



Delivery of one of the two replacement chillers earlier this summer. Screen capture from video courtesy of Tom Christie of Hoffman Construction.

Design Development milestone near; both replacement chillers running

At the deadline for this report, Heery and their consultants were still working to complete the Design Development (DD) drawing and engineering submittal due on 15 September.

The Project Team and Hoffman Construction will each vet the milestone submittal, and Hoffman will present their estimate based on that submittal in October. Heery's next milestone submittal is the Construction Documents set due in late December.

Hoffman is in the opening stages of developing a construction phasing plan.

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 foundation and shearwall package, early 2018.

PROJECT DASHBOARD

Budget Status – 9/18/2017

	*Baseline Budget	**Paid to date 8/31/2017
GCCM Costs	\$50,900,000	\$151,754
WSST (9.7%)	\$4,937,300	\$14,720
Owner Direct Work	\$16,078,585	\$2,882,538
Subtotal	\$71,915,885	\$3,049,012
Previous Spend**	\$12,371,428	\$12,371,428
Total	\$84,287,313	\$15,420,440

* 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* – 9/18/2017

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Sept 2017	Mar 2018
Permitting**	Oct 2017	May 2018
Build Courthouse Addition	Apr 2018	Aug 2019
Phased Courthouse Renovation	Jul 2019	Mar 2021
Project Closeout	Mar 2021	Sep 2021

* This status reflects pre-construction activities.

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

Project Action Item Status – 9/18/2017

OPEN ITEMS	9
ONGOING	11
ON HOLD	0
CLOSED	57
TOTAL	77

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. Regional construction market's impact upon labor costs
6. Occupied facility impacts
7. Scheduling, phasing, sequencing of work