

## HFHSC Construction Manager's Report for April 2018

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As submitted to Roger and the board of directors

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To HFHSC Directors

From HFHSC Construction Manager

Project Updates

**Twin Creeks Village Phase 1** - Jimenez Project is on schedule for 6/2/18 dedication. Interior of home is near complete. Installation of appliances in early May. Utility connections and paving soon after. Rebuilding of fence along N property line also planned. Estimated cost to complete home total \$15,650.

#	Activity Cost Detail	Unit	Ext
1	PUD connection	Materials	\$ 350
2	Water line upgrade	Supplier	\$ 8,500
3	Sewer/water line installation	Materials	\$ 500
4	Driveway installation	Supplier	\$ 4,800
5	Landscaping	Materials	\$ 500
6	Fencing	Materials	\$ 650
7	Interior final clean	Materials	\$ 150
8	Final Inspections		\$ -
9	Dedication 6/2/18	Catering	\$ 200

**Twin Creeks Master Plan** (subdivision application) - The application is in final preparation for submission the week of 5/23/18. Preliminary Application submission fee will be \$7,894. Plan has generally garnered support with planning staff during informal reviews. Plan includes requesting variances for setbacks (distance from property line to building). Our plan calls for 10' setback, where general code requires 20'. The second variance involves how parking is counted. Making these requests will likely trigger public comment periods as plan is reviewed.

Assuming preliminary plan is approved this August, civil construction can begin. Chaz Wichman is contributing time and expertise building our civil construction project plan. Plan required to coordinate bid requests, schedule activities, and manage costs. The plan will cover all activities required to change site from current state to point where building foundations are poured and individual building construction can begin. Also, based on an arborist's site inspection, trees along E property line are likely damaged now (as a result of neighboring construction in late 90's) or will be damaged (by our construction) such that removal will necessary. Information is being reviewed.

**Gold Bar 2** - The Gold Bar project, because of the site's hillside location, requires additional study and planning to help ensure our home is doesn't compromise or other harm the environment. The additional study, and the required septic design, will consume an additional \$5,800 (critical area study \$4400 + septic plan \$1400). Permit fees forecast at \$2,000. Planning dept feedback strongly suggests project will be permitted upon review, allowing construction to begin this August. Affiliate staff generating significant interest and support for veteran's focused build.

This report, and the construction committee meeting notes for April, will be posted on the construction desk (blog).

With gratitude,

Chris Anderson, HFHSC construction manager