



Courthouse Project Update 12.14.18

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.***

Pour concrete for Addition footings and elevator pit (260 cubic yards planned for 12/13 and 260 on 12/20), build-out interior restroom core through Level 5, renovation of Superior Court Department 1 courtroom, framing on Levels 2 and 3, layout for framing on Level 5, fireproofing on Level 4, relocate gas line for Veterans Memorial Park's eternal flame, build walls for Veterans Memorial.
- c. *Progress to Date***

Poured concrete for Addition western footings and elevator pit (115 cubic yards on 12/13), framing and plumbing in progress for Levels 1 and 2 restroom core, 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 and wall demo preformed 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. Cost and schedule impacts are 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 and scheduled to conclude before end of year.*
- 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 (12/11/18, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core			118	04-Oct-18 A	04-Oct-18	22-Mar-19
Phase 1 - New Addition			88	04-Oct-18 A	04-Oct-18	08-Feb-19
Phase 1 - North Shearwall			50	04-Oct-18 A	04-Oct-18	14-Dec-18
C1043	NSW - Perform Abatement	AP	50	04-Oct-18 A	04-Oct-18	14-Dec-18
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
C1758.3	Addition - FRP Elevator Pit Slab	IW	5	07-Dec-18 A	07-Dec-18	13-Dec-18
C1761	Addition - FRP NW Footing	IW	5	07-Dec-18 A	07-Dec-18	13-Dec-18
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
C1062.1	Addition - RI Conduits @ Basement Electrical Room	VECA	4	10-Dec-18 A	10-Dec-18	13-Dec-18
C1062.2	Addition - RI Conduits @ Elevator Machine Room	VECA	4	10-Dec-18 A	10-Dec-18	13-Dec-18
C1758.1	Addition - Waterproof Pit	MFM	2	11-Dec-18*		12-Dec-18
C1758.4	Addition - RI Conduits @ Elevator Stem Walls	VECA	1	12-Dec-18*		12-Dec-18
C1758.2	Addition - RI Conduits @ Elevator Pit	VECA	2	12-Dec-18*		13-Dec-18
C1761.1	Addition - Electrical Sleeves Under Footings	VECA	1	13-Dec-18		13-Dec-18
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
Phase 1 - Basement Level Renovation			70	13-Dec-18		22-Mar-19
C1347	Existing BL - RI Overhead Fire Sprinkler System	HP	30	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
C1929	Existing BL - Switchgear	VECA	50	14-Jan-19		22-Mar-19
Phase 1 - New Restroom Core in Existing Building			43	26-Nov-18 A	26-Nov-18	23-Jan-19
Phase 1 - New Restroom Core - Level 1			37	28-Nov-18 A	28-Nov-18	21-Jan-19
C1355	New RR L1 - RI Plumbing	HP	10	28-Nov-18 A	28-Nov-18	11-Dec-18
C1358	New RR L1 - Hang GWB Walls	AP	5	07-Dec-18 A	07-Dec-18	13-Dec-18
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	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
Phase 1 - New Restroom Core - Level 2			25	07-Dec-18 A	07-Dec-18	14-Jan-19
C1379	New RR L2 - Frame Walls	AP	4	07-Dec-18 A	07-Dec-18	12-Dec-18
C1935	New RR L2 - Frame Ceilings	AP	2	13-Dec-18		14-Dec-18
C1380	New RR L2 - RI Plumbing	HP	10	13-Dec-18		27-Dec-18
C1939	New RR L2 - RI Hard Lids Part 1	VECA	2	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		22-Jan-19
C1404	New RR L3 - Frame Walls	AP	4	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 (12/11/18, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Restroom Core - Level 4			43	26-Nov-18 A	26-Nov-18	23-Jan-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
Phase 1 - New Restroom Core - Level 5			33	03-Dec-18 A	03-Dec-18	18-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