECT DASHBOARD

### Budget Status – 04/30/2018

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$1,001,130
WSST (9.7%)	\$4,937,300	\$97,110
Owner Direct Work	\$16,078,585	\$4,985,600
Subtotal	\$71,915,885	\$6,083,840
Previous Spend **	\$12,371,428	\$12,371,428
<b>Total</b>	<b>\$84,287,313</b>	<b>\$18,455,268</b>

\* 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 – 05/11/2018

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

\*\*\* This status includes permitting preparation activities.

### Project Action Item Status – 05/11/2018

OPEN ITEMS	9
ONGOING	2
ON HOLD	0
CLOSED	185
<b>TOTAL</b>	<b>196</b>

### 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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and northern Snohomish Counties. In addition to Seattle's *Daily Journal of Commerce* and on the Washington Builders' Exchange website, Hoffman is advertising the project in the *Everett Herald*, *Skagit Valley Herald*, and *Bellingham Herald*.

Construction is scheduled to begin August 1. The initial phase of construction will involve creating a new restroom core within the existing Courthouse while crews also build the Addition and connecting shear wall.

Moves to accommodate this phase include:

- 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 (*in progress*).
- 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 to the Courthouse Basement.
- Basement: DoIT Imaging temporary realignment (*in progress*).

Hoffman Construction plans to locate its trailers on Rockefeller Avenue in July.

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## Upcoming and Ongoing Activities:

- **Schedule Development:** The Project Team continues to fine-tune the schedule with Hoffman and CBRE Heery.
- **Code Compliance:** Discussions continue between the Project Team and the City to ensure design aligns with relevant local and national codes. Initial plan review comments from our recent permit submittal have been forwarded to CBRE Heery.
- **Upcoming Contracting Activities:**
  - Proposed contract amendment for OAC Services, Spring 2018.
  - Elevator Modernization and New Construction packages, Summer 2018.
  - Maximum Allowable Construction Cost (MACC) package, Summer 2018.

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## 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