
Construction Manager's Report for March 23, 2018

Chris Anderson <chris@hfhsc.org>
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Project Status

- Jimenez Project (TCV Phase 1) made steady progress this month, but building still expected to continue beyond planned finish of 5/5/18. Formal dedication now planned for 6/2/18.
- Twin Creeks Village (TCV) Master Plan effort continues to focus on generating documents required to submit subdivision application. Submission planned by 3/20/18. Site plan, plat map, and civil design all completed this month.
- Gold Bar 2 planning confirmed site design must address both landslide hazard and stream buffer requirements as part of permit submission, adding time and expense to schedule. Planned construction start of 5/12/18 at risk.

Jimenez Project

With additional effort by our core builders we've move efficiently into interior finishing stage of project. Interior painting is complete. Wood laminate flooring installation nearing completion. Cabinets are set, and countertop construction has begun. Eletrical trim-out is near complete. Plumbing trim-out (installing sinks and the rest) can begin after countertops are complete. Utility connections now the focus, along with paving and landscaping. We'll also benefit from a team of union painters coming to 4/14 build with the aim of completing all exterior painting (body and trim). As noted, formal dedication date moved out to 6/2/18 to ensure builders complete construction.

TCV Master Plan

Good progress this month generating documents required to build our subdivision. Core of submission package is site and landscape plan that defines building locations and major landscape elements, and the civil design, which defines where drive, utilities, and storm water drains will be located. Fire Dept regulations were confirmed this month, and more space was needed for turnaround. That, in turn, required changes to all units to fit remaining space. Civil plan also confirmed we'll need to need soils across the site so storm water drains properly. Also made progress clarifying the plan guiding the design work remaining through the end of the project for our key partner Gabbert Architects Planners.

Gold Bar 2 - County officials visited our site and confirmed we're within landslide hazard area and stream buffer. These overlapping special zones require additional steps as we seek permits. Because we're in landslide zone, our building permit application requires the affiliate sign a landslide covenant which "describes the hazards, the owner accepts the responsibility for the risks, informs future purchasers and provides indemnification" for prior owners. Because we in a stream buffer zone, we must complete a critical area study. The study and resulting design adjustments will ensure our construction will not damage the site. Taken together these limitations on site development mean future development - adding a deck or garage - will not be possible.

Gold Bar 2 got a push forward when we connected with Lee Michaelis of Puget Sound Planning. Jordyn Wagner, our Veterans Build program coordinator, made the initial contact. Lee, a US Service veteran, has 20-years planning and development background. Lee put us in contact with Wetland Resources, who can assist us generating the Critical Area Study for the site, required to build in stream buffer. Start of Construction - Step 2 currently planned 5/12/18. These additional requirements have slowed progress, and will likely impact start date (move out in time).

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Christian Anderson - *Construction Manager*
Habitat for Humanity of Snohomish Co
chris@hfhsc.org (425) 922-2066
More at <https://habitatsnohomish.org/construction/>