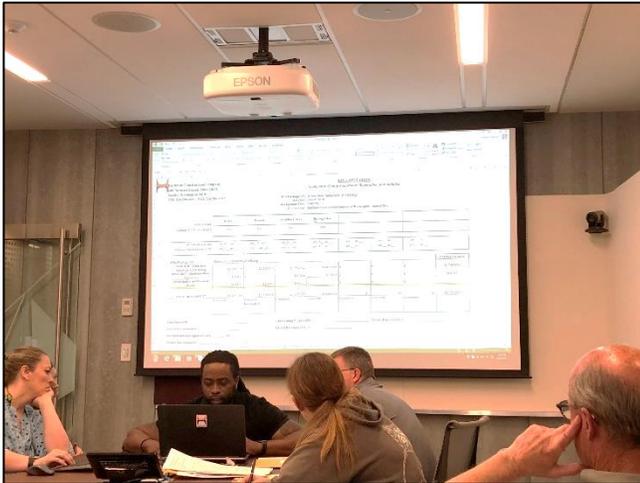


Snohomish County Courthouse Remodel & Addition

Update to Council #14: June 18, 2018



Public bid opening for 23 bid packages at Hoffman Construction's Seattle offices, June 8.

(Photo courtesy of OAC Services, Inc.)

First public bid opening, MACC expected in late June

At Hoffman Construction's public bid opening June 8, a total of 57 firms submitted their bids for 23 subcontracts. As of today, all bids are in except for demolition / abatement (due June 25). As is standard industry practice, Hoffman is validating the scope and pricing of the apparent low bidders.

Accepted bids in conjunction with Hoffman's subcontract estimates and negotiated support services form the basis of Hoffman's MACC submittal to the County. The Total Cost of Construction (TCC) will be established after the MACC.

The Project Team will brief the Council on the Maximum Allowable Construction Cost (MACC) on July 9, with proposed Council action on July 11.

Hoffman Q&A with Superior Court: On June 13, the Courthouse Project Team members participated in a question-and-answer session and provided the Court, and Councilmember Low, with an overview of the first three months of construction.

PROJECT DASHBOARD

Budget Status – 05/31/2018

	* Baseline Budget	* Project Spend To Date
GCCM Costs	\$50,900,00	\$1,001,130
WSST (9.7%)	\$4,937,300	\$97,110
Owner Direct Work	\$16,078,585	\$6,083,348
Subtotal	\$71,915,885	\$7,381,588
Previous Spend **	\$12,371,428	\$12,371,308
Total	\$84,287,313	\$19,752,896

* 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 – 05/31/2018

	Start	Finish
Design Development Phase	Apr 2017	Sept 2017
Construction Documents Phase	Nov 2017	May 2018
Permitting ***	Jan 2018	Aug 2018
Build Courthouse Addition	Aug 2018	Dec 2019
Phased Courthouse Renovation	Aug 2018	Dec 2020
Project Closeout	Late 2020	Early 2021

*** This status includes permitting preparation activities.

Project Procurement – 06/08/2018

Total Bid Packages	33
Bid Packages in Review	32
Bid Packages Still Open	1
1% for Arts RFPs	pending
GCCM Construction Contract	pending

Closely Monitored Issues

1. Budget management and accountability
2. City code and permitting requirements
3. Aligning design and budget
4. Schedule
5. Regional construction market's impact upon project costs

Snohomish County Courthouse Remodel & Addition

Update to Council #14: June 18, 2018



Veterans' Memorials Relocation: To make room for the new Courthouse Addition, the Veterans' Memorials on the North Courthouse Plaza will be relocated east of the Courthouse near the Amphitheatre. A decommissioning ceremony is planned for July 27. The memorial relocation will be complete in time for a rededication ceremony in the Spring of 2019.

Construction Preparations: Construction is scheduled to begin the first week of August. The initial phase of construction will involve creating a new restroom core within the existing Courthouse while crews also build the Addition and connecting shear wall.

Moves to accommodate Phase 1 include:

- Level 5: Clerk Case Management permanent relocation to Mission Building (*completed*).
- Level 5: Superior Court Administration temporary relocation to vacated Clerk Case Management (*due to start this month*).
- Level 4: Sheriff's Office Administration temporary realignment (*in progress*).
- Level 3: District Court Administration and Customer Service Center temporary realignment (*in progress*).
- Level 2: Superior Court Conference Room temporary relocation.
- Level 2: Superior Court Department 1 temporary relocation to Courtroom C201.
- Level 1: Law Library temporary relocation to the Courthouse Basement.
- Basement: DoIT Imaging temporary realignment (*in progress*).

Hoffman Construction plans to locate its trailers on Rockefeller Avenue in July.

Upcoming and Ongoing Activities:

- **Schedule Development:** The Project Team continues to fine-tune the schedule with Hoffman and CBRE Heery.
- **Code Compliance / Permitting:** CBRE Heery is addressing the City's review comments from our permit submittal.
- **Upcoming Contracting Activities:**
 - Maximum Allowable Construction Cost (MACC) package, July 2018.
 - Veterans' Memorial Decommissioning, July 27, 2018.
 - Elevator Modernization and New Construction packages, Summer 2018.
 - Construction Mobilization, early August 2018.

PROJECT TEAM

Project Management Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction & Project
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