
HFHSC Construction Manager's Report for May 2018

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Twin Creeks Village Phase 1 - The final details coming together as we help Anna and Guillermo complete their new home, TCV Phase 1. New water line installed but not connected. Drive is installed, and rough grading complete front and back. 50 cu yds topsoil added to front. Grass from seed planned. AC power is connected. Sewer is connected. Appliances installed, and all AC circuits operational. Once HVAC unit is charged (planned Tue) final electrical inspection can be requested. The first of five final inspections required to allow the family to move in. Working with Everett water dept to get new line connected at street. That's critical. Dedication on schedule for 6/2 10a.

Twin Creeks Village Master Plan - With focus on Phase 1 finish, progress slowed as I worked with city planners to find a way that allowed us to accept a donation of earthen fill material we need to raise to ground for our Habitat homes (18"-24" in some cases).

We can and will save time by breaking our subdivision project into three elements.

- 1) Accept and stockpile fill. Permitting for this is a priority because it includes an environmental study (due to volume of fill estimated at 2500 cu yds).
- 2) Demo of existing buildings. At a minimum the duplexes must be removed to have room to accept fill donation.
- 3) File the subdivision application for preliminary review.

My current focus is completing storm water plan for #1. The volume of the donation (2000 cu yds) is significant. The [average dump truck](#) carries about 12 cu yds. This donation totals 170 truck loads, all of which we need to stockpile until plans receive preliminary approval (allowing civil construction to begin).

The storm water plan helps we don't negatively impact the neighbor during operation (beyond normal construction impacts). Storm water plan complete 5/22, and file for permit that day. After fill permit, we'll request demo permits (relatively easy), and then submit subdiv application (subject to funding).

Gold Bar 2 - Last month funding was approved for two critical planning activities, the critical area study and septic design. Those activities are underway. Coordinating site visits with suppliers as needed. Also pursuing structural engineering services donation for plan review and generation of required for foundation, structure, and roof. Continue to plan for permits in-hand and active construction week of 7/23/18.

My thanks to all those involved in helping find relevant options for Anna and Guillermo to consider.

With gratitude,
Chris

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Christian Anderson - *Construction Manager*

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