



Screen capture from Heery International presentation to the City of Everett Planning Commission.

City Planning Commission reviews Project; Value Analysis Workshop draft report completed

Members of the Everett Planning Commission expressed support for the Courthouse Project's amendment application in their 15 August public workshop, even asking whether or how the process could be expedited.

Bob Egleston, lead architect for Heery International, presented an overview of the Courthouse Project and fielded questions from the Commission. Per the 2002 Development Agreement governing the County Campus, Planning Commission and City Council approvals are required for modifying the Campus site plan to reflect the Courthouse addition. Next steps in the process are the Commission's decision on 3 October followed by a City Council decision in early to mid-November. The Supplemental Environmental Impact Statement for the project has already been approved.

Video of the Planning Commission workshop is on the City's YouTube page:

<https://youtu.be/hLMQNrCyiT4>

PROJECT DASHBOARD

Budget Status – 8/14/2017

| | *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 | \$2,180,513 | \$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 | \$14,462,413 | \$84,324,124 |

* 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* – 8/16/2017

| | 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 – 8/16/2017

| | |
|-------------------|-----------|
| OPEN ITEMS | 12 |
| ONGOING | 11 |
| ON HOLD | 0 |
| CLOSED | 50 |
| TOTAL | 73 |

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 #4: August 21, 2017



Value Analysis (VA) Workshop: The full Project Team was tasked with reconciling scope, design, and estimate to bridge a \$4.3MM difference between estimate and budget. This difference resulted from added scope, such as the Everett Fire Marshal reversal on requirements, as well as conservative cost assumptions in absence of a more complete design.

The next step for the Project Team is to obtain consensus from building occupants most affected by potential changes to the scope and design. Key value ideas include:

- Retrofitting and upgrading existing elevators, which will be used for staff movement. The Addition will still feature new public elevators.
- Re-size the canopy on the Addition's entrance.
- Redesign the west face of the Addition, and use different but equivalent materials.
- Better define electrical and IT-related designs.



Mockup testing for the replacement Superior Court Criminal Hearings courtroom, held in the Carnegie Building in mid-July. Architect Doug Kleppin from Heery International (second from left) discusses courtroom features with Judge George Appel and Presiding Judge Linda Krese, as court IT specialist Chris Shambro looks on.

Conducted by Hamilton Risk & Value, the VA workshop generated 93 potential value ideas. Out of 58 considered viable, 32 were investigated in depth for potential savings. Another 26 were considered as design suggestions or accepted as already having been implemented in continuing design.

A final workshop report is pending.

Ongoing Activities:

- **Code Compliance:** Continued discussions between the Project Team and City 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 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