



Courthouse Project Update Agenda 01.24.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING • NEXT MEETING 1.31.19

3000 Rockefeller Ave., M/S 404
Everett, WA 98201-4046
425.388.3087
www.snoco.org

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 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 not approved.*
- b. ***Upcoming Activities – see also Items 5.a., 6.a. and 6.b.***
Remove the last 14 precast concrete wall panels from north face of building (scheduled for 1/26), pour remaining concrete for Addition columns and basement walls, build south shear wall footings in the Tunnel, 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***
Removed 14 precast panels from the north face of the building, relocate generator day tank, 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), 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. ***Precast Wall Panel Removal 1/19-20 and 1/26-27*** – *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, placed in special containers, and hauled away.*
 - i. *The work includes precautions to contain any remaining contaminated window caulking, including placing plastic sheeting on the ground to keep the site clean.*
 - ii. *There is a possibility of asbestos on steel columns behind the precast panels.*
 - iii. *Insulated temporary walls are in place to protect the interior of the Courthouse from the elements.*
- b. *Early South Shear Wall Work (February) – Crews will build the base of the south shearwall 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 will be constructed in Phase 2.*
- c. ***Upcoming Courtroom Work (Spring / Summer 2019)*** – *Work in the following courtrooms will include patching ceilings; replacment of carpet, HVAC boxes, pews, and jury chairs; and installation of sprinkler piping and acoustic fabric panels.*
 - i. *2C and 2D (Superior Court Departments 2 and 3) – April 1 to May 31.*
 - ii. ***2E (Superior Court Department 4)*** – *August 18 to September 16.*
- d. *Early Renovation of Courtroom 3A – Originally scheduled for he latter part of Phase 2, the current District Court Department 2 will undergo renovations beginning in April. Its operations will shift to South District during this time.*



- e. 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.*
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Hoffman's most recent 6-week lookahead (1/22/19, first page)

ID	Activity Name	Sub	Dur	Start	Finish	
Phase 1 - Addition, Existing Basement Remodel, RR Core			74	13-Dec-18 A	13-Dec-18	28-Mar-19
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			52	04-Jan-19 A	04-Jan-19	27-Mar-19
Phase 1 - North Shearwall			44	21-Jan-19 A	21-Jan-19	21-Mar-19
C1045	NSW - Demo Precast from Existing Building	AP	6	21-Jan-19 A	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
C1655	NSW - Repair Finishes at North Shearwall		15	01-Mar-19		21-Mar-19
Phase 1 - New Addition - Foundation & Structure			52	04-Jan-19 A	04-Jan-19	27-Mar-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			52	04-Jan-19 A	04-Jan-19	27-Mar-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1	IW	12	04-Jan-19 A	04-Jan-19	08-Feb-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	IW	10	28-Jan-19		08-Feb-19
C1765	Addition - FRP Columns (2)	IW	5	11-Feb-19		15-Feb-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	11-Feb-19		19-Feb-19
C1767.2	Addition - Waterproof Walls	MFM	4	20-Feb-19		25-Feb-19
C1062.3	Addition - Install Footing Drain for SOG	HP	8	21-Feb-19		04-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	26-Feb-19		27-Mar-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	28-Feb-19		06-Mar-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	22-Mar-19
C1347	Existing BL - RI Overhead Fire Sprinkler System	HP	30	13-Dec-18 A	13-Dec-18	25-Jan-19
C1742	Existing BL - RI OH MEP	MULTI	20	18-Dec-18 A	18-Dec-18	23-Jan-19
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			35	16-Jan-19 A	16-Jan-19	05-Mar-19
Phase 1 - New Restroom Core - Level 1			6	26-Feb-19		05-Mar-19
C1919	New RR L1 - Frame Furred Wall and Ceiling @ Shearwall	AP	2	26-Feb-19		27-Feb-19
C1921	New RR L1 - RI Electrical @ Shearwall	VECA	2	28-Feb-19		01-Mar-19
C1920	New RR L1 - RI Plumbing @ Shearwall	HP	2	04-Mar-19		05-Mar-19
Phase 1 - New Restroom Core - Level 2			5	25-Jan-19		31-Jan-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	25-Jan-19		30-Jan-19
C1383	New RR L2 - Hang GWB Walls	AP	5	25-Jan-19*		31-Jan-19
Phase 1 - New Restroom Core - Level 3			10	30-Jan-19		12-Feb-19
C1408	New RR L3 - Hang GWB Walls	AP	5	30-Jan-19		05-Feb-19
C1942	New RR L3 - Frame Ceilings	AP	2	01-Feb-19		04-Feb-19
C1946	New RR L3 - RI Hard Lids Part 1	VECA	2	05-Feb-19		06-Feb-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP	4	07-Feb-19		12-Feb-19



Hoffman's most recent 6-week lookahead (1/22/19, continued)

ID	Activity Name	Sub	Dur	Start	Finish
Phase 1 - New Restroom Core - Level 4			29	16-Jan-19 A	16-Jan-19 25-Feb-19
C1427	New RR L4 - RI Overhead Mechanical	HP	6	16-Jan-19 A	16-Jan-19 23-Jan-19
C1429	New RR L4 - Frame Walls	AP	4	04-Feb-19	07-Feb-19
C1949	New RR L4 - Frame Ceilings	AP	2	08-Feb-19	11-Feb-19
C1953	New RR L4 - RI Hard Lids Part 1	VECA	2	11-Feb-19	12-Feb-19
C1430	New RR L4 - RI Plumbing	HP	5	11-Feb-19	15-Feb-19
C1431	New RR L4 - RI Wall Electrical with Inspection	VECA	5	11-Feb-19	15-Feb-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP	4	19-Feb-19	22-Feb-19
C1433	New RR L4 - Hang GWB Walls	AP	5	19-Feb-19	25-Feb-19
Phase 1 - New Restroom Core - Level 5			32	18-Jan-19 A	18-Jan-19 04-Mar-19
C1452	New RR L5 - RI Overhead Mechanical	HP	6	18-Jan-19 A	18-Jan-19 25-Jan-19
C1454	New RR L5 - Frame Walls	AP	4	11-Feb-19	14-Feb-19
C1956	New RR L5 - Frame Ceilings	AP	2	15-Feb-19	18-Feb-19
C1960	New RR L5 - RI Hard Lids Part 1	VECA	2	18-Feb-19	19-Feb-19
C1455	New RR L5 - RI Plumbing	HP	5	18-Feb-19	22-Feb-19
C1456	New RR L5 - RI Wall Electrical with Inspection	VECA	5	18-Feb-19	22-Feb-19
C1460	New RR L5 - Install Hard Lid Ceiling	AP	4	26-Feb-19	01-Mar-19
C1458	New RR L5 - Hang GWB Walls	AP	5	26-Feb-19	04-Mar-19