



## Courthouse Project Update 02.21.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING • NEXT MEETING 02.28.19

*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 time extension to the schedule, estimated at 10 days and pending review.
- Local 302 Heavy Equipment Operators' Strike – *added 9 days to the schedule.*

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

*Pour concrete for Addition basement walls and columns (2/27 and 3/8), build south shear wall footings in the Tunnel starting in March, set drag struts near shear wall, install ceiling tiles in Basement renovation areas, frame ceilings on Levels 4 and 5, renovations in Courtroom 2C, build-out interior restroom core through Level 5, deliver and begin erecting steel for Addition (April / May), build step walls for Veterans Memorial.*

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

*Framed ceilings in the Basement renovation area and Levels 1-3 of the restroom core, removed precast panels from the north face of the building, relocated generator day tank, ran new electrical connections in the basement, framed and hung walls for the future Law Library, repainted and reinstalled ceiling in Courtroom 2B (Dept 1), poured concrete for Addition footings and elevator pit slab (440 cubic yards in 3 pours), frame and plumb future restroom core, removed contaminated soil, demolished and abated enclosed areas on all floors, removed portions of old detention home.*

### 2. Contract Metrics

- Hoffman given Notice To Proceed: 7/30/2018
- Phase 1 Substantial Completion: 2/3/20  
*(Addition Substantial Completion: available for use, temporary walls to Addition removed)*
- 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)*
- 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
- Work Complete and Invoiced Through 12/31/18:** \$17,319,227

### 3. Changes

- 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 3<sup>rd</sup> 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. **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.*
- b. **Veterans Memorial Plaza** – *Initial mobilization for construction is scheduled to begin 2/25. 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.*
- c. **Office Moves / Alterations** – *The Project Team has begun meeting with Courts and Sheriff’s Office staff regarding the transition work-sequencing for Phase 2 in 2020.*

**6. Announcements / Action Items**

- a. **Early South Shear Wall Work (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.*
- b. **Upcoming Courtroom Work (Spring / Summer 2019)** – *Work in the following courtrooms will include patching ceilings; replacement of carpet, HVAC boxes, pews, and jury chairs; and installation of 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.
- c. **Next CBRE Heery Site Visit** – *expected Autumn 2019 after work in Courtrooms 2C, 2D, 2E, and 3A has completed.*
- d. **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.*



Hoffman's most recent 6-week lookahead (2/21/19, first page)

ID	Activity Name	Sub	Dur	Start	Finish	
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			69	04-Jan-19 A	04-Jan-19	19-Apr-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>			69	04-Jan-19 A	04-Jan-19	19-Apr-19
<b>Phase 1 - North Shearwall</b>			33	19-Feb-19		04-Apr-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	15	19-Feb-19*		11-Mar-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT	3	12-Mar-19		14-Mar-19
C1655	NSW - Repair Finishes at North Shearwall		15	15-Mar-19		04-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>			69	04-Jan-19 A	04-Jan-19	19-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>			69	04-Jan-19 A	04-Jan-19	19-Apr-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1*** 13 Day Weather Dela	IW	12	04-Jan-19 A	04-Jan-19	04-Mar-19
C1764	Addition - FRP Stem Walls to Level 1	IW	20	15-Jan-19 A	15-Jan-19	20-Feb-19
C1763	Addition - FRP Basement Walls*** 13 Day Weather Delay Continued	IW	10	28-Jan-19 A	28-Jan-19	05-Mar-19
C1062.3	Addition - Install Footing Drain for SOG	HP	8	21-Feb-19		04-Mar-19
C1765	Addition - FRP Columns (2)	IW	5	06-Mar-19		12-Mar-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	06-Mar-19		14-Mar-19
C1767.2	Addition - Waterproof Walls	MFM	4	15-Mar-19		20-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	21-Mar-19		19-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	25-Mar-19		29-Mar-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 1</b>			10	05-Mar-19		18-Mar-19
C1963	Addition - Sleeve Electrical Shearwall - L1 to L2	VECA	2	05-Mar-19		06-Mar-19
C1770	Addition - FRP Core Walls - L1 to L2	IW	10	05-Mar-19		18-Mar-19
C1771	Addition - FRP F-Line Wall - L1 to L2	IW	10	05-Mar-19		18-Mar-19
C1772	Addition - FRP NW Wall - L1 to L2	IW	10	05-Mar-19		18-Mar-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 2</b>			9	19-Mar-19		29-Mar-19
C1964	Addition - Sleeve Electrical Shearwall L2	VECA	2	19-Mar-19		20-Mar-19
C1774	Addition - FRP Core Walls - L2 to L3	IW	9	19-Mar-19		29-Mar-19
C1775	Addition - FRP F-Line Wall - L2 to L3	IW	9	19-Mar-19		29-Mar-19
C1776	Addition - FRP NW Wall - L2 to L3	IW	9	19-Mar-19		29-Mar-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 3</b>			7	01-Apr-19		09-Apr-19
C1965	Addition - Sleeve Electrical Shearwall L3	VECA	2	01-Apr-19		02-Apr-19
C1778	Addition - FRP Core Walls - L3 to L4	IW	7	01-Apr-19		09-Apr-19
C1779	Addition - FRP F-Line Wall - L3 to L4	IW	7	01-Apr-19		09-Apr-19
C1780	Addition - FRP NW Wall - L3 to L4	IW	7	01-Apr-19		09-Apr-19
<b>Phase 1 - New Addition - Site Finishes</b>			11	20-Feb-19		06-Mar-19
C1622	Site - Install Hardscape at New Memorial	MM	11	20-Feb-19*		06-Mar-19
<b>Phase 1 - Basement Level Renovation</b>			52	28-Jan-19 A	28-Jan-19	09-Apr-19
C1923	Existing BL - Install ACT Grid	AP	10	28-Jan-19 A	28-Jan-19	22-Feb-19
C1344	Existing BL - Hang / Tape / Finish Walls	AP	10	29-Jan-19 A	29-Jan-19	20-Feb-19
C1925	Existing BL - CMU Walls @ Fire Room	HEN	10	21-Feb-19		06-Mar-19
C1926	Existing BL - Paint	NWC	10	21-Feb-19		06-Mar-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	5	25-Feb-19		01-Mar-19
C1929	Existing BL - Switchgear	VECA	26	05-Mar-19		09-Apr-19
C1342	Existing BL - Trim Out Mechanical	HP	3	07-Mar-19		11-Mar-19
C1343	Existing BL - Trim Out Electrical	VECA	3	07-Mar-19		11-Mar-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	07-Mar-19		26-Mar-19
C1928	Existing BL - Flooring	D9	10	27-Mar-19		09-Apr-19



Hoffman's most recent 6-week lookahead (2/21/19, continued)

ID	Activity Name	Sub	Dur	Start	Finish
<b>Phase 1 - New Restroom Core in Existing Building</b>			34	19-Feb-19	05-Apr-19
<b>Phase 1 - New Restroom Core - Level 1</b>			19	12-Mar-19	05-Apr-19
C1919	New RR L1 - Frame Furred Wall and Ceiling @ F-Line	AP	2	12-Mar-19	13-Mar-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA	2	14-Mar-19	15-Mar-19
C1920	New RR L1 - RI Plumbing @ F-Line	HP	2	18-Mar-19	19-Mar-19
C1357	New RR L1 - Complete Cover Inspections	HCC	1	20-Mar-19	20-Mar-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	21-Mar-19	26-Mar-19
C1358	New RR L1 - Hang GWB Walls	AP	5	21-Mar-19	27-Mar-19
C1922	New RR L1 - Tape & Finish GWB	AP	3	28-Mar-19	01-Apr-19
C1361	New RR L1 - Paint	NWC	4	02-Apr-19	05-Apr-19
<b>Phase 1 - New Restroom Core - Level 2</b>			12	19-Mar-19	03-Apr-19
C1936	New RR L2 - Frame Furred Wall and Ceiling @ F-Line	AP	2	19-Mar-19	20-Mar-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA	2	21-Mar-19	22-Mar-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP	2	25-Mar-19	26-Mar-19
C1382	New RR L2 - Complete Cover Inspections	HCC	1	27-Mar-19	27-Mar-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	28-Mar-19	02-Apr-19
C1383	New RR L2 - Hang GWB Walls	AP	5	28-Mar-19	03-Apr-19
<b>Phase 1 - New Restroom Core - Level 3</b>			2	01-Apr-19	02-Apr-19
C1943	New RR L3 - Frame Furred Wall and Ceiling @ F-Line	AP	2	01-Apr-19	02-Apr-19
<b>Phase 1 - New Restroom Core - Level 4</b>			12	19-Feb-19	06-Mar-19
C1981	New RR L4 - Re-route Duct around Plumbing Conflict ***discovered cond	VECA	4	19-Feb-19*	22-Feb-19
C1982	New RR L4 - Demo Duct at Plumbing Conflict ***discovered condition	VECA	1	25-Feb-19	25-Feb-19
C1430	New RR L4 - RI Plumbing	HP	5	26-Feb-19	04-Mar-19
C1431	New RR L4 - RI Wall Electrical	VECA	5	26-Feb-19	04-Mar-19
C1953	New RR L4 - RI MEP Above Hard Lids	VECA	2	05-Mar-19	06-Mar-19
<b>Phase 1 - New Restroom Core - Level 5</b>			12	26-Feb-19	13-Mar-19
C1956	New RR L5 - Frame Ceilings	AP	2	26-Feb-19	27-Feb-19
C1455	New RR L5 - RI Plumbing	HP	5	05-Mar-19	11-Mar-19
C1456	New RR L5 - RI Wall Electrical	VECA	5	05-Mar-19	11-Mar-19
C1960	New RR L5 - RI MEP Above Hard Lids	VECA	2	12-Mar-19	13-Mar-19
<b>Phase 2 - Existing Courthouse Renovation</b>			54	18-Feb-19 A	26-Apr-19
<b>Phase 2 - South Shearwall</b>			39	18-Feb-19 A	05-Apr-19
C1299	SSW - Demo (Walls, MEP, Morgue, etc)		10	18-Feb-19 A	01-Mar-19
C1309	SSW - Build Interior Enclosure Around South Shearwall @ Basement Lev.	AP	10	04-Mar-19	15-Mar-19
C1300	SSW - Perform Abatement & Soft Demo to Access Precast	AP	5	18-Mar-19	22-Mar-19
C1629	SSW - Sawcut & Demo SOG to Access Shearwall Footing	AP	5	25-Mar-19	29-Mar-19
C1630	SSW - Excavate to Access New Footing	IW	5	01-Apr-19	05-Apr-19
<b>Phase 2 - Trial Courtroom Renovations</b>			20	01-Apr-19	26-Apr-19
<b>Phase 2 - Courtroom 2C</b>			2	01-Apr-19	02-Apr-19
C1667	Courtroom 2C - Demo / Abate	AP	2	01-Apr-19*	02-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