



## Courthouse Project Update 11.15.18

DISTRIBUTED BY 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.*
  - ***Queueing Platform (Progress and Workarounds)***
    - *Platform is nearing completion, with canopy installation scheduled for the weekend of 11/17.*
      - *The City has signed off the platform for cover.*
      - *Platform construction was originally intended to complete around 10/1 but has been affected by weather, available Facilities labor, and tariffs on canopy materials.*
- b. ***Upcoming Activities – see also Item 5.a.***

*Complete the Imaging Lab realignment, continue installing micro-piles (see Item 5.a.), build-out interior restroom core through Level 3 (walls through level 1, framing through Level 3), framing on Levels 2 and 3, layout framing on Levels 4 and 5, fireproofing through Level 3, relocate gas line for memorial park's eternal flame.*
- c. ***Progress to Date***

*Foundation underpinning complete, contaminated soil removed, demolished and abated enclosed areas on Levels 4 and 5, safe-off of MEP (mechanical, electrical, and plumbing) is in progress on 4 and 5, sprinkler pipe install complete in Imaging Lab, new Veterans Memorial Park work has begun, removed portions of old detention home, removed ceilings through Level 5 of the shear wall / restroom core area, completed abatement on Levels 3 and 5 of future restroom core, completed layout and framing of the future Law Library walls.*

### 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: 1/25/21  
*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 9/30/18: \$10,622,511



**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. **Exterior Site Work (in progress):** *Hoffman’s crews have completed 4 of the 15 micro-piles for the elevator pit; these must be precisely and continuously loaded into place. Once the contractor begins installing a micro-pile, they cannot stop until completion.*
  - *This will be less noisy than the “bushing” (concrete removal) which completed 11/5.*
  - *Hoffman continues to remain sensitive to the Courts’ operational needs.*
- b. Heating on North Side of Courthouse – *Reconnected and functioning as of 10/29.*
- c. Eagle Monument – *Engineers report that the monument is stable and will remain.*

**6. Announcements / Action Items**

- a. **Courthouse Restroom Service Interruption 11/16** – *Crews will be working on changing out a portion of the building’s waste line 6 am and 7 am, resulting in a sewer service interruption on during the change-out.*
- b. Superior Court Dept. 1 Courtroom Renovation – *Scheduled to begin 12/7 and scheduled to conclude before Christmas.*
- c. Magnetometer Update – *The Courthouse’s second magnetometer has returned from South District and will remain in storage for now.*

**The next scheduled Courthouse Project Update will be November 29.**

**On behalf of the Courthouse Renovation and Addition Project Team, have a safe and happy Thanksgiving.**



Hoffman's most recent 6-week lookahead (11/14/18, first page)

ID	Activity Name	Sub	Dur	Start	Finish	
<b>Phase 1 - North Shearwall</b>			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
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>			45	25-Oct-18 A	25-Oct-18	31-Dec-18
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>			45	25-Oct-18 A	25-Oct-18	31-Dec-18
C1056.2	Addition - Mass Excavation	IW	15	25-Oct-18 A	25-Oct-18	14-Nov-18
C1049.2	Addition - Elevator Pit Underpinning	IW	5	05-Nov-18 A	05-Nov-18	13-Nov-18
C1745	Addition - Crane Pads	IW	2	15-Nov-18		16-Nov-18
C1049.3	Addition - Micropiles	IW	15	26-Nov-18		14-Dec-18
C1757	Addition - FRP 4" Rat Slab	IW	2	17-Dec-18		18-Dec-18
C1758.1	Addition - Waterproof Pit		2	19-Dec-18		20-Dec-18
C1758.2	Addition - RI Conduits @ Elevator Pit	VECA	1	21-Dec-18		21-Dec-18
C1758.3	Addition - FRP Elevator Pit Slab	IW	5	24-Dec-18		31-Dec-18
<b>Phase 1 - New Addition - Site Finishes</b>			35	15-Nov-18		08-Jan-19
C1620	Site - Demo & Excavate for New Memorial	IW	10	15-Nov-18		30-Nov-18
C1962	Site - Install Gas Line	PSE	2	29-Nov-18		30-Nov-18
C1621	Site - Install Utilities to New Memorial	IW	5	03-Dec-18		07-Dec-18
C1622	Site - Install Hardscape at New Memorial	MM	20	10-Dec-18		08-Jan-19
<b>Phase 1 - Basement Level Renovation</b>			54	12-Nov-18 A	12-Nov-18	30-Jan-19
C1742	Existing BL - RI OH MEP	MULTI	20	12-Nov-18 A	12-Nov-18	11-Dec-18
C1341	Existing BL - RI Wall Electrical	VECA	3	13-Nov-18*		15-Nov-18
C1755	Existing BL - Demo Footing / Bush Back Wall / D&E	IW	5	15-Nov-18		21-Nov-18
C1340	Existing BL - RI Wall Mechanical	HP	3	18-Dec-18		20-Dec-18
<b>Phase 1 - New Restroom Core in Existing Building</b>			36	13-Nov-18 A	13-Nov-18	07-Jan-19
<b>Phase 1 - New Restroom Core - Level 1</b>			30	13-Nov-18		27-Dec-18
C1351	New RR L1 - RI Overhead Fire Sprinkler System	HP	4	13-Nov-18*		16-Nov-18
C1353	New RR L1 - RI Overhead Electrical	VECA	7	13-Nov-18*		21-Nov-18
C1352	New RR L1 - RI Overhead Mechanical	HP	6	19-Nov-18		28-Nov-18
C1354	New RR L1 - Frame Walls	AP	4	29-Nov-18		04-Dec-18
C1917	New RR L1 - Frame Ceilings	AP	2	05-Dec-18		06-Dec-18
C1355	New RR L1 - RI Plumbing	HP	10	05-Dec-18		18-Dec-18
C1918	New RR L1 - RI Hard Lids Part 1	VECA	2	07-Dec-18		10-Dec-18
C1356	New RR L1 - RI Wall Electrical with Inspection	VECA	2	12-Dec-18		13-Dec-18
C1358	New RR L1 - Hang GWB Walls	AP	5	14-Dec-18		20-Dec-18
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	21-Dec-18		27-Dec-18
<b>Phase 1 - New Restroom Core - Level 2</b>			32	13-Nov-18 A	13-Nov-18	31-Dec-18
C1374	New RR L2 - Interior Buildout Start	HCC	0	13-Nov-18 A	13-Nov-18	
C1375	New RR L2 - Layout Walls / Install Top Track	AP	3	13-Nov-18*		15-Nov-18
C1747	New RR L2 - Re-Apply Fire Proofing	IT	3	16-Nov-18		20-Nov-18
C1376	New RR L2 - RI Overhead Fire Sprinkler System	HP	4	21-Nov-18		28-Nov-18
C1378	New RR L2 - RI Overhead Electrical	VECA	7	21-Nov-18		03-Dec-18
C1377	New RR L2 - RI Overhead Mechanical	HP	6	29-Nov-18		06-Dec-18
C1379	New RR L2 - Frame Walls	AP	4	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
<b>Phase 1 - New Restroom Core - Level 3</b>			36	13-Nov-18 A	13-Nov-18	07-Jan-19
C1399	New RR L3 - Interior Buildout Start	HCC	0	13-Nov-18 A	13-Nov-18	
C1400	New RR L3 - Layout Walls / Install Top Track	AP	3	13-Nov-18*		15-Nov-18
C1748	New RR L3 - Re-Apply Fire Proofing	IT	1	16-Nov-18		16-Nov-18
C1401	New RR L3 - RI Overhead Fire Sprinkler System	HP	4	19-Nov-18		26-Nov-18
C1403	New RR L3 - RI Overhead Electrical	VECA	7	19-Nov-18		29-Nov-18
C1402	New RR L3 - RI Overhead Mechanical	HP	6	27-Nov-18		04-Dec-18



**Hoffman's most recent 6-week lookahead (11/14/18, continued)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Phase 1 - New Restroom Core - Level 4</b>			24	20-Nov-18	26-Dec-18
C1638	New RR L4 - Demo / Abate For New Restrooms	AP	21	20-Nov-18	20-Dec-18
C1424	New RR L4 - Interior Buildout Start	HCC	0	21-Dec-18	
C1425	New RR L4 - Layout Walls / Install Top Track	AP	3	21-Dec-18	26-Dec-18
<b>Phase 1 - New Restroom Core - Level 5</b>			19	29-Nov-18	26-Dec-18
C1639	New RR L5 - Demo / Abate For New Restrooms	AP	19	29-Nov-18	26-Dec-18
<b>Phase 2 - Existing Courthouse Renovation</b>			13	07-Dec-18	26-Dec-18
<b>Phase 2 - Trial Courtroom Renovations</b>			13	07-Dec-18	26-Dec-18
<b>Phase 2 - Courtroom 2B</b>			13	07-Dec-18	26-Dec-18
C1657	Courtroom 2B - Demo / Abate Ceiling	AP	2	07-Dec-18*	10-Dec-18
C1727	Courtroom 2B - Fire Proofing	IT	3	11-Dec-18	13-Dec-18
C1658	Courtroom 2B - Replace Mechanical Boxes	HP	4	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