



Courthouse Project Update 12.21.18

DISTRIBUTED VIA EMAIL IN LIEU OF PHYSICAL MEETING

New and/or updated items indicated by bold italics

Dave Somers
County Executive

1. Schedule

- a. Early Schedule Impacts
 - Local 302 Heavy Equipment Operators' Strike – *added 9 days to the schedule.*
 - Contaminated Soil Removal – *still being calculated; see also Item 3.b.*
 - Remnants of the Old Snohomish County Detention Home – *still being calculated.*
- b. ***Upcoming Activities – see also Items 5.a. and 6.a.***
Reinstall ceilings and then tape and paint in Superior Court Department 1, pour concrete for Addition footings and basement walls, build-out interior restroom core through Level 4 (framing through Level 5 by early February), build step walls for Veterans Memorial.
- c. ***Progress to Date***
Replaced HVAC boxes and framed ceiling in Superior Court Dept 1, poured concrete for Addition western footings and elevator pit mat slab (340 cubic yards in 2 pours), restroom framing and plumbing in progress through Level 3, underpinning and micropiles complete, sheetrock ongoing in Basement and on Level 1, contaminated soil removed, demolished and abated enclosed areas through Level 5, sprinkler pipe install through Level 3, excavation performed and gas line relocated for new Veterans Memorial Park, removed portions of old detention home.

2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Substantial Completion: 2/3/20
(Addition Substantial Completion: available for use, temporary walls to Addition removed)
- c. Phase 2 Substantial Completion: 1/28/21
The contractor's initial date had assumed funding approval on 7/16. The current date accounts for approval on 7/30 plus strike impacts.
(Renovation Substantial Completion: available for use, temporary walls to area removed)
- d. Original Project Budget (approved by Council 7/30/2018): \$76,579,770
 - Adjustment due to removal of art allowance: -\$441,417
 - Revised Project Budget: \$76,138,353
- e. ***Work Complete and Invoiced Through 10/31/18: \$12,909,691***

3. Changes

- a. ***Old Detention Home Foundation*** – *Interwest, the project's earthwork subcontractor, uncovered the buried elements which were abandoned in place upon the building's December 1966 demolition. Removal cost, pending review and negotiations, is estimated at \$25,000; schedule impact cost is still being calculated.*



- b. Contaminated Soil Removal – *Soil contamination from window caulking was deeper than initial tests indicated. Cost impact of removal is still being determined but will be less than the \$100,000 originally forecast.*
- c. Unused Preconstruction Funds – *\$145,563.37 has been moved to owner project contingency.*

4. Upcoming Project Decisions Needing Court Input

Due Date	Item
	<i>(none at this time)</i>

5. Stakeholder Concerns

- a. **Addition Foundation and Veterans Memorial Plaza Work:** *Throughout December and January, Hoffman’s crews will install rebar and pour concrete for the Addition foundation. This will involve some grinding, hammering, and vehicle and heavy equipment noises. Additionally, as crews reshape the Courthouse Plaza planter for the future Veterans Memorial Plaza, there will be some sawing, grinding, and jackhammering noises.*
 - *Hoffman will work outside Courthouse operating hours as much as possible.*
 - *Hoffman continues to remain sensitive to the Courts’ operational needs.*
- b. Law Library – *The temporary Law Library is now open in the Courthouse Basement. Once the Addition opens, the Law Library will move to its permanent location.*
- c. Entrance Canopy Lighting – *Judge Judge passed along a request to keep the underside of the deck canopy lit 24 / 7, to reduce glare in the Mission Connector.*
- d. Acoustic Paneling Renderings – *Jeff Hencz reported that he has requested a more three-dimensional representation from CBRE Heery.*

6. Announcements / Action Items

- a. Old Storage Tank Discovered – *Crews have removed an old water tank which had once served the old Snohomish County Detention Home. ATC, the County’s consultant, is testing the contents of the tank out of due diligence.*
- b. **Superior Court Dept. 1 Courtroom Renovation** – *In progress. HVAC components above ceiling have been switched out and inspected, framing is in progress, and painting and patch-up are expected before New Year’s.*
- c. Superior Court Dept. 2-4 Courtroom Renovations – *Scheduled for April and August of 2019, as courtrooms become available.*

To remain respectful of everyone’s time during the holiday season, we will not meet again this month. Throughout the end of December, weekly Courthouse Project Updates will be distributed in written form.

On behalf of the Courthouse Renovation and Addition Project, we wish you a safe and joyous Holiday Season.



Hoffman's most recent 6-week lookahead (12/18/18, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core			56	26-Nov-18 A	26-Nov-18	11-Feb-19
Phase 1 - New Addition			44	07-Dec-18 A	07-Dec-18	08-Feb-19
Phase 1 - North Shearwall			5	28-Jan-19		01-Feb-19
C1045	NSW - Demo Precast from Existing Building	AP	5	28-Jan-19		01-Feb-19
Phase 1 - New Addition - Foundation & Structure			44	07-Dec-18 A	07-Dec-18	08-Feb-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			44	07-Dec-18 A	07-Dec-18	08-Feb-19
C1759	Addition - FRP 5' Mat Slab	IW	8	07-Dec-18 A	07-Dec-18	20-Dec-18
C1762.1	Addition - FRP K-Line Footing	IW	8	07-Dec-18 A	07-Dec-18	08-Jan-19
C1762.4	Addition - FRP 18.1-Line Footing (A&B)	IW	10	24-Dec-18		08-Jan-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1	IW	12	26-Dec-18*		11-Jan-19
C1762.3	Addition - FRP J-Line Spreads	IW	5	02-Jan-19*		08-Jan-19
C1762.2	Addition - FRP F-Line Footings	IW	5	02-Jan-19		08-Jan-19
C1763	Addition - FRP Basement Walls	IW	10	14-Jan-19		25-Jan-19
C1764	Addition - FRP Stem Walls to Level 1	IW	20	14-Jan-19		08-Feb-19
C1765	Addition - FRP Columns (2)	IW	5	28-Jan-19		01-Feb-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	28-Jan-19		05-Feb-19
C1762.5	Addition - FRP 12.1-Line Footings (A&B)	IW	10	28-Jan-19*		08-Feb-19
Phase 1 - Basement Level Renovation			41	13-Dec-18 A	13-Dec-18	11-Feb-19
C1347	Existing BL - RI Overhead Fire Sprinkler System	HP	30	13-Dec-18 A	13-Dec-18	25-Jan-19
C1742	Existing BL - RI OH MEP	MULTI	20	18-Dec-18*		16-Jan-19
C1340	Existing BL - RI Wall Mechanical	HP	3	20-Dec-18		24-Dec-18
C1345	Existing BL - Complete Cover Inspections	HCC	1	28-Jan-19		28-Jan-19
C1923	Existing BL - Install ACT	AP	10	28-Jan-19		08-Feb-19
C1344	Existing BL - Hang / Tape / Finish Walls	AP	10	29-Jan-19		11-Feb-19
Phase 1 - New Restroom Core in Existing Building			53	26-Nov-18 A	26-Nov-18	06-Feb-19
Phase 1 - New Restroom Core - Level 1			33	14-Dec-18 A	14-Dec-18	31-Jan-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	14-Dec-18 A	14-Dec-18	19-Dec-18
C1919	New RR L1 - Frame Furred Wall and Ceiling @ Shearwall	AP	2	14-Jan-19		15-Jan-19
C1921	New RR L1 - RI Electrical @ Shearwall	VECA	2	16-Jan-19		17-Jan-19
C1920	New RR L1 - RI Plumbing @ Shearwall	HP	2	18-Jan-19		21-Jan-19
C1357	New RR L1 - Complete Cover Inspections	HCC	1	22-Jan-19		22-Jan-19
C1922	New RR L1 - Complete Drywall @ Walls and Ceilings	AP	3	23-Jan-19		25-Jan-19
C1361	New RR L1 - Paint	NWC	4	28-Jan-19		31-Jan-19
Phase 1 - New Restroom Core - Level 2			21	13-Dec-18 A	13-Dec-18	14-Jan-19
C1380	New RR L2 - RI Plumbing	HP	10	13-Dec-18 A	13-Dec-18	27-Dec-18
C1939	New RR L2 - RI Hard Lids Part 1	VECA	2	17-Dec-18 A	17-Dec-18	18-Dec-18
C1381	New RR L2 - RI Wall Electrical with Inspection	VECA	7	20-Dec-18		31-Dec-18
C1383	New RR L2 - Hang GWB Walls	AP	5	02-Jan-19		08-Jan-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	09-Jan-19		14-Jan-19
Phase 1 - New Restroom Core - Level 3			25	17-Dec-18 A	17-Dec-18	22-Jan-19
C1404	New RR L3 - Frame Walls	AP	4	17-Dec-18 A	17-Dec-18	20-Dec-18
C1942	New RR L3 - Frame Ceilings	AP	2	21-Dec-18		24-Dec-18
C1405	New RR L3 - RI Plumbing	HP	10	21-Dec-18		07-Jan-19
C1946	New RR L3 - RI Hard Lids Part 1	VECA	2	26-Dec-18		27-Dec-18
C1406	New RR L3 - RI Wall Electrical with Inspection	VECA	7	31-Dec-18		09-Jan-19
C1408	New RR L3 - Hang GWB Walls	AP	5	10-Jan-19		16-Jan-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP	4	17-Jan-19		22-Jan-19



Hoffman's most recent 6-week lookahead (12/18/18, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Restroom Core - Level 4			53	26-Nov-18 A	26-Nov-18	06-Feb-19
C1638	New RR L4 - Demo / Abate For New Restrooms	AP	21	26-Nov-18 A	26-Nov-18	24-Dec-18
C1424	New RR L4 - Interior Buildout Start	HCC	0	26-Dec-18		
C1425	New RR L4 - Layout Walls / Install Top Track	AP	3	26-Dec-18		28-Dec-18
C1749	New RR L4 - Re-Apply Fire Proofing	IT	3	31-Dec-18		03-Jan-19
C1426	New RR L4 - RI Overhead Fire Sprinkler System	HP	4	04-Jan-19		09-Jan-19
C1428	New RR L4 - RI Overhead Electrical	VECA	7	04-Jan-19		14-Jan-19
C1427	New RR L4 - RI Overhead Mechanical	HP	6	10-Jan-19		17-Jan-19
C1429	New RR L4 - Frame Walls	AP	4	18-Jan-19		23-Jan-19
C1949	New RR L4 - Frame Ceilings	AP	2	24-Jan-19		25-Jan-19
C1430	New RR L4 - RI Plumbing	HP	10	24-Jan-19		06-Feb-19
C1953	New RR L4 - RI Hard Lids Part 1	VECA	2	28-Jan-19		29-Jan-19
Phase 1 - New Restroom Core - Level 5			42	03-Dec-18 A	03-Dec-18	31-Jan-19
C1639	New RR L5 - Demo / Abate For New Restrooms	AP	19	03-Dec-18 A	03-Dec-18	28-Dec-18
C1449	New RR L5 - Interior Buildout Start	HCC	0	31-Dec-18		
C1450	New RR L5 - Layout Walls / Install Top Track	AP	3	31-Dec-18		03-Jan-19
C1750	New RR L5 - Re-Apply Fire Proofing	IT	1	04-Jan-19		04-Jan-19
C1451	New RR L5 - RI Overhead Fire Sprinkler System	HP	4	07-Jan-19		10-Jan-19
C1453	New RR L5 - RI Overhead Electrical	VECA	7	07-Jan-19		15-Jan-19
C1452	New RR L5 - RI Overhead Mechanical	HP	6	11-Jan-19		18-Jan-19
C1454	New RR L5 - Frame Walls	AP	4	28-Jan-19		31-Jan-19
Phase 2 - Existing Courthouse Renovation			12	14-Dec-18 A	14-Dec-18	02-Jan-19
Phase 2 - Trial Courtroom Renovations			12	14-Dec-18 A	14-Dec-18	02-Jan-19
Phase 2 - Courtroom 2B			12	14-Dec-18 A	14-Dec-18	02-Jan-19
C1658	Courtroom 2B - Replace Mechanical Boxes	HP	4	14-Dec-18 A	14-Dec-18	19-Dec-18
C1659	Courtroom 2B - Re-Term Electrical	VECA	3	18-Dec-18*		20-Dec-18
C1660	Courtroom 2B - Complete Cover Inspections	HCC	1	20-Dec-18		20-Dec-18
C1661	Courtroom 2B - Re-Install Ceiling	AP	3	21-Dec-18		26-Dec-18
C1979	Courtroom 2B - Tape / Paint	NWC	4	27-Dec-18		02-Jan-19