

HFHSC Construction Manager Report

February 2018 (FY18M08)

To: Christian and Eric Kolmodin, Construction Co-chairs, HFHSC Board of Directors, Construction Committee

CC: Roger Johnson, HFHSC Executive Director, HFHSC Staff

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

Project Status

Jimenez Family Build (TCV Phase 1) passed key inspections, allowing drywall installation to begin 1/31/18. That's now complete. We've encountered a delay in next step, drywall finishing. Some exterior finishing is possible but weather dependent. Water supply upgrade required. Will add build days later in March and April to maintain 5/5/18 delivery date.

TCV Master subdivision application being generated for submission in April. Civil design underway. Civil construction (storm drains, utilities, drive and sidewalks) will be a significant early project cost.

Gold Bar 2 septic design being ordered, county planner site visit pending.

Twin Creeks Village Phase 1

All critical inspections were passed, and drywall installation began on 1/31/18, and was completed over five build days. Drywall finishing, work done by a group of professionals involved in a commercial course, will begin the next step on 3/5/18. This will mean adjusting two Wed build days, and directing Sat builders to TCV site cleanup.

Despite more testing and work with fire department the flow test requirements for the sprinkler system remains ambiguous. Working to clarify test goals and gather three complete upgrade bids as required.

As of today, there is some risk we'll not be ready to deliver this project on 5/5/18 because of the delayed start of the drywall finishing. We'll reduce that risk by adding more build days in March and April.

Twin Creeks Village Master Plan

We plan to submit the TCV subdivision application for preliminary review (which includes site and civil plans) by April 1. After review (and responding to city concerns) we'll have preliminary approval by the city by July 2018. Civil construction can go to bid that month and be scheduled for start as soon as supplier is selected and project is funded. Civil construction rough cost estimate above \$100K easily. We can present Phase 2 building plans for permit review as civil construction is underway. Earliest planned construction start would be March 2019. We must finish all TCV Phases by August of 2023.

TCV Master Plan Milestones (unchanged from Jan 2018)

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

- Requesting committee co-chair and board support for review and revision of construction accounting procedures to better handle significant challenges that come with managing a \$3.5 million construction.
- Support for funding of civil construction now roughly estimated at \$100+

Gold Bar 2

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. Proposals under construction committee review. Current construction start moved to 5/12/18 (from 4/7/18) because slow progress on planning required to request permits. 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

The construction committee met 2/13/18 for its regular monthly meeting. Meeting record included below.

With gratitude,



Chris Anderson, HFHSC Construction Manager

For reference: **Construction Committee Meeting Note February 2018**

Construction Committee Meeting for Feb 2018

Chris Anderson <chris@fhsc.org>

Fri, Feb 16, 2018 at 8:31 AM

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Hi all. Meeting follow-up. Discussion highlights and actions/changes to plan noted.

- **Introduce Eric Kolmodin.** Unfortunately Eric couldn't join the conversation this time. We did briefly touch on three items co-chairs working on. 1) Define the property for sale to the Jimenez Family. 2) Develop with board input the TCV CC&Rs (due as part of subdivision process). 3) Improve construction accounting process.

- **Discussion on whether bylaws or other trappings of a formal committee** are needed. In general keep rules/process to minimum. Time the meeting so committee meets earlier in month than board, putting co-chairs in good position to speak to construction progress and challenges.

- **TCV Phase 1 Schedule:** Tapers coming 3/5, so it seems we have dead time (days we can't build) waiting for wall finish. Here's [link to a quick weekly view](#). In general we may cancel 2/21 and move 2/28 to AG Warranty work day. Sat builds will go forward, with crews working on site improvements/clean-up as units empty. Ron mentioned using dehumidifiers during drywall finishing to speed curing. Will get rental rates on gear we could use for this.

- **TCV Master Plan** - Brief discussion of site plan, approach to building front to back (preferred over back to front). Are we (the affiliate) going to participate in civil construction. Answer is no. Plan has civil construction contractor doing work. Here's submittal action plan ([Read action plan here.](#))

- **Gold Bar 2 Update:** Reviewed current state drawings (Stephanie). Bill suggested reviewing GB1 plans for examples of foundation and roof plan.

- **TCV Phase 1 water line upgrade.** All agree that Apollo bid (includes street-end connection, permitting, and dealing with city) is better than Trenchless (leaves line un-terminated at both ends). Even with fire marshal input flow rate target still ambiguous. Still waiting on third bid from Mike.

- **Safety and general risk of having builders demo houses.** Bill recounts effort to remove house at AG. "Those builders did not return." We agreed having some type of mechanical assistance (an excavator or sky trak) would be a big help making it safe. (Break down big pieces into chunks that can be hand-disassembled). Next step in any case in getting hazmat testing completed.

Please add comments or questions...thanks for the time. Next meeting on March 13th, at the Everett Store 6p.