



Snohomish County

Facilities Management
Courthouse Project

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Dave Somers
County Executive

Snohomish County Courthouse Renovation and Addition
Project Status Report January 2019 Update
Financial Reporting through December 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 \$17.32 million or 22.76% of the project budget.
- Following Hoffman's November pay application Pacific Construction Consultants, as directed by OAC, performed their first of three financial audits of the project. The comments provided from them were very minor, and Hoffman is working to address them.

Schedule Overview:

- Hoffman received notice to proceed on July 30th.
- Substantial completion for Phase 1: February 3, 2020.
- Substantial completion for Phase 2: January 28, 2021.
- Completion dates reflect the zero-cost schedule extension resulting from the Western Washington Heavy Equipment Operators Local 302 strike.
- Since the last update, Hoffman has completed the following activities:
 - Erected temporary insulated walls inside the restroom core in preparation for building the shear wall by which the addition will connect to the Courthouse.
 - Removed precast concrete exterior wall panels from the north face of the building, where the shear wall will be built.
 - Continued working on Mechanical, Electrical and Plumbing in the restroom core and new addition.
 - Formed, installed rebar, and poured concrete for addition footings and some walls.
- Hoffman is actively working on:
 - Building out the new restroom core and future Law Library.
 - Forming, installing rebar, and then pouring the addition concrete walls, columns, and shear wall.
 - Assembling steel for the addition.
 - Converting the Campus Plaza planter east of the Courthouse into the new Veterans Memorial Park (scheduled opening: Memorial Day 2019)
 - Remodeling 3 individual courtrooms on an as-available basis—1-2 scheduled for Spring 2019 and 1 more scheduled for Summer 2019
- Hoffman has filed a schedule extension request due to the buried foundation from the old detention home and the additional contaminated soil that had to be removed. Currently, Hoffman is working on a revision to the request following comments made by the Snohomish County project team and OAC.

- Hoffman filed a notice of impact due to the current inclement weather. Actual duration, subject to review and negotiation, is still being calculated; the situation is in progress as of this writing.

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>
- 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 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 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 December 2018, including year-end corrections.

DAC	Category / Description	Estimate to Complete	Invoiced	Yet to Spend
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Concrete Interwest	\$ 4,490,500	\$ 762,274	\$ 3,728,226
6005	Masonry Henson	\$ 220,160	\$ 6,760	\$ 213,400
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ 23,127	\$ 99,388
6005	Structural Steel Framing Steekorr	\$ 1,592,304	\$ -	\$ 1,592,304
6005	Decorative Metal McClean	\$ 212,308	\$ -	\$ 212,308
6005	Finish Carpentry & Millwork Artec	\$ 609,449	\$ -	\$ 609,449
6005	Waterproofing Milwaukie Floors	\$ 43,100	\$ -	\$ 43,100
6005	Membrane Roofing Snyder	\$ 421,450	\$ -	\$ 421,450
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ 14,016	\$ 1,392,399
6005	Doors, Frames & Hardware Builders Hardware	\$ 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	\$ 45,782	\$ 1,551,002
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 521,035	\$ 3,440,869
6005	Tiling Division 9	\$ 583,637	\$ -	\$ 583,637
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ -	\$ 587,607
6005	Fabric Wrapped Panels Architectures	\$ 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	\$ 21,574	\$ 135,171
6005	Window Washing Equipment Steekorr	\$ 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	\$ 1,080,179	\$ 6,676,708
6005	Electrical VECA	\$ 8,930,683	\$ 1,069,924	\$ 7,860,759
6005	Earthwork, Site Demo & Utilities Interwest	\$ 679,053	\$ 401,863	\$ 277,190
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	\$ 3,946,534	\$ 34,991,952
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ -	\$ 380,000
6005	Design Contingency	\$ 150,000	\$ -	\$ 150,000
6005	Negotiated Support Services	\$ 3,095,813	\$ 208,692	\$ 2,887,121
6005	Risk Contingency at 3%	\$ 1,276,929	\$ -	\$ 1,276,929
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 208,692	\$ 4,694,050
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 4,155,226	\$ 39,686,002
	GCCM General Conditions and Fee		\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 595,293	\$ 1,970,550
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821 for C	\$ 2,474,335	\$ 234,349	\$ 2,239,986
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 829,642	\$ 4,210,536
6005	MACC + GCCM General Conditions and Fee	\$ 48,881,406	\$ 4,984,868	\$ 43,896,538
6004	GCCM Preconstruction Services			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 875,760	\$ 388,767
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,171,073	\$ 412,587
6005	Total Construction Cost (TCC):	\$ 50,465,066	\$ 6,155,941	\$ 44,309,125
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 603,715	\$ 4,291,396
6005	Total Construction Cost + Sales Tax:	\$ 55,360,177	\$ 6,759,656	\$ 48,600,521

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	\$ 374,921	\$ 271,159
1012	Overtime (LG & DP)	\$ -	\$ -	\$ -
1104	COLA Contingency	\$ -	\$ -	\$ -
1500	Extra Help (DC)	\$ -	\$ -	\$ -
2013	Personnel Benefits	\$ 223,188	\$ 132,434	\$ 90,754
3110	Miscellaneous Supplies	\$ 10,000	\$ 1,711	\$ 8,289
4101	Professional Services	\$ 20,000	\$ 7,308	\$ 12,692
4901	CH Project Misc	\$ 100,000	\$ 96,678	\$ 3,322
5501	OpT- 409 New Courthouse	\$ -	\$ -	\$ -
6000	Capital Costs	\$ 295,312	\$ 295,313	\$ (0)
4601	OCIP Program / Builder's Risk	\$ 788,032	\$ 788,901	\$ (869)
9101	Interfund Professional Services	\$ -	\$ -	\$ -
9125	Interfund Security	\$ 32,267	\$ 22,331	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ 5
9905	Interfund Training	\$ 879	\$ 876	\$ 3
6001	Utility Work - Design & Construction	\$ 72,870	\$ 35,421	\$ 37,449
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -
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	\$ 211,357	\$ 245,184
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ -	\$ 192,524
4902	Moves / Staff Relocations / TIs	\$ 700,589	\$ 597,170	\$ 103,419
4102	AE Programming, Site Options, SD	\$ 1,350,030	\$ 1,321,900	\$ 28,130
4103	AE DD through PC	\$ 3,968,460	\$ 3,042,937	\$ 925,523
6596	Siemens Security & Access Control	\$ 503,084	\$ 186,345	\$ 316,740
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 46,735	\$ 3,265
6599	Design Permit Comments Allowance	\$ -	\$ -	\$ -
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,172,448	\$ 1,132,412
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 1,445,836	\$ 3,233,749
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 368,753	\$ 411,576
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 8,169	\$ 9,529
4120	Legal	\$ 15,000	\$ 3,700	\$ 11,300
4121	Security Consulting	\$ -	\$ -	\$ -
4122	Testing / Special Inspection	\$ 325,000	\$ 28,923	\$ 296,077
4123	Survey Work	\$ 40,000	\$ 28,158	\$ 11,842
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
	Owner Work Subtotal:	\$ 18,571,089	\$ 10,559,571	\$ 8,011,518
	Owner Project Contingency	\$ 2,207,087	\$ -	\$ 2,207,087
	Subtotal Soft Costs:	\$ 20,778,176	\$ 10,559,571	\$ 10,218,605
	Total Project Estimate to Complete:	\$ 76,138,353	\$ 17,319,227	\$ 58,819,126

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: \$ -

D. Approved Change Orders:

DAC	Description	Amount
6005	Precon Budget Reconciliation	(\$145,563)
6005	ASI #6 Increased Size of Steel Member	\$756
6005	Schedule Extension	\$0
6005	Design Addendum #4	(\$48,263)
6005	RFI #27 Wall Size Revision	\$653
6005	ASI #4 Retaining Wall Changes	\$812
6005	ASI #7 Retaining Wall Footing Changes	\$4,020
6005	RFI #47 Existing Wiring Corrections	\$3,220
6005	ASI #9 Restraints Atop CMU Walls	\$92,086
6005	RFI #38 Additional CMU Wall Demo	\$1,886
6005	ASI #5 Coordination/Clarification of Bid Documents	\$51,351
6005	RFI #29 Move floor sinks and add a chase to avoid a conflict	\$3,019
6005	RFI #42 Move a wall to avoid a clash	(\$847)
6005	RFI #78 Value engineer toilet partitions	(\$29,022)
6005	RFI #81 Floorcovering change in imaging room	\$1,885
6005	ASI #3 City of Everett structural review comments	\$34,225
6005	ASI #1 and RFI #17 revisions related to life safety	\$63,021
6005	ASI #12 missing fire smoke damper in electrical room 1005	\$1,879
6005	RFI #72 discovery of unidentified underground utility pipes	\$456
6005	RFI #120 structural steel change in the basement	(\$624)
6005	RFI #132 patching walls below old access floor in basement	\$3,356
6005	RFI #133 changes to structural steel at the new elevators	(\$3,867)
6005	Revisions to temporary walls at restroom core	(\$3,180)
4118	Additional abatement and removal of wall in basement	\$10,591
4118	Demolition of unsupported wall at room 1046	\$2,927
4118	Additional floor tile abatement	\$1,959
6005	RFI 89 relocate eternal flame meter	\$692
6005	RFI 50 relocation of existing ductwork in the basement	\$2,994
6005	RFI 73 revisions to new ductwork because of existing conditions	\$11,914
	Total:	\$62,336

E. Contingency Status (Project):**Owner Contingency:**

DAC	Description	Spend to Date	Balance
6005	July 30 th , 2018 Original Balance	(\$0)	\$2,207,087
6005	October 2018 Usage	(\$184,365)	\$2,391,585
6005	November 2018 Usage	\$93,972	\$2,297,480
6005	December 2018 Usage	\$60,611	\$2,236,869
6005	January 2019 Usage	\$76,518	\$2,160,352
	Total:	\$46,736	\$2,160,352

Hoffman Contingency:

DAC	Description	Spend to Date	Balance
6005	8/10/13 Original Balance	(\$0)	\$1,276,929
6005	January Usage	\$692	\$1,276,237
	Total:	\$692	\$1,276,237

Hoffman Allowances:

DAC	Description	Spend to Date (Running Subtotals)	Balance
6005	Allowance – Addendum 4 not incorporated into bids	\$150,000	\$0
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	\$14,908	\$115,092
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:	\$164,908	\$365,092

F. Pending Budget and Schedule Changes:

1. Revisions pending contract amendments
 - a. The project team is reviewing several changes requested by Hoffman and Performance Abatement related to concealed/unknown conditions.
 - i. Hoffman requested an additional 28 working days related to removing contaminated soil and previously buried portions of the old Snohomish County Detention Home (see Item G.1 under Risk Management). This request is not approved, Hoffman stated that they will be revising it.
 - ii. Hoffman submitted a \$135,000 cost for removing the buried portions of the detention home. This is under review and pending negotiations.
 - iii. Removal of additional contaminated soil, pending review and negotiations, is estimated at \$21,280.

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 impact 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 required removal. Interwest, the project's earthwork contractor, uncovered and removed the buried elements (foundation footings and an old water or steam tank).

2. Potential Project Risks

- Safety & Security:
 1. The project team remains diligent regarding potential undiscovered conditions inside and outside the building.
 2. The project team remains sensitive to the operational needs of Superior and District Courts, to minimize shutdowns resulting from noise or other disruptions. Communications between the Courts and construction field supervision is frequent and well-managed.
 3. 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).

ID	Activity Name	Sub	Dur	Start	Finish	
Phase 1 - Addition, Existing Basement Remodel, RR Core			82	07-Dec-18 A	07-Dec-18	03-Apr-19
Phase 1 - Site Civil & Earthwork			40	01-Feb-19 A	01-Feb-19	28-Mar-19
C1060	Site - Install Site Utilities	IW	40	01-Feb-19 A	01-Feb-19	28-Mar-19
Phase 1 - New Addition			57	04-Jan-19 A	04-Jan-19	03-Apr-19
Phase 1 - North Shearwall			33	05-Feb-19		21-Mar-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	15	05-Feb-19*		25-Feb-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT	3	26-Feb-19		28-Feb-19
C1655	NSW - Repair Finishes at North Shearwall		15	01-Mar-19		21-Mar-19
Phase 1 - New Addition - Foundation & Structure			57	04-Jan-19 A	04-Jan-19	03-Apr-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			57	04-Jan-19 A	04-Jan-19	03-Apr-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1*** 5 Day Weather Delay	IW	12	04-Jan-19 A	04-Jan-19	15-Feb-19
C1764	Addition - FRP Stem Walls to Level 1	IW	20	15-Jan-19 A	15-Jan-19	20-Feb-19
C1763	Addition - FRP Basement Walls*** 5 Day Weather Delay	IW	10	28-Jan-19 A	28-Jan-19	15-Feb-19
C1765	Addition - FRP Columns (2)	IW	5	18-Feb-19		22-Feb-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	18-Feb-19		26-Feb-19
C1062.3	Addition - Install Footing Drain for SOG	HP	8	21-Feb-19		04-Mar-19
C1767.2	Addition - Waterproof Walls	MFM	4	27-Feb-19		04-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	05-Mar-19		03-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	07-Mar-19		13-Mar-19
Phase 1 - New Addition - Site Finishes			11	20-Feb-19		06-Mar-19
C1622	Site - Install Hardscape at New Memorial	MM	11	20-Feb-19*		06-Mar-19

Phase 1 - Basement Level Renovation				42	28-Jan-19 A	28-Jan-19	26-Mar-19
C1923	Existing BL - Install ACT Grid	AP	10	28-Jan-19 A	28-Jan-19	08-Feb-19	
C1344	Existing BL - Hang / Tape / Finish Walls	AP	10	29-Jan-19 A	29-Jan-19	20-Feb-19	
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	5	11-Feb-19		15-Feb-19	
C1929	Existing BL - Switchgear	VECA	26	18-Feb-19*		25-Mar-19	
C1925	Existing BL - CMU Walls @ Fire Room	AP	10	21-Feb-19		06-Mar-19	
C1926	Existing BL - Paint	NWC	10	21-Feb-19		06-Mar-19	
C1342	Existing BL - Trim Out Mechanical	HP	3	07-Mar-19		11-Mar-19	
C1343	Existing BL - Trim Out Electrical	VECA	3	07-Mar-19		11-Mar-19	
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	07-Mar-19		26-Mar-19	
Phase 1 - New Restroom Core in Existing Building				75	07-Dec-18 A	07-Dec-18	25-Mar-19
Phase 1 - New Restroom Core - Level 1				72	07-Dec-18 A	07-Dec-18	20-Mar-19
C1358	New RR L1 - Hang GWB Walls	AP	5	07-Dec-18 A	07-Dec-18	01-Mar-19	
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	14-Dec-18 A	14-Dec-18	06-Mar-19	
C1919	New RR L1 - Frame Furred Wall and Ceiling @ Shearwall (North)	AP	2	07-Mar-19		08-Mar-19	
C1921	New RR L1 - RI Electrical @ Shearwall (North)	VECA	2	11-Mar-19		12-Mar-19	
C1920	New RR L1 - RI Plumbing @ Shearwall (North)	HP	2	13-Mar-19		14-Mar-19	
C1357	New RR L1 - Complete Cover Inspections (North)	HCC	1	15-Mar-19		15-Mar-19	
C1922	New RR L1 - Complete Drywall @ Walls and Ceilings (North)	AP	3	18-Mar-19		20-Mar-19	
Phase 1 - New Restroom Core - Level 2				5	25-Jan-19 A	25-Jan-19	20-Mar-19
C1383	New RR L2 - Hang GWB Walls	AP	5	25-Jan-19 A	25-Jan-19	14-Mar-19	
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	25-Jan-19 A	25-Jan-19	20-Mar-19	
Phase 1 - New Restroom Core - Level 3				5	19-Mar-19		25-Mar-19
C1408	New RR L3 - Hang GWB Walls	AP	5	19-Mar-19*		25-Mar-19	