



Photo of SEPA, Special Use Permit, and Design Review application packages submitted 7 July.

SEPA Submittal, Value Analysis Workshop, and Courtroom Mockup highlight busy month for Project

The City of Everett is reviewing the SEPA checklist, and the special property use and design review applications, submitted on 7 July. Heery International, Gibson Traffic Consultants, and OAC Services teamed to compile the application package.

Development Agreement: The Project Team is supporting DPA Brian Dorsey on the parallel track of amending the 2002 Development Agreement governing the County Campus. This will be to modify the Campus Site Plan in the agreement, in order to reflect the renovated Courthouse, and will require City Planning Commission and City Council approvals.

Value Analysis: The full Project Team—Facilities, Heery, Hoffman, OAC, and consultants—meets this week (17 to 20 July) for a value analysis workshop conducted by Hamilton Risk & Value. Intent of the workshop is threefold:

- vet the most recent estimate.
- ensure the design and budget align.
- find efficiencies in both.

This is in reaction to the complex phasing of the renovation, and concerns about trends in the regional construction market.

PROJECT DASHBOARD

Budget Status – 7/12/2017

	*Baseline Budget	**Paid to date 5/31/2017	*Estimate at Completion
GCCM Costs	\$56,509,672	\$166,472	\$56,509,672
Owner Direct Work	\$15,699,024	\$2,139,649	\$15,699,024
Subtotal	\$72,208,696	\$2,306,121	\$72,208,696
Previous Spend**	\$12,115,428	\$12,115,428	\$12,115,428
Total	\$84,324,124	\$14,421,549	\$84,324,124

* Numbers are rounded to the nearest dollar.

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

Schedule Status* – 7/12/2017

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Develop Construction Documents	Sept 2017	Mar 2018
Permitting**	Oct 2017	May 2018
Build Courthouse Addition	Apr 2018	Feb 2019
Phased Courthouse Renovation	Mid-2018	Late 2020
Project Closeout	Late 2020	2021

* This status reflects pre-construction activities.

** This does not include land-use permitting efforts in progress.

Project Action Item Status – 7/13/2017

OPEN or ONGOING ITEMS	23
ON HOLD	0
CLOSED	33
TOTAL	56

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 #3



(OAC Services conducted a regional construction market survey this spring. For more information, please follow this link: <http://www.djc.com/news/co/12100380.html>)

Courtroom Mockup Testing – through 20 July:

Hoffman Construction is completing a mockup of Heery's design for the proposed new Criminal Hearings Courtroom. This courtroom would reside on the ground floor of the renovated Courthouse. Judges, law clerks, clerks, court reporters, Marshals, and Inmate Transport will view, test, and provide feedback about the functionality of the design.

Chiller Replacement – 14 July through Labor Day:

Hoffman Construction crews are working to replace both of the Courthouse's aging chillers. They are performing this work in phases, on off-hours and weekends; this is to minimize the potential for disrupting Courthouse operations.



Image of a courtroom mockup in the Carnegie Building, from the previous Courthouse Project in 2015. The Project Team is taking a similar approach for the Remodel and Addition. The current mockup is scheduled to be complete and ready for testing on 17 July.

Ongoing activities include:

- **Code Compliance:** Continued discussions between the Project Team and the City of Everett to ensure design aligns with relevant local and national codes.
- **Schedule Development:** The Project Team continues to fine-tune the schedule with Hoffman and Heery.
- **Contracting:**
 - Proposed contract amendments for Hoffman, Heery, and consultant OAC Services are being developed to match the new scope of the project and will be presented to Council this Summer.
 - Early mechanical package, for replacement chillers, this Summer.
 - Early foundation and shearwall package, early 2018.

PROJECT TEAM

Project Management

Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
Management

Architect & Engineers

HEERY International

MKA
Sparling
Site Workshop
WSP Group

GCCM Team

Hoffman Construction

Holiday-Parks – MCCM
VECA Electric – ECCM