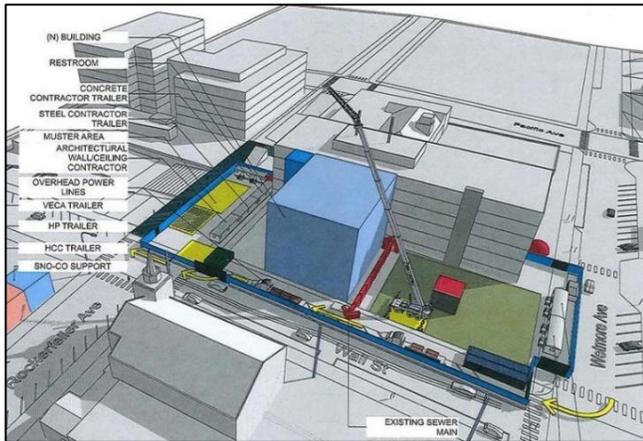


Snohomish County Courthouse Remodel & Addition

Update to Council #15: August 6, 2018



Overhead view from Hoffman's site logistics plan showing the proposed Addition in blue.

(Courtesy of Hoffman Construction Company.)

Construction mobilization begins, North Plaza closing

North Plaza Closing: On August 7, Hoffman Construction will fence off the North Plaza, sidewalk, and off-street parking in front of the Courthouse. Public entrance to the Courthouse will shift to the east entrance off the Plaza, at the Mission Connector.

Parking spaces will be closed for the project duration on the south side of Wall Street between Rockefeller and Wetmore, and on the east side of Wetmore, near the corner with Wall.

Permit Status: CBRE Heery has addressed the final civil and structural comments. The building permit is expected once the City signs off on those responses.

Hoffman Construction has received City permit approval for the temporary walls related to the restroom-stack work in the existing Courthouse.

East Entrance Work: Facilities contractors will work evenings and weekends to install new exit and entry doors and a covered queueing platform on the east side of the Mission Connector.

Communications: Courthouse Project Team members have worked with building users, the

PROJECT DASHBOARD

Budget Status – 07/31/2018

	* 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	\$6,848,484
Subtotal	\$71,915,885	\$7,946,724
Previous Spend **	\$12,371,428	\$12,371,308
Total	\$84,287,313	\$20,318,032

* 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 – 08/31/2018

	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	Jan 2020
Phased Courthouse Renovation	Aug 2018	Jan 2021
Project Closeout	Late 2020	Early 2021

*** This status included permitting preparation activities during Construction Documents.

Major Activities

Mission Connector Work	Start 8/2/18
Construction Fence Up	8/7/18
Construction Mobilization	Start 8/8/18
Trailers On Site	c. 8/15/18
Restroom Core Work	Start 8/23/18

Closely Monitored Issues

1. Schedule
2. Cost
3. Permitting
4. Timely background checks for subcontractors
5. Regional construction market's impact upon project costs

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Courthouse Security Unit, and the Executive's Communications Office since mid-May to alert staff and public to the start and impacts of construction.

Methods of communication include:

- Public Website (live as of July 15): <https://snohomishcountywa.gov/4094/Campus-Courthouse>
- CountyWide Pride articles.
- All Hands emails from Facilities.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Direct mail announcing construction start to neighborhood.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council Updates to Granicus, we also are distributing them via email to key building tenant contacts and archiving them to the project's public website.

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