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## HFHSC Construction Manager's Report for June 2018

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As we close the year, and wrap up the Jimenez Family build, many thanks for your support throughout. More detailed [thank you here](#).

### **Twin Creeks Village Phase 1 - Complete**

The Jimenez Family moved in 6/16 after all inspections were completed. A Boeing build day on that Sat meant the family had assistance moving the big items. We also completed a few open landscaping items. Grass planted a couple weeks ago starting to appear. The construction fence was realigned along the E property line. A larger landscape plan is being developed by family friends. All project purchase records have been filed and reviewed (forms input to purchase agreement). I am grateful for the support of Brooke Burdick and staff put into the dedication. A wonderful event!

### **Twin Creeks Village Master Plan**

The plan to remove the existing structures, needed to make room for a significant fill donation as well as new construction, have moved forward a step, and back one. A demo permit has been acquired, the step forward. But an independent review of the our hazmat testing (done via an in-kind donation) found it did not satisfy building demo requirements. We must re-test the two duplexes, and complete initial testing on the N and S buildings (I have not had access to buildings until now).

During the time needed to retest I am working with the Everett Fire Dept with the goal of providing our now empty buildings to FD for training purposes. In particular, they value practicing entering a dwelling through the roof. The FD promises no live flames, but smoke bombs are a possibility. Still some open details to clarify, but some training sessions are expected in July.

The urgency driving the demo related to having empty space that enables the affiliate to accept donation of 2,000 cubic yards of fill. That was the offer made by Vision House, and their contractor. We found to accept the donation a special public works permit (and associated study) is required. The permit application and supporting documents will be submitted next week. Since our work has slipped out in time, the fill donation becomes less likely. They have permits and have located alternate locations for the dirt they must remove.

In any case we require the fill permit as a requirement of the larger plan. With fill permit application in process, we'll file the land use change request that defines the TCV Master plan, including site development work required before building the next family units can begin.

### **Gold Bar 2**

We confirmed yet another (and final) special permit needed to build. Called the Land Disturbing Activity permit. The permit is only granted after a detailed plan is presented that describes in detail how the land will be changed (disturbed) during construction. An LDA is required because our construction site is within an environmentally sensitive zone. Having the plan, and working carefully to deliver plan requirements, are needed to ensure our Habitat Family has a safe durable home for many years to come. The additional study may impact our construction schedule, pushing the current build start from 7/23/18 to later in August. Ground breaking will be planned a few weeks after construction start.

### **Construction Budget for FY19**

With Roger's support and direction, and with input from the construction cmte, I've developed a construction budget for the coming planning year. The budget is built using five classes - big buckets of activities and associated costs required to complete the work expected. Two of the classes are administrative, and capture construction people and operations costs. Called Construction Mgmt and Construction Use.

Three buckets are related to construction activities planned in FY19. They are Gold Bar 2 construction, TCV Master/Civil construction, and TCV Phase 2 construction.

**Gold Bar 2** activities and costs started in FY18, but all construction costs will occur in FY19. Scheduled finish in Q4FY19. Preliminary fiscal year total spending forecast is \$75,000. Driving strategy behind this build: build donor community (especially with and for service veterans) along Hwy 2 corridor through a build project that utilizes property donated to affiliate.

**TCV Master/Civil** construction represents all activities and cost required to complete the utility piping, stormwater management, street and hardscape required to support the 24 family units we plan to build. The construction has seriously considered the question should the affiliate take on the building for all civil construction? In the same way we build homes, with builder labor? After considering the specialize nature of the work, and the tools and equipment and knowledge required, we're not in position to effectively complete civil construction.

So, we'll purchase the project requirements through suppliers. To than end a detailed construction forecast has been completed. In the scenario where the affiliate purchases all civil construction at market rates, the total cost projected nears \$1,500,000, or \$62,500 per family. Scope includes all activities taking the site from current state to state where infrastructure is complete and slab foundations for building are ready to be formed and poured. While aggressive, budget plan assumes all civil construction can be completed 6/30/19, the end of fiscal year.

**TCV Phase 2** This is the next TCV construction project for our builder community. The budget plan assumes that progress on civil construction will be such that the city planning department will support building permits needed for Phase 2, a four-unit town home structure. Similar to Phase 1 in design, except four units combined in a single building. During FY19Q2 activities and spending will generate building and unit level designs, with active builds starting in April 2019. Costs in FY19Q4 will include slab foundation and materials for structure and dry-in. The activity and cost plan for Phase 2 is the least developed of the three projects. In general spending forecast expected to total \$250,000 over the year.

This is an aggressive plan. In some ways wildly optimistic. I know making an organizational commitment to \$1.8M in construction activities will require new ways of working across the affiliate. I also know the need to help families build homes for themselves is urgent. I appreciate your support!

I look forward to your comments and guidance.

**Chris**

Report in PDF form attached

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Christian Anderson - *Construction Manager*

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