



Snohomish County

Facilities Management
Courthouse Project

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County Executive

Snohomish County Courthouse Renovation and Addition
Project Status Report September 2018 Update
Scope, Schedule and Financial Reporting through August 2018

A. Executive Overview

Scope:

- Scope remains unchanged from that which was approved by the County Council on July 30th, 2018.

Budget Status:

- The total project budget remains at \$76.1 million. The only change to date is the reduction/removal of the Art Allowance.
- Actual costs to date (January 1st, 2016 to present) total approximately \$8.9 million or 11.7% of the project budget.

Schedule Overview:

- Hoffman received notice to proceed on July 30th.
- Substantial completion for Phase 1: February 3, 2020.
- Substantial completion for Phase 2: January 25, 2021.
- Since the last update, Hoffman has completed the north entry canopy removal, landscape removal and de-installation of the existing memorial. Hoffman is actively working on demolition / abatement for the new restroom, basement demolition / abatement and PCB contaminated soil removal.

Communications:

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

- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website: <https://snohomishcountywa.gov/4094/Campus-Courthouse>
- County Wide 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 the 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 are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

B. Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shear wall on the building's south face.
 - Free up enough space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - Remodel of selected superior and district court courtrooms.
 - Refurbish the existing public elevators.

C. Budget Summary

The budget status for the project is shown in the chart below. Costs and budgets are through the end of August 2018

DAC	Category / Description	Current Budget	Cost to Date	Cost to Complete
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Concrete Interw est	\$ 4,490,500	\$ -	\$ 4,490,500
6005	Masonry Henson	\$ 220,160	\$ -	\$ 220,160
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ -	\$ 122,515
6005	Structural Steel Framing Steellorr	\$ 1,592,304	\$ -	\$ 1,592,304
6005	Decorative Metal McClean	\$ 212,308	\$ -	\$ 212,308
6005	Finish Carpentry & Millw ork Artec	\$ 609,449	\$ -	\$ 609,449
6005	Waterproofing Milw aukie Floors	\$ 43,100	\$ -	\$ 43,100
6005	Membrane Roofing Snyder	\$ 421,450	\$ -	\$ 421,450
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ -	\$ 1,406,415
6005	Doors, Frames & Hardw are Builders Hardw are	\$ 364,625	\$ -	\$ 364,625
6005	Overhead Coiling Grilles Zesbaugh	\$ 13,463	\$ -	\$ 13,463
6005	Folding Doors Won-Door	\$ 150,848	\$ -	\$ 150,848
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ -	\$ 1,596,784
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 39,338	\$ 3,922,566
6005	Tiling Division 9	\$ 583,637	\$ -	\$ 583,637
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ -	\$ 587,607
6005	Fabric Wrapped Panels Architextures	\$ 35,000	\$ -	\$ 35,000
6005	Painting and Intumescent Coating NW Complete	\$ 307,207	\$ -	\$ 307,207
6005	Signage Sign Wizards	\$ 18,524	\$ -	\$ 18,524
6005	Toilet Compartments Barclay Dean	\$ 74,509	\$ -	\$ 74,509
6005	Toilet and Bath Accessories Barclay Dean	\$ 52,166	\$ -	\$ 52,166
6005	Fire Protective Smoke Curtains Interior Tech	\$ 78,869	\$ -	\$ 78,869
6005	Security/Detention Equipment CML Security	\$ 156,745	\$ -	\$ 156,745
6005	Window Washing Equipment Steellorr	\$ 66,089	\$ -	\$ 66,089
6005	Window Treatments Iris	\$ 112,776	\$ -	\$ 112,776
6005	Elevators Kone	\$ 2,872,300	\$ -	\$ 2,872,300
6005	Mechanical Holaday-Parks	\$ 7,756,887	\$ -	\$ 7,756,887
6005	Electrical VECA	\$ 8,930,683	\$ -	\$ 8,930,683
6005	Earthw ork, Site Demo & Utilities Interw est	\$ 679,053	\$ -	\$ 679,053
6005	Site Concrete MidMountain	\$ 785,000	\$ -	\$ 785,000
6005	Fences & Gates Secure-A-Site	\$ 23,175	\$ -	\$ 23,175
6005	Irrigation and Planting A-1 Landscape	\$ 612,434	\$ -	\$ 612,434
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 39,338	\$ 38,899,148
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 16,150	\$ 4,886,592
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 55,488	\$ 43,785,740
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 283,135	\$ 4,757,043
6005	MACC + GCCM General Conditions and Fee	\$ 48,881,406	\$ 338,623	\$ 48,542,783
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ -	\$ 1,583,660
6005	Total Construction Cost (TCC):	\$ 50,465,066	\$ 1,368,643	\$ 49,096,423
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 117,358	\$ 4,777,753
6005	Total Construction Cost + Sales Tax:	\$ 55,360,177	\$ 1,486,002	\$ 53,874,176

DAC	Category / Description	Current Budget	Cost to Date	Cost to Complete
Project Soft Costs / Owner-direct Work				
DAC	Owner Direct Work		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 327,448	\$ 318,632
2013	Personnel Benefits	\$ 223,188	\$ 115,203	\$ 107,986
3110	Miscellaneous Supplies	\$ 10,000	\$ 1,459	\$ 8,541
4101	Professional Services	\$ 20,000	\$ 7,309	\$ 12,691
4901	CH Project Misc	\$ 80,000	\$ 67,941	\$ 12,059
6000	Capital Costs	\$ 295,312	\$ 295,312	\$ -
8401	OCIP Program / Builder's Risk	\$ 788,032	\$ 704,140	\$ 83,892
9125	Interfund Security	\$ 32,267	\$ 18,061	\$ 14,206
9511	Interfund Space Rent	\$ 166,391	\$ 127,139	\$ 39,252
9516	Interfund Energy Office	\$ 1,923	\$ 1,449	\$ 474
9905	Interfund Training	\$ 879	\$ 631	\$ 248
6001	Utility Work - Design & Construction	\$ 72,870	\$ 72,870	\$ -
6011	Property Acquisition	\$ 448	\$ 448	\$ 0
5102	City of Everett Fees	\$ 175,000	\$ 4,109	\$ 170,891
3109	Technology Equipment <5k	\$ 205,000	\$ -	\$ 205,000
6411	Technology Equipment >5k	\$ 55,000	\$ -	\$ 55,000
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 180,110	\$ 276,430
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ -	\$ 192,524
4902	Moves / Staff Relocations / TI's	\$ 700,589	\$ 283,109	\$ 417,479
4102	AE Programming, Site Options, SD	\$ 1,400,030	\$ 1,351,327	\$ 48,703
4103	AE DD through PC	\$ 3,968,460	\$ 2,833,786	\$ 1,134,674
6596	Siemens Security & Access Control	\$ 503,084	\$ -	\$ 503,084
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ -	\$ 50,000
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 970,356	\$ 1,334,504
4114	Commissioning	\$ 210,000	\$ -	\$ 210,000
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 16,407	\$ 4,663,178
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 163,706	\$ 616,623
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ -	\$ 17,698
4120	Legal	\$ 15,000	\$ 5,402	\$ 9,598
4122	Testing / Special Inspection	\$ 325,000	\$ -	\$ 325,000
4123	Survey Work	\$ 15,000	\$ 14,147	\$ 853
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
	Owner Work Subtotal:	\$ 18,571,089	\$ 7,566,019	\$ 11,005,070
	Owner Project Contingency	\$ 2,207,087	\$ -	\$ 2,207,087
	Subtotal Soft Costs:	\$ 20,778,175	\$ 7,566,019	\$ 13,212,156
	Total Project Estimate to Complete:	\$ 76,138,353	\$ 8,893,257	\$ 67,245,096
	Total Budget Approved by Council on July 30, 2018:	\$ 76,579,770		
	Art Allowance Reduction:	\$ (441,417)		
	TOTAL APPROVED BUDGET:	\$ 76,138,353		
	Over / (Under) Budget:	\$ 0		

D. Approved Change Orders:

DAC	Description	Spend to Date	Balance
	None to Date	(\$0)	(\$0)
Total:		(\$0)	(\$0)

E. Contingency Status (Project):

Owner Contingency:

DAC	Description	Spend to Date	Balance
	July 30 th , 2018 Original Balance	(\$0)	\$2,207,087
Total:		(\$0)	\$2,207,087

Hoffman Contingency:

DAC	Description	Spend to Date	Balance
6005	8/10/13 Original Balance	(\$0)	\$1,276,929
Total:		(\$0)	\$1,276,929

Hoffman Allowances:

DAC	Description	Spend to Date (Running Subtotals)	Balance
6005	Allowance – Addendum 4 not incorporated into bids	(\$0)	\$150,000
6005	Allowance – Replace existing faulty piping	(\$0)	\$25,000
6005	Allowance – Remove/reinstall items to facilitate work	(\$0)	\$100,000
6005	Allowance – MEP temp workarounds not identified	(\$0)	\$130,000
6005	Allowance – Non-backchargeable trade damage	(\$0)	\$70,000
6005	Allowance – Selective OT to maintain schedule	(\$0)	\$40,000
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
Total:		(\$0)	\$530,000

F. Pending Budget and Schedule Changes:

1. Revisions pending contract amendments
 - a. Preconstruction Budget Reconciliation – At the completion of the preconstruction effort there was \$145,563.37 remaining in the budget, these funds are being taken out of Hoffman’s contract and moved to the Project Owner Contingency. A deductive change order has been issued to Hoffman construction and is pending signatures.
 - b. ASI 006 was issued following comments received by the City of Everett Building department resulting in a cost increase of \$756. An additive change order has been issued to Hoffman construction and is pending signatures

G. Risk Management

1. Current Issues

- Discovery of previously concealed conditions:
 1. During removal of the contaminated soil on the north side of the Courthouse, it was discovered that the contamination was deeper than anticipated. The quantity of the additional soil that needs to be removed is still being determined at this time.
 2. The project team discovered that portions of the old detention home that was demolished in the mid-1960’s had been abandoned in place beneath the North Plaza and will require removal. Interwest, the project’s earthwork contractor, is working to uncover the buried elements.

2. Potential Project Risks

- Safety & Security:
 1. The project team is securing and safeguarding tools/materials and ensuring proper safeguards and notices are in place to control access to the construction areas. Hoffman is working with Washington Lighthouse for the Blind to assist with accessible walking routes for sight-impaired pedestrians.

H. Schedule: Planned activities for the next 6 weeks (activities in progress are highlighted in yellow).

Phase 1 - New Addition - Foundation & Structure			45	01-Oct-18 A	01-Oct-18	05-Dec-18
Phase 1 - New Addition - Foundation & Structure - SOG Down			45	01-Oct-18 A	01-Oct-18	05-Dec-18
C1790	Addition - Remove Precast at Existing Canopy	AP	5	01-Oct-18 A	01-Oct-18	05-Oct-18
C1751	Addition - Remove Caulking From Precast at Existing Building	AP	2	02-Oct-18*		03-Oct-18
C1056.1	Addition - Mass Excavation for Elevator	IW	2	08-Oct-18		09-Oct-18
C1049.1	Addition - Engineering Evaluation for Underpinning	IW	2	10-Oct-18		11-Oct-18
C1049.2	Addition - Elevator Pit Underpinning	IW	5	12-Oct-18		18-Oct-18
C1056.2	Addition - Mass Excavation	IW	15	16-Oct-18		05-Nov-18
C1745	Addition - Crane Pads	IW	2	06-Nov-18		07-Nov-18
C1049.3	Addition - Micropiles	IW	15	13-Nov-18		05-Dec-18
Phase 1 - New Addition - Site Finishes			10	06-Nov-18		19-Nov-18
C1620	Site - Demo & Excavate for New Memorial	IW	10	06-Nov-18		19-Nov-18
Phase 1 - Basement Level Renovation			33	02-Oct-18		15-Nov-18
C1627	Existing BL - Abatement	PAS	3	02-Oct-18*		04-Oct-18
C1346	Existing BL - Interior Buildout Start	HCC	0	05-Oct-18		
C1339	Existing BL - Layout / Frame New Walls @ Law Library / Corridor / Storag	AP	10	05-Oct-18		18-Oct-18
C1742	Existing BL - RI OH MEP	MULTI	20	19-Oct-18		15-Nov-18
C1752.3	Existing BL - Cut Access Into Existing Building	IW	5	06-Nov-18		12-Nov-18
C1755	Existing BL - Demo Footing / Bush Back Wall / D&E	IW	5	06-Nov-18		12-Nov-18
Phase 1 - New Restroom Core in Existing Building			44	24-Sep-18 A	24-Sep-18	26-Nov-18
Phase 1 - New Restroom Core - Level 1			29	24-Sep-18 A	24-Sep-18	01-Nov-18
C1635	New RR L1 - Demo / Abate For New Restrooms	PAS	8	24-Sep-18 A	24-Sep-18	08-Oct-18
C1349	New RR L1 - Interior Buildout Start	HCC	0	09-Oct-18		
C1350	New RR L1 - Layout Walls / Install Top Track	AP	3	09-Oct-18		11-Oct-18
C1746	New RR L1 - Re-Apply Fire Proofing	IT	1	12-Oct-18		12-Oct-18
C1354	New RR L1 - Frame Walls	AP	4	12-Oct-18		17-Oct-18
C1353	New RR L1 - RI Overhead Electrical	VECA	7	15-Oct-18		23-Oct-18
C1356	New RR L1 - RI Wall Electrical with Inspection	VECA	2	18-Oct-18		19-Oct-18
C1351	New RR L1 - RI Overhead Fire Sprinkler System	HP	4	18-Oct-18		23-Oct-18
C1355	New RR L1 - RI Plumbing	HP	10	18-Oct-18		31-Oct-18
C1358	New RR L1 - Hang / Tape / Finish Walls	AP	4	29-Oct-18		01-Nov-18
Phase 1 - New Restroom Core - Level 2			27	08-Oct-18		13-Nov-18
C1636	New RR L2 - Demo / Abate For New Restrooms	AP	11	08-Oct-18		22-Oct-18
C1374	New RR L2 - Interior Buildout Start	HCC	0	23-Oct-18		
C1375	New RR L2 - Layout Walls / Install Top Track	AP	3	23-Oct-18		25-Oct-18
C1376	New RR L2 - RI Overhead Fire Sprinkler System	HP	4	24-Oct-18		29-Oct-18
C1377	New RR L2 - RI Overhead Mechanical	HP	4	30-Oct-18		02-Nov-18
C1378	New RR L2 - RI Overhead Electrical	VECA	7	30-Oct-18		07-Nov-18
C1379	New RR L2 - Frame Walls & Door Frames	AP	4	08-Nov-18		13-Nov-18
Phase 1 - New Restroom Core - Level 3			27	08-Oct-18		13-Nov-18
C1637	New RR L3 - Demo / Abate For New Restrooms	AP	16	08-Oct-18		29-Oct-18
C1399	New RR L3 - Interior Buildout Start	HCC	0	30-Oct-18		
C1400	New RR L3 - Layout Walls / Install Top Track	AP	3	30-Oct-18		01-Nov-18
C1401	New RR L3 - RI Overhead Fire Sprinkler System	HP	4	30-Oct-18		02-Nov-18
C1402	New RR L3 - RI Overhead Mechanical	HP	4	05-Nov-18		08-Nov-18
C1403	New RR L3 - RI Overhead Electrical	VECA	7	05-Nov-18		13-Nov-18
Phase 1 - New Restroom Core - Level 4			21	22-Oct-18		19-Nov-18
C1638	New RR L4 - Demo / Abate For New Restrooms	AP	21	22-Oct-18		19-Nov-18
Phase 1 - New Restroom Core - Level 5			19	29-Oct-18		26-Nov-18
C1639	New RR L5 - Demo / Abate For New Restrooms	AP	19	29-Oct-18		26-Nov-18

Phase 1 - New Addition - Foundation & Structure			45	01-Oct-18 A	01-Oct-18	05-Dec-18
Phase 1 - New Addition - Foundation & Structure - SOG Down			45	01-Oct-18 A	01-Oct-18	05-Dec-18
C1790	Addition - Remove Precast at Existing Canopy	AP	5	01-Oct-18 A	01-Oct-18	05-Oct-18
C1751	Addition - Remove Caulking From Precast at Existing Building	AP	2	02-Oct-18*		03-Oct-18
C1056.1	Addition - Mass Excavation for Elevator	IW	2	08-Oct-18		09-Oct-18
C1049.1	Addition - Engineering Evaluation for Underpinning	IW	2	10-Oct-18		11-Oct-18
C1049.2	Addition - Elevator Pit Underpinning	IW	5	12-Oct-18		18-Oct-18
C1056.2	Addition - Mass Excavation	IW	15	16-Oct-18		05-Nov-18
C1745	Addition - Crane Pads	IW	2	06-Nov-18		07-Nov-18
C1049.3	Addition - Micropiles	IW	15	13-Nov-18		05-Dec-18
Phase 1 - New Addition - Site Finishes			10	06-Nov-18		19-Nov-18
C1620	Site - Demo & Excavate for New Memorial	IW	10	06-Nov-18		19-Nov-18
Phase 1 - Basement Level Renovation			33	02-Oct-18		15-Nov-18
C1627	Existing BL - Abatement	PAS	3	02-Oct-18*		04-Oct-18
C1346	Existing BL - Interior Buildout Start	HCC	0	05-Oct-18		
C1339	Existing BL - Layout / Frame New Walls @ Law Library / Corridor / Storag	AP	10	05-Oct-18		18-Oct-18
C1742	Existing BL - RI OH MEP	MULTI	20	19-Oct-18		15-Nov-18
C1752.3	Existing BL - Cut Access Into Existing Building	IW	5	06-Nov-18		12-Nov-18
C1755	Existing BL - Demo Footing / Bush Back Wall / D&E	IW	5	06-Nov-18		12-Nov-18
Phase 1 - New Restroom Core in Existing Building			44	24-Sep-18 A	24-Sep-18	26-Nov-18
Phase 1 - New Restroom Core - Level 1			29	24-Sep-18 A	24-Sep-18	01-Nov-18
C1635	New RR L1 - Demo / Abate For New Restrooms	PAS	8	24-Sep-18 A	24-Sep-18	08-Oct-18
C1349	New RR L1 - Interior Buildout Start	HCC	0	09-Oct-18		
C1350	New RR L1 - Layout Walls / Install Top Track	AP	3	09-Oct-18		11-Oct-18
C1746	New RR L1 - Re-Apply Fire Proofing	IT	1	12-Oct-18		12-Oct-18
C1354	New RR L1 - Frame Walls	AP	4	12-Oct-18		17-Oct-18
C1353	New RR L1 - RI Overhead Electrical	VECA	7	15-Oct-18		23-Oct-18
C1356	New RR L1 - RI Wall Electrical with Inspection	VECA	2	18-Oct-18		19-Oct-18
C1351	New RR L1 - RI Overhead Fire Sprinkler System	HP	4	18-Oct-18		23-Oct-18
C1355	New RR L1 - RI Plumbing	HP	10	18-Oct-18		31-Oct-18
C1358	New RR L1 - Hang / Tape / Finish Walls	AP	4	29-Oct-18		01-Nov-18
Phase 1 - New Restroom Core - Level 2			27	08-Oct-18		13-Nov-18
C1636	New RR L2 - Demo / Abate For New Restrooms	AP	11	08-Oct-18		22-Oct-18
C1374	New RR L2 - Interior Buildout Start	HCC	0	23-Oct-18		
C1375	New RR L2 - Layout Walls / Install Top Track	AP	3	23-Oct-18		25-Oct-18
C1376	New RR L2 - RI Overhead Fire Sprinkler System	HP	4	24-Oct-18		29-Oct-18
C1377	New RR L2 - RI Overhead Mechanical	HP	4	30-Oct-18		02-Nov-18
C1378	New RR L2 - RI Overhead Electrical	VECA	7	30-Oct-18		07-Nov-18
C1379	New RR L2 - Frame Walls & Door Frames	AP	4	08-Nov-18		13-Nov-18
Phase 1 - New Restroom Core - Level 3			27	08-Oct-18		13-Nov-18
C1637	New RR L3 - Demo / Abate For New Restrooms	AP	16	08-Oct-18		29-Oct-18
C1399	New RR L3 - Interior Buildout Start	HCC	0	30-Oct-18		
C1400	New RR L3 - Layout Walls / Install Top Track	AP	3	30-Oct-18		01-Nov-18
C1401	New RR L3 - RI Overhead Fire Sprinkler System	HP	4	30-Oct-18		02-Nov-18
C1402	New RR L3 - RI Overhead Mechanical	HP	4	05-Nov-18		08-Nov-18
C1403	New RR L3 - RI Overhead Electrical	VECA	7	05-Nov-18		13-Nov-18
Phase 1 - New Restroom Core - Level 4			21	22-Oct-18		19-Nov-18
C1638	New RR L4 - Demo / Abate For New Restrooms	AP	21	22-Oct-18		19-Nov-18
Phase 1 - New Restroom Core - Level 5			19	29-Oct-18		26-Nov-18
C1639	New RR L5 - Demo / Abate For New Restrooms	AP	19	29-Oct-18		26-Nov-18