



## Courthouse Project Update 03.14.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING • NEXT MEETING 03.28.19

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*New and/or updated items indicated by bold italics*

**Dave Somers**  
County Executive

### 1. Schedule

#### a. **Current Schedule Impacts**

- **Winter Storm Impact** –Hoffman has requested a 24-day time extension to the schedule. The Project Team reviewed the request and returned it to Hoffman; we require additional supporting information before we are able to assess their request. Interwest, Hoffman’s concrete and earthwork subcontractor, reports weather-related delays impacted concrete batch plant schedules beyond the direct weather days. Delayed concrete pours affect other trades whose work follows, such as steel and any overhead or in-floor MEP (mechanical, electrical, and plumbing).
- Local 302 Heavy Equipment Operators’ Strike – added 9 days to the schedule.

#### b. **Upcoming Activities – see also Items 5.b and 6.a. through 6.d.**

Pour concrete for Addition walls and north shear wall floor by floor (Level 1 in late March starting 3/20), pour concrete for Veterans Memorial step walls and flagpole base, build south shear wall footings in the Tunnel (mid- to late March), backfill in and around Addition footings, build fire pump room walls, form and pour Addition concrete walls, set drag struts near future shear walls, build out remaining restroom core, renovations in Courtroom 2C (Dept. 2), tape and paint walls in the Basement (starting with future Law Library), build-out interior restroom core through Level 5, deliver and begin erecting steel for Addition (April / May).

#### c. **Progress to Date**

Poured concrete for Addition footings and elevator pit slab (600+ cubic yards in 5 pours), demolished walls and concrete slab floor in the old morgue area, waterproofed Addition footing perimeter, poured first part of step wall for Veterans Memorial, framed ceilings in the Basement renovation area and south half of the restroom core, removed precast panels from the north face of the building, ran new electrical connections in the basement, hung drywall in basement and Levels 1-2, repainted and reinstalled ceiling in Courtroom 2B (Dept 1).

### 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 1/31/19:** \$18,961,594

### 3. Changes

- a. **Old Detention Home Foundation** – Interwest, the project’s earthwork subcontractor, uncovered and removed the buried elements which were abandoned in place upon the building’s December 1966 demolition. The removal cost of \$133,593 is under review.
- b. Contaminated Soil Removal – Soil contamination from window caulking was deeper than initial tests indicated. Removal cost, pending review and negotiations, is estimated at \$25,000; schedule impact is still being calculated.

### 4. Upcoming Project Decisions Needing Court Input

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

### 5. Stakeholder Concerns

- a. **New Meeting Time** – Starting 3/28 and going forward, the Courthouse Project Update meetings will begin at 8:15. Should subject matter require an earlier start, advance notice will be given.
- b. Minimizing Noise Disruptions – The Project Team will work to ensure that contractor crews remain respectful of court operations and perform noisy work outside of court operating hours. Criminal Hearings must remain in continuous operation, and trials or hearings in Courtroom C201 cannot be interrupted.
- c. Office Moves / Alterations – The Project Team has begun meeting building user groups regarding the transition work-sequencing for Phase 2 in 2020.

### 6. Announcements / Action Items

- a. **Temporary Restroom Shutdown, 4<sup>th</sup> Floor** – Beginning 3/11, the public men’s restroom on 4<sup>th</sup> Floor of the existing Courthouse shut down to accommodate construction work on the future restroom core related to a discovered condition. The men’s room is expected to reopen on 3/19 at the earliest.
- b. **Planned Power Shutdowns 4/20 and 4/27** – The Courthouse will undergo planned power shutdowns for electrical work on two consecutive Saturdays, beginning at 7 a.m. each day. Critical areas of the Courthouse will remain on backup power until each day’s work is complete.
- c. **Early South Shear Wall Work (mid- to late March)** – Crews will build the base of the south shear wall in the Courthouse Tunnel around the old morgue. This work, originally scheduled for Phase 2 (2020), will involve drilling, cutting, and pouring concrete after hours. The remainder of this shear wall, the portion above the Tunnel through Level 5, will be constructed in Phase 2.



- d. **North Shear Wall and Addition Walls (mid-March through late April)** – Crews will form, tie rebar, and pour concrete for the Addition walls and the north shear wall connecting the Addition and the existing Courthouse. This work will occur in stages, floor by floor.
- e. **Upcoming Courtroom Work (Spring / Summer 2019)** – Work in the following courtrooms will include patching ceilings; replacing carpet, HVAC boxes, pews, and jury chairs; and installing sprinkler piping and acoustic fabric panels.
  - i. 2C (Superior Court Department 2) – April 1 to May 1.
  - ii. 2D (Superior Court Department 3) – May 1 to May 31.
  - iii. 2E (Superior Court Department 4) – August 18 to September 16.
- f. **Early Renovation of Courtroom 3A (District Court Dept. 2)** – Originally scheduled for the latter part of Phase 2, the current District Court Department 2 will undergo renovations beginning April 1. Operations will shift to South District while the contractor conducts demolition and abatement, changes above-ceiling mechanical and electrical, and installs new lighting fixtures and flooring. This work will be performed outside of Courthouse operating hours, to minimize impacts to adjacent Superior and District Court operations.
- g. **Veterans Memorial Plaza** – Initial mobilization for construction began 2/25, first step wall pour occurred 3/11, and rebar for flagpole base formed 3/12-3/13. The Plaza is scheduled to open in time for Memorial Day and will remain open during construction. Construction fencing will run around the new memorial and accommodate public use.
- h. **Next CBRE Heery Site Visit** – expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.



Hoffman's most recent 6-week lookahead (3/14/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			82	29-Jan-19 A	29-Jan-19	22-May-19
<b>Phase 1 - Site Civil &amp; Earthwork</b>			40	01-Feb-19 A	01-Feb-19	28-Mar-19
C1060	Site - Install Site Utilities	IW	40	01-Feb-19 A	01-Feb-19	28-Mar-19
<b>Phase 1 - New Addition</b>			55	01-Feb-19 A	01-Feb-19	06-May-19
<b>Phase 1 - North Shearwall</b>			39	19-Feb-19 A	19-Feb-19	12-Apr-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	24	19-Feb-19 A	19-Feb-19	05-Apr-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT	3	20-Mar-19		22-Mar-19
C1655	NSW - Repair Finishes at North Shearwall at Basement		15	25-Mar-19		12-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>			48	01-Feb-19 A	01-Feb-19	06-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>			36	01-Feb-19 A	01-Feb-19	23-Apr-19
C1767.6	Addition - RFI 215 Rev 1 Submitted***	IW	26	01-Feb-19 A	01-Feb-19	13-Mar-19
C1767.1	Addition - Cure for Waterproofing	MFM	5	11-Mar-19 A	11-Mar-19	12-Mar-19
C1767.2	Addition - Waterproof Walls	MFM	4	13-Mar-19		18-Mar-19
C1767.4	Addition - Sewer Line Fix***Discovered Condition RFI 215	IW	7	14-Mar-19		22-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	25-Mar-19		23-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	08-Apr-19*		12-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 1</b>			15	28-Feb-19 A	28-Feb-19	20-Mar-19
C1772	Addition - FRP NW Wall - L1 to L2 (Due to Weather Delay, Batch Plant)	IW	12	28-Feb-19 A	28-Feb-19	15-Mar-19
C1770	Addition - FRP Core Walls - L1 to L2 (Due to Weather Delay, Batch Plant)	IW	15	28-Feb-19 A	28-Feb-19	20-Mar-19
C1771	Addition - FRP F-Line Wall - L1 to L2 (Due to Weather Delay, Batch Plant)	IW	15	28-Feb-19 A	28-Feb-19	20-Mar-19
C1963	Addition - Sleeve / Buckout for MEP - L1 to L2	VECA	2	13-Mar-19*		14-Mar-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 2</b>			12	18-Mar-19		02-Apr-19
C1776	Addition - FRP NW Wall - L2 to L3	IW	9	18-Mar-19		28-Mar-19
C1964	Addition - Sleeve / Buckout for MEP L2	VECA	2	21-Mar-19		22-Mar-19
C1774	Addition - FRP Core Walls - L2 to L3	IW	9	21-Mar-19		02-Apr-19
C1775	Addition - FRP F-Line Wall - L2 to L3	IW	9	21-Mar-19		02-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 3</b>			10	29-Mar-19		11-Apr-19
C1780	Addition - FRP NW Wall - L3 to L4	IW	7	29-Mar-19		08-Apr-19
C1965	Addition - Sleeve / Buckout for MEP L3	VECA	2	03-Apr-19		04-Apr-19
C1778	Addition - FRP Core Walls - L3 to L4	IW	7	03-Apr-19		11-Apr-19
C1779	Addition - FRP F-Line Wall - L3 to L4	IW	7	03-Apr-19		11-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 4</b>			10	09-Apr-19		22-Apr-19
C1784	Addition - FRP NW Wall - L4 to L5	IW	7	09-Apr-19		17-Apr-19
C1966	Addition - Sleeve / Buckout for MEP L4	VECA	2	12-Apr-19		15-Apr-19
C1782	Addition - FRP Core Walls - L4 to L5	IW	7	12-Apr-19		22-Apr-19
C1783	Addition - FRP F-Line Wall - L4 to L5	IW	7	12-Apr-19		22-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 5</b>			15	16-Apr-19		06-May-19
C1967	Addition - Sleeve / Buckout for MEP L5	VECA	2	16-Apr-19		17-Apr-19
C1787	Addition - FRP NW Wall - L5 to Roof	IW	10	18-Apr-19		01-May-19
C1786	Addition - FRP Core Walls - L5 to L6	IW	10	23-Apr-19		06-May-19
C1986	Addition - FRP F-Line Wall - Level 5 to Roof	IW	10	23-Apr-19		06-May-19
<b>Phase 1 - New Addition - Site Finishes</b>			11	20-Feb-19 A	20-Feb-19	29-Mar-19
C1622	Site - Install Hardscape at New Memorial	MM	11	20-Feb-19 A	20-Feb-19	29-Mar-19
<b>Phase 1 - Basement Level Renovation</b>			82	29-Jan-19 A	29-Jan-19	22-May-19
C1344	Existing BL - Hang / Tape / Finish Walls	AP	10	29-Jan-19 A	29-Jan-19	14-Mar-19
C1929	Existing BL - Switchgear	VECA	26	06-Mar-19 A	06-Mar-19	10-Apr-19
C1926	Existing BL - Paint	NWC	11	15-Mar-19		29-Mar-19
C1925	Existing BL - CMU Walls @ Fire Room	HEN	10	18-Mar-19		29-Mar-19



**Hoffman's most recent 6-week lookahead (3/14/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	6	01-Apr-19		08-Apr-19
C1342	Existing BL - Trim Out Mechanical	HP	3	09-Apr-19		11-Apr-19
C1343	Existing BL - Trim Out Electrical	VECA	3	09-Apr-19		11-Apr-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	09-Apr-19		26-Apr-19
C1930	Existing BL - Generator Rework	VECA	30	11-Apr-19		22-May-19
C1752.3	Existing BL - Cut Access Into Existing Building	IW	5	23-Apr-19		29-Apr-19
<b>Phase 1 - New Restroom Core in Existing Building</b>			<b>34</b>	<b>13-Mar-19</b>		<b>29-Apr-19</b>
<b>Phase 1 - New Restroom Core - Level 1</b>			<b>14</b>	<b>08-Apr-19</b>		<b>25-Apr-19</b>
C1919	New RR L1 - Frame Furred Wall @ F-Line	AP	2	08-Apr-19		09-Apr-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA	2	10-Apr-19		11-Apr-19
C1920	New RR L1 - RI Plumbing @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1989	New RR L1 - OH RI MEP @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1987	New RR L1 - Frame Ceilings @ F-Line	AP	2	16-Apr-19		17-Apr-19
C1357	New RR L1 - Complete Cover Inspections	HCC	1	18-Apr-19		18-Apr-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	19-Apr-19		24-Apr-19
C1358	New RR L1 - Hang GWB Walls	AP	5	19-Apr-19		25-Apr-19
<b>Phase 1 - New Restroom Core - Level 2</b>			<b>16</b>	<b>08-Apr-19</b>		<b>29-Apr-19</b>
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP	2	08-Apr-19		09-Apr-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA	2	10-Apr-19		11-Apr-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP	2	16-Apr-19		17-Apr-19
C1382	New RR L2 - Complete Cover Inspections	HCC	1	18-Apr-19		18-Apr-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	19-Apr-19		24-Apr-19
C1383	New RR L2 - Hang GWB Walls	AP	5	23-Apr-19		29-Apr-19
<b>Phase 1 - New Restroom Core - Level 3</b>			<b>13</b>	<b>08-Apr-19</b>		<b>24-Apr-19</b>
C1943	New RR L3 - Frame Furred Wall @ F-Line	AP	2	08-Apr-19		09-Apr-19
C1945	New RR L3 - RI Electrical @ F-Line	VECA	2	10-Apr-19		11-Apr-19
C1947	New RR L3 - RI Plumbing @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1992	New RR L3 - OH RI MEP @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1993	New RR L3 - Frame Ceilings @ F-Line	AP	2	16-Apr-19		17-Apr-19
C1407	New RR L3 - Complete Cover Inspections	HCC	1	18-Apr-19		18-Apr-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP	4	19-Apr-19		24-Apr-19
<b>Phase 1 - New Restroom Core - Level 4</b>			<b>30</b>	<b>13-Mar-19</b>		<b>23-Apr-19</b>
C1981	New RR L4 - Re-route Duct around Plumbing Conflict ***discovered cond	HP	7	13-Mar-19		21-Mar-19
C1982	New RR L4 - Demo Duct at Plumbing Conflict ***discovered condition	HP	1	22-Mar-19		22-Mar-19
C1430	New RR L4 - RI Plumbing	HP	5	25-Mar-19		29-Mar-19
C1431	New RR L4 - RI Wall Electrical	VECA	5	25-Mar-19		29-Mar-19
C1953	New RR L4 - RI MEP Above Hard Lids	VECA	2	01-Apr-19		02-Apr-19
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP	2	12-Apr-19		15-Apr-19
C1952	New RR L4 - RI Electrical @ F-Line	VECA	2	16-Apr-19		17-Apr-19
C1954	New RR L4 - RI Plumbing @ F-Line	HP	2	18-Apr-19		19-Apr-19
C1994	New RR L4 - OH RI MEP @ F-Line	HP	2	18-Apr-19		19-Apr-19
C1995	New RR L4 - Frame Ceilings @ F-Line	AP	2	22-Apr-19		23-Apr-19
<b>Phase 1 - New Restroom Core - Level 5</b>			<b>29</b>	<b>15-Mar-19</b>		<b>24-Apr-19</b>
C1956	New RR L5 - Frame Ceilings	AP	2	15-Mar-19		18-Mar-19
C1455	New RR L5 - RI Plumbing	HP	5	01-Apr-19		05-Apr-19
C1456	New RR L5 - RI Wall Electrical	VECA	5	01-Apr-19		05-Apr-19
C1960	New RR L5 - RI MEP Above Hard Lids	VECA	2	08-Apr-19		09-Apr-19
C1957	New RR L5 - Frame Furred Wall @ F-Line	AP	2	23-Apr-19		24-Apr-19





**Hoffman's most recent 6-week lookahead (3/14/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 2 - Existing Courthouse Renovation</b>			37	08-Mar-19 A	08-Mar-19	29-Apr-19
<b>Phase 2 - South Shearwall</b>			35	08-Mar-19 A	08-Mar-19	25-Apr-19
C1309	SSW - Build Interior Enclosure Around South Shearwall @ Basement Lev.	AP	10	08-Mar-19 A	08-Mar-19	21-Mar-19
C1300	SSW - Perform Abatement & Soft Demo to Access Precast	AP	5	22-Mar-19		28-Mar-19
C1629	SSW - Sawcut & Demo SOG to Access Shearwall Footing	AP	5	29-Mar-19		04-Apr-19
C1630	SSW - Excavate to Access New Footing	IW	5	05-Apr-19		11-Apr-19
C1983	SSW - Core Drill Through Footings for Micro Piles	IW	5	12-Apr-19		18-Apr-19
C1631	SSW - Micro Piles	IW	5	19-Apr-19		25-Apr-19
<b>Phase 2 - Trial Courtroom Renovations</b>			21	01-Apr-19		29-Apr-19
<b>Phase 2 - Courtroom 2C</b>			21	01-Apr-19		29-Apr-19
C1667	Courtroom 2C - Demo / Abate	AP	5	01-Apr-19*		05-Apr-19
C1728	Courtroom 2C - Install Sprinklers	IT	3	08-Apr-19		10-Apr-19
C1668	Courtroom 2C - Replace Mechanical Boxes	HP	4	08-Apr-19		11-Apr-19
C1669	Courtroom 2C - Re-Term Electrical	VECA	3	10-Apr-19		12-Apr-19
C1670	Courtroom 2C - Complete Cover Inspections	HCC	1	12-Apr-19		12-Apr-19
C1671	Courtroom 2C - Re-Install Ceiling / Mud	AP	4	15-Apr-19		18-Apr-19
C1672	Courtroom 2C - Install Flooring & Base	D9	5	15-Apr-19		19-Apr-19
C1988	Courtroom 2C - Paint	NWC	3	18-Apr-19		22-Apr-19
C1673	Courtroom 2C - Re-Install Courtroom Furniture	HCC	5	23-Apr-19		29-Apr-19
<b>Phase 2 - Courtroom 3A</b>			20	01-Apr-19		26-Apr-19
C1697	Courtroom 3A - Demo / Abate	AP	20	01-Apr-19*		26-Apr-19