



Courthouse Project Update Minutes 01.17.19

MT. BAKER CONFERENCE ROOM

ROBERT J. DREWEL ADMINISTRATION BUILDING

New and/or updated items indicated by bold italics

Topics are organized by subject rather than sequence.

1. Schedule

- a. Early Schedule Impacts
 - Local 302 Heavy Equipment Operators' Strike – *added 9 days to the schedule.*
 - Contaminated Soil Removal and Remnants of the Old Snohomish County Detention Home – *Hoffman has requested an additional 28 compensable working days related to these unforeseeable conditions. This request is currently under review.*
- b. ***Upcoming Activities – see also Items 5.a., 6.a. and 6.b.***
Remove precast panels from north face of building, relocate generator day tank, pour remaining concrete for Addition columns and basement walls, build-out interior restroom core through Level 5 by early to mid-February, deliver and begin erecting steel for Addition (April / May), build step walls for Veterans Memorial.
- c. ***Progress to Date***
Repainted and reinstalled ceiling in Courtroom 2B (Dept 1), poured concrete for Addition footings and elevator pit slab (440 cubic yards in 3 pours), restroom framing and plumbing (including sprinkler pipe), underpinning and micropiles complete, contaminated soil removed, demolished and abated enclosed areas on all floors, 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 11/30/18:*** \$15,096,004

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. A cost of \$135,000 was submitted to the project team on Thursday January 3rd and is pending 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 cost is still being calculated.*

4. Upcoming Project Decisions Needing Court Input

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

5. Stakeholder Concerns

- a. **Veterans Memorial Plaza Work** – *Plaza is scheduled to open for Memorial Day and will remain open during construction.*
- b. **Law Library** – *Per judges’ feedback, wayfinding signage for the temporary Law Library will be revised.*
- c. **Office Moves to Addition** – *Addition office moves will be planned in greater detail later in Phase 1, before the Addition nears completion.*

6. Announcements / Action Items

- a. **Construction Briefing** – *Hoffman Construction Superintendent Trent Dibble updated the meeting team on the following events:*
 - i. **Precast Wall Panel Removal Starting 1/19** – *Wall panels will be removed in stages on weekends, to minimize disruptions to building operations. Crews will use cutting torches to unfasten the panels from the building, so that the panels can then be craned to the ground north of the Courthouse, broken up, and placed in special containers to be hauled away.*
 - *The work includes precautions to contain any remaining contaminated window caulking, including placing plastic sheeting on the ground to keep the site clean.*
 - *There is a possibility of asbestos on steel columns behind the precast panels.*
 - *Insulated temporary walls will be in place to protect the interior of the Courthouse from the elements.*
 - ii. **Early South Shear Wall Work Ahead** – *Beginning in early February, crews will build the base of the south shearwall in the Courthouse Tunnel around the old morgue. This work, which was scheduled for Phase 2 (2020), will involve drilling, cutting, and pouring concrete after hours. The remainder of this shear wall will be constructed in Phase 2.*
 - iii. **Generator Day Tank Changeout 1/21 (MLK Day)** – *A backup generator will be on-site, in the event of a power outage, but there is no anticipated disruption to building operations.*



- iv. **Courtroom 2B (Superior Court Department 1)** – Now back in operation, this courtroom underwent replacement of HVAC boxes in the ceiling. Crews patched up and repainted the work area.
- v. **Upcoming Courtroom Work (Spring / Summer 2019)** – Work in the following courtrooms will include replacement of HVAC boxes, patching ceilings, replacing carpet, replacing pews and jury chairs, and installation of sprinkler piping and acoustic fabric panels.
 - 2C and 2D (Superior Court Departments 2 and 3) – April 1 to May 31.
 - 2E (Superior Court Department 4) – August.
- vi. **Early Renovation of Courtroom 3A** – Originally scheduled for the latter part of Phase 2, the current District Court Department 2 will undergo renovation beginning in April. Its operations will shift to South District during this time.
- b. **Corridor Between Courtrooms 2B and 2C** – Kevin Fromm from OAC Services walked the meeting team through a future proposal request regarding closing off the corridor between the current Superior Court Departments 1 and 2. This proposal request will be priced by Hoffman, for Project Team review prior to any decision.
- c. **Sievers Plaza** – The County Council recently voted to name the Courthouse Plaza in honor of Kirke and Vern Sievers. A monument plaque will be placed at the Rockefeller and Wall entrance, where the ballot dropbox currently resides.

MEETING ATTENDANCE

	SUPERIOR COURT		DISTRICT COURT		EXECUTIVE'S OFFICE
X	Judge Bruce Weiss		Judge Anthony Howard	X	Ken Klein
X	Judge Linda Krese		Judge Tam Bui	X	Josh Dugan
X	Judge George Appel	X	Lauren Bjurstrom		
X	Judge Millie Judge	X	Lonnie Enyeart		COUNCIL REPRESENTATIVE
	Commissioner Susan Gaer				Geoffrey Thomas
X	Shane Nybo		SHERIFF'S OFFICE	X	Heidi Beazizo
X	Bob Terwilliger		Ty Trenary		
X	Andrew Somers	X	Jeff Brand		OFFICE for PUBLIC DEFENSE
			Scott McLaughlin		Sara Bhagat
	CLERK'S OFFICE				Kristin Crane
X	Sonya Kraski		PROSECUTING ATTORNEY		
	Mark Allen		Bob Lenz		OAC SERVICES
	Shelia Postle			X	Kevin Fromm
			LAW LIBRARY	X	Glen Lyons
	FACILITIES & FLEET		Lettice Parker		
X	Mark Thunberg				HOFFMAN CONSTRUCTION
X	Jeff Hencz		BAR ASSOCIATION	X	Trent Dibble
X	Steve Slawson		Joyce Wood		
X	Lolly Huggins				

Attendance: "X" denotes present for entire meeting, asterisk (*) denotes partial attendance.

NEXT SCHEDULED MEETING: 01.31.19 – MT. BAKER ROOM | RJD



Hoffman's most recent 6-week lookahead (1/15/19, first page)

ID	Activity Name	Sub	Dur	Start	Finish
Phase 1 - Site Civil & Earthwork			40	01-Feb-19	28-Mar-19
C1060	Site - Install Site Utilities	IW	40	01-Feb-19*	28-Mar-19
Phase 1 - New Addition			53	04-Jan-19 A	04-Jan-19
Phase 1 - North Shearwall			29	21-Jan-19	28-Feb-19
C1045	NSW - Demo Precast from Existing Building	AP	6	21-Jan-19*	28-Jan-19
C1977	NSW - Load in WT Steel	SK	5	29-Jan-19	04-Feb-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	15	05-Feb-19	25-Feb-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel)	IT	3	26-Feb-19	28-Feb-19
Phase 1 - New Addition - Foundation & Structure			53	04-Jan-19 A	04-Jan-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			53	04-Jan-19 A	04-Jan-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1	IW	12	04-Jan-19 A	04-Jan-19
C1763	Addition - FRP Basement Walls	IW	10	21-Jan-19	01-Feb-19
C1764	Addition - FRP Stem Walls to Level 1	IW	20	22-Jan-19	18-Feb-19
C1765	Addition - FRP Columns (2)	IW	5	04-Feb-19	08-Feb-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	04-Feb-19	12-Feb-19
C1767.2	Addition - Waterproof Walls	MFM	4	13-Feb-19	18-Feb-19
C1062.3	Addition - Install Footing Drain for SOG	HP	8	19-Feb-19	28-Feb-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	19-Feb-19	20-Mar-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	21-Feb-19	27-Feb-19
Phase 1 - New Addition - Site Finishes			20	04-Feb-19	01-Mar-19
C1622	Site - Install Hardscape at New Memorial	MM	20	04-Feb-19*	01-Mar-19
Phase 1 - Basement Level Renovation			70	13-Dec-18 A	13-Dec-18
C1347	Existing BL - RI Overhead Fire Sprinkler System	HP	30	13-Dec-18 A	13-Dec-18
C1742	Existing BL - RI OH MEP	MULTI	20	18-Dec-18 A	18-Dec-18
C1340	Existing BL - RI Wall Mechanical	HP	3	20-Dec-18 A	20-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
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	5	11-Feb-19	15-Feb-19
C1925	Existing BL - CMU Walls @ Fire Room	AP	10	12-Feb-19	25-Feb-19
C1926	Existing BL - Paint	NWC	10	12-Feb-19	25-Feb-19
C1929	Existing BL - Switchgear	VECA	26	15-Feb-19*	22-Mar-19
C1342	Existing BL - Trim Out Mechanical	HP	3	26-Feb-19	28-Feb-19
C1343	Existing BL - Trim Out Electrical	VECA	3	26-Feb-19	28-Feb-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	26-Feb-19	15-Mar-19
Phase 1 - New Restroom Core in Existing Building			40	07-Jan-19 A	07-Jan-19
Phase 1 - New Restroom Core - Level 1			2	26-Feb-19	27-Feb-19
C1919	New RR L1 - Frame Furred Wall and Ceiling @ Shearwall	AP	2	26-Feb-19	27-Feb-19
Phase 1 - New Restroom Core - Level 2			9	21-Jan-19	31-Jan-19
C1383	New RR L2 - Hang GWB Walls	AP	5	21-Jan-19*	25-Jan-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	28-Jan-19	31-Jan-19
Phase 1 - New Restroom Core - Level 3			24	07-Jan-19 A	07-Jan-19
C1406	New RR L3 - RI Wall Electrical with Inspection	VECA	7	07-Jan-19 A	07-Jan-19
C1942	New RR L3 - Frame Ceilings	AP	2	21-Jan-19*	22-Jan-19
C1946	New RR L3 - RI Hard Lids Part 1	VECA	2	23-Jan-19	24-Jan-19
C1408	New RR L3 - Hang GWB Walls	AP	5	28-Jan-19	01-Feb-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP	4	04-Feb-19	07-Feb-19



Hoffman's most recent 6-week lookahead (1/15/19, continued)

ID	Activity Name	Sub	Dur	Start	Finish
Phase 1 - New Restroom Core - Level 4		35	10-Jan-19 A	10-Jan-19	27-Feb-19
C1426	New RR L4 - RI Overhead Fire Sprinkler System	HP	4	10-Jan-19 A	10-Jan-19
C1427	New RR L4 - RI Overhead Mechanical	HP	6	16-Jan-19	23-Jan-19
C1429	New RR L4 - Frame Walls	AP	4	24-Jan-19	29-Jan-19
C1949	New RR L4 - Frame Ceilings	AP	2	30-Jan-19	31-Jan-19
C1430	New RR L4 - RI Plumbing	HP	10	30-Jan-19	12-Feb-19
C1953	New RR L4 - RI Hard Lids Part 1	VECA	2	01-Feb-19	04-Feb-19
C1431	New RR L4 - RI Wall Electrical with Inspection	VECA	7	06-Feb-19	14-Feb-19
C1433	New RR L4 - Hang GWB Walls	AP	5	15-Feb-19	21-Feb-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP	4	22-Feb-19	27-Feb-19
Phase 1 - New Restroom Core - Level 5		35	14-Jan-19 A	14-Jan-19	01-Mar-19
C1451	New RR L5 - RI Overhead Fire Sprinkler System	HP	4	14-Jan-19 A	14-Jan-19
C1452	New RR L5 - RI Overhead Mechanical	HP	6	18-Jan-19	25-Jan-19
C1454	New RR L5 - Frame Walls	AP	4	01-Feb-19	06-Feb-19
C1956	New RR L5 - Frame Ceilings	AP	2	07-Feb-19	08-Feb-19
C1455	New RR L5 - RI Plumbing	HP	10	07-Feb-19	20-Feb-19
C1960	New RR L5 - RI Hard Lids Part 1	VECA	2	11-Feb-19	12-Feb-19
C1456	New RR L5 - RI Wall Electrical with Inspection	VECA	7	14-Feb-19	22-Feb-19
C1458	New RR L5 - Hang GWB Walls	AP	5	25-Feb-19	01-Mar-19