

Snohomish County Courthouse Remodel & Addition

Update to Council #6: October 16, 2017



Facilities Special Project Manager Jeff Hencz (l) and City of Everett Planning Director Allan Giffen (r) answer questions during the 3 October Everett Planning Commission's decision hearing on 3 October. (Screen capture from The Everett Channel, YouTube.)

Planning Commission approves amending Development Agreement; DD Milestone submittal under review

The Everett Planning Commission unanimously approved amending the Development Agreement governing the County Campus to include the Courthouse Addition. The amended agreement, an updated Campus site plan in the Planned Development Overlay (PDO), will be forwarded to the City Council for approval.

(Link to 3 October Planning Commission hearing video, posted to the City of Everett's YouTube channel: https://youtu.be/B9b_ft29nHY)

Design Development (DD) Milestone Submittal:

Heery International submitted the DD milestone drawings and construction specifications as expected on 15 September. (Heery is based in Orlando, FL, which was struck by Hurricane Irma the week prior.)

The Project Team's review of the submittal, which is in progress, concentrates on value analysis, constructability, and quality control. To date, we have made more than 200 comments on 328 drawing sheets and 2177 pages of specifications.

Hoffman Construction is currently pricing the DD submittal. Their estimate is expected 20 October.

PROJECT DASHBOARD

Budget Status – 10/11/2017

| | *Baseline Budget | *Project Spend To Date |
|-------------------|---------------------|------------------------|
| GCCM Costs | \$50,900,00 | \$151,754 |
| WSST (9.7%) | \$4,937,300 | \$14,720 |
| Owner Direct Work | \$16,078,585 | \$3,247,955 |
| Subtotal | \$71,915,885 | \$3,414,429 |
| Previous Spend** | \$12,371,428 | \$12,371,428 |
| Total | \$84,287,313 | \$15,785,857 |

* 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* – 10/11/2017

| | Start | Finish |
|------------------------------|-----------|-----------|
| Design Development Phase | Apr 2017 | Sept 2017 |
| Construction Documents Phase | Sept 2017 | Mar 2018 |
| Permitting** | Nov 2017 | May 2018 |
| Build Courthouse Addition | Apr 2018 | Aug 2019 |
| Phased Courthouse Renovation | Jul 2019 | Mar 2021 |
| 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 – 10/11/2017

| | |
|--------------|-----------|
| OPEN ITEMS | 10 |
| ONGOING | 11 |
| ON HOLD | 0 |
| CLOSED | 64 |
| TOTAL | 85 |

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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Relocation Planning and Construction Phasing:

The Project Team held initial meetings with building users who will be affected by the first phase of construction, to begin developing temporary relocation plans. In the initial phase of construction, building the Courthouse Addition and connecting it to the Existing Courthouse via a shearwall, will displace operations on each floor along the building's north central edge. The objective of the temporary relocation plans, is to keep user groups in contiguous spaces and either in the Courthouse or on Campus.

On a parallel track, the Project Team and Hoffman Construction are meeting regularly to refine and finalize a construction phasing plan.



*New Mechanical Room exterior doors at the completion of Courthouse chiller replacement.
(Photo courtesy of OAC Services.)*

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 Construction and consultant OAC Services are being developed to match the new scope of the project and will be presented to Council this Autumn.
 - 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 – 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