

Snohomish County Courthouse Remodel & Addition

Update to Council #7: November 27, 2017



Snohomish County



Campus Site Plan per the approved PDO Amendment.

City Council passes Amendment; Heery green-lighted for CD phase

On 8 November, the Everett City Council unanimously approved amending the Planned Development Overlay (PDO) governing the County Campus. This amendment revises the Campus Site Plan to include the Courthouse Addition. With this approval, the Project is cleared for permitting.

On 13 November, CBRE - Heery Architecture received notice to proceed (NTP) for the Construction Documents (CD) phase of the project. This phase of the project will include early permitting activities.

Design Development (DD) Wrap-up: Per statutes governing GCCM projects in the State of Washington, a third-party independent review of Hoffman Construction's DD milestone estimate is in progress. This review is expected to be complete by the end of this month. The Project Team continues to align design, schedule, and budget.

In late October, the Project Team concluded their design review of the DD drawing set using Bluebeam Studio, a cloud-based collaboration tool. Heery is responding to comments, and is incorporating Project Team feedback into design updates.

Heery International Design Becomes CBRE - Heery Architecture: In October, CBRE Group, Inc.,

PROJECT DASHBOARD

Budget Status – 11/17/2017

| | *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 | \$3,629,491 |
| Subtotal | \$71,915,885 | \$3,795,965 |
| Previous Spend** | \$12,371,428 | \$12,371,428 |
| Total | \$84,287,313 | \$16,167,393 |

* 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* – 11/17/2017

| | Start | Finish |
|-------------------------------------|-----------|-----------|
| Design Development Phase | Apr 2017 | Sept 2017 |
| Construction Documents Phase | Nov 2017 | Apr 2018 |
| Permitting** | Jan 2017 | Jun 2018 |
| Build Courthouse Addition | May 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 – 11/17/2017

| | |
|-------------------|------------|
| OPEN ITEMS | 12 |
| ONGOING | 15 |
| ON HOLD | 0 |
| CLOSED | 93 |
| TOTAL | 120 |

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 #7: November 27, 2017



acquired Heery International from Balfour Beatty LLC. There will be no change in the architect team.

(CBRE media statement: [https://www.cbre.com/about/media-center/cbre-enters-into-definitive-agreement-to-acquire-heery-international.](https://www.cbre.com/about/media-center/cbre-enters-into-definitive-agreement-to-acquire-heery-international))

Ongoing Activities:

- **Construction Phasing:** The Project Team and Hoffman Construction are meeting regularly to refine and finalize a construction phasing plan.
- **Mechanical, Electrical & Plumbing (MEP) Coordination:** The Project Team is meeting regularly through early December to review and refine the MEP designs.
- **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. A revised schedule, reflecting a more efficient Courthouse Renovation, is pending from Hoffman.
- **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 and Q1 of 2018.
 - Early foundation and shearwall package, Q1 of 2018.

PROJECT TEAM

Project Management Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
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