

January 2018 (FY18M07)

To: Christian Kolmodin, Construction Chair, HFHSC Board of Directors

CC: Roger Johnson, HFHSC Executive Director, HFHSC Staff, Construction Committee

Subject: Construction Manager's Report for January 21, 2018

### Summary

- Affiliate is significantly behind the construction long-term objective of serving 50 families with homes in ten years. Changes supporting increases in production capacity underway (implementing safety policy, review purchasing process, consistently capture in-kind donations)
- Jimenez Family Build (TCV Phase 1) at critical point where multiple inspections must occur in-order to maintain schedule; water supply line upgrade likely required, perhaps driving project over-budget.
- TCV Master plan site design starting to lock down as overall site requirements from city are determined. Architect's proposal includes work now underway, and forecasts design work needed to complete project.
- Gold Bar 2 site geologically sensitive limiting unit size and increasing cost (extra testing)
- Reforming HFHSC Construction Committee to increase clarity about the affiliate's construction activity and who's leading the way. The committee will be led by board member and bring together members experienced in building and ready to donate the time required to lead the affiliate's construction program.

## The 50/10 Construction Objective

I was hired as CM in November 2015 to increase affiliate capacity to serve more Habitat families. I tried to capture the reason I was hired into some numbers I could remember. I looked back at the affiliate's ten-year build history. Most agreed the affiliate served about 20 families. I thought if I could double that somehow, that would be a clear win. What if we could serve fifty families? Even better. So, the 50/10 objective was born. Here's what I reported to the board after being in position for a month, in December 2015.

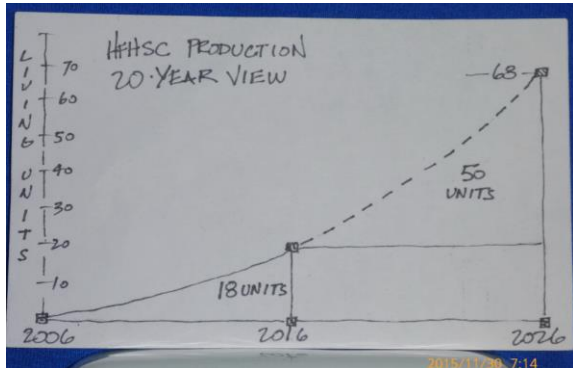


FIGURE 1 TEN-YEAR PERIOD BEGAN 7/1/2016 (FY17) ENDS 6/30/27 (FY27)

The Flores Family (Phoenix 2 build) was the first Habitat Family served under this plan. The Jimenez Project (TCV Phase 1 build) will count as the second when delivered. As of today, we'll end Year 2 of plan having built two homes. Put another way, 4% of the work planned is done (2 of 50 families in homes), but 20% of the time available has been consumed (2 of 10 years). We need to increase our capacity to build alongside TCV Phase 2 build planning. (TCV Phase 2 is the first TCV Master Plan building. Construction start now planned 4/2019)

We'll start Year 3 (7/1/18) significantly behind plan. Twin Creeks Village Phases 2+ and Gold Bar 2 represent our opportunity to help families that carry us about half way to our 50/10 objective. While we have a very aggressive build plan for the coming 5-year period, land acquisition should be seriously considered now to ensure we can serve the remaining 20+ families in the final years of the ten-year plan.

## Project Updates

### Twin Creeks Village Phase 1

We're in a critical week for this project. We must pass five inspections over the coming weeks to hit our target of installing drywall on 1/31/18. I'm confident we'll pass each one. The electrical, plumbing/mechanical, and fire sprinkler system rough-in inspections look closely ensuring these systems meet installation requirements. The fourth inspection, by building inspector, is looking at how the systems were installed in the structure itself. Did the important engineered components of the house get damaged? An OK here means we can install the final system required, insulation. If inspections Thursday, the 25<sup>th</sup> go well insulation install will start the next day. The final inspection reviews the insulation installation. Passing the fifth inspection means we can cover our work. Only then can drywall installation start.

The fire sprinkler system was required by the city based on ease of access to the lot (300 feet N of 112<sup>th</sup> up narrow private drive). In early planning we believed the existing water line to property would be able to supply our project. We're nearing the point where we'll learn the truth. Upgrading the water supply line will likely be required. Early bids (for trenchless replacement) in \$10K range. Project budget being refreshed to include new cost.

As of today, we're on-track to deliver this project on 5/5/18. I'm less confident it will be under the \$125K target. Will update as soon as costing tracking is updated and reviewed.

Habitat for Humanity of Snohomish Co - Twin Creeks Village Phase 1															
Production Progress Report - 1/21/18															
Step Name	Step 1			Step 2			Step 3			Step 4			Step 5		
	PLANS/PERMITS			SITE PREP/FOUNDATION			STRUCTURE/DRY-IN			SYSTEM ROUGH-IN			INTERIOR/TRIM-OUT		
Major Activities	Engage architect			Site grading/retaining walls			Structural framing			Install electrical system			Cabinets and built-ins		
	Generate plan set			Excavation/trenching			House wrap/air seals			Install plumbing system			Doors and trim		
	Complete geo-tech analysis			Install utility connections			Exterior doors/windows			Install HVAC system			Floor covers		
	Register initial permits			Form and pour foundation			Roof covers			Install insulation system			Appliances/systems trim-out		
	Review family/sponsor commits			Site drains/water mgmt.			Exterior wall covers			Install drywall tape/texture			Site inspection with family		

### Twin Creeks Village Master Plan

We continue to establish top-level design parameters, like property setback requirements, with City of Everett planners. By current side setback requirements, at 20 feet, consume so much room only 10 or so units are possible. Reducing setbacks increases space for a central street with two rows of units facing each other. Increasing families served to 20 or more. A meeting planned this month with senior city planners will present our case that our design serves more families and maintains setbacks like surrounding development.

We have established the preliminary civil engineering designs, with an emphasis on stormwater handling. As a developer we're responsible for containing all stormwater that falls on the site during a significant rain events. A tank roughly 60 feet long and 50 feet wide, with about 6' high walls, is required to meet this requirement. The site topography requires this tank be partially underground in the SE corner of the property.

The project architect, Gabbert Architects Planners, is working without agreement currently. The firm presented a proposal, which include the work currently needed (TCV Master Plan submittal package). The construction committee is reviewing a proposal for this work, and will present its recommendation to the board this month.

We plan to submit the TCV subdivision plan (which include site and civil plans) by April 1, and get preliminary approval by the city by July 2018. This will allow civil construction to begin that month. Then in the fall we can present building plans for Phase 2 for permitting, with planned construction start March 2019. We must finish all TCV Phases by August of 2023.

#### TCV Master Plan Milestones

1/2018	2/2018	3/2018	4/2018	5/2018	6/2018	7/2018	8/2018	9/2018	10/2018
	Lock site design – begin civil eng plan	Complete submittal package – final review	Submit subdiv plan to city	Design Phase 2 - Begin site prep		Prelim approval Start civil constr.		Submit Phase 2 plan for permit review	

#### Need Help

- Support for continued funding of GAP architectural design/planning services

- Support for funding of civil construction now roughly estimated at \$100+

#### Gold Bar 2

We have completed site survey and civil engineering on the affiliate's two lots located just E of Gold Bar city limits, N of Highway 2. The lots are in a geographically sensitive area. Only a single family two-bedroom home is advised (limited by septic system capacity). A standard Habitat design will be utilized to simplify planning and reduce cost. Septic system design and additional environmental studies must be completed prior to permitting. Immediate spending expected \$6,200 (county environmental assessment \$200, Septic design including testing \$2000, county septic plan review and permit \$1000, SEPA study \$2000, permit fees \$1000) Current construction start 4/7/18. Builds planned for Saturday utilizing builders from along Hwy 2 corridor (Monroe, Sultan, Gold Bar, Sky Valley). This is a HFHI Veterans build, meant to involve and serve Snohomish Co veterans.

## Operations Update

Over the past few months I've proposed returning the construction planning discussion to the more structured committee format, including naming a chairperson for the committee. I'm glad to have gotten Roger's (Johnson) support for the initial idea, and consequently John's (Budd) support for the role, and Christian's (Kolmodin) willingness to take on the role when we're not sure what it all means just now.

For the record I'm deeply grateful for the significant donation each of the following builders has made, and will make, planning what happens next in construction. Their work planning enables thousands of hours of doing building for Habitat Families and our community.

#### HFHSC Construction Committee – Jan-2018

- Christian Kolmodin, Chairperson
- Bill Seufert, Member, leads safety, electrical, countertops
- Christian Brewer, Member, Sat crew lead, electrical
- Dennis O'Brien, Member, TCV Master Plan, project management, site/foundations, interior trim-out
- Jan Kallshian, Member, purchasing, structure/dry-in, donor engagement
- Ron Hopper, Member, safety team, Gold Bar 2
- Chris Anderson, Construction Manager, project management, coordination, communications
- Stephanie Lam, Americorps Member, crew leader, builder, Gold Bar 2 designer
- *Monthly meeting 2<sup>nd</sup> Tue 6p Everett Store*

Next steps for construction committee include

- Adoption of a committee charter outlining what's important, who we represent, and where we're headed
- Review of TCV Phase 1 budget and actuals (now under construction)

Other operational notes

- Construction Safety Policy/Manual in draft form, under review by Linda Christie, affiliate HR Consultant
- Purchase process, including review of current PO limit (\$100), under review
- The Construction Desk blog, hub for construction planning, starts next month.

With gratitude,



Chris Anderson, HFHSC Construction Manager