



## Courthouse Project Update 02.07.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING • NEXT MEETING 02.14.19

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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** – *This is still being calculated, as it is currently ongoing, and more snow is forecast for the end of this week (2/7-2/10). Some crews are working inside the restroom core, but, to date (2/4-2/6), no outside work has been performed this week. Hoffman has requested a time extension to the schedule.*
- 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 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 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

- 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** – *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. **Law Library** – *Per judges’ feedback, wayfinding signage for the temporary Law Library will be revised and installed.*
- d. **Office Moves / Alterations**– *Addition office moves will be planned in greater detail later in Phase 1, before the Addition nears completion.*

**6. Announcements / Action Items**

- a. **Early South Shear Wall Work (February / 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 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 and 2D (Superior Court Departments 2 and 3) – April 1 to May 31.*
  - ii. *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 (2/5/19)**

ID	Activity Name	Sub	Dur	Start	Finish	
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			82	07-Dec-18 A	07-Dec-18	03-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>			57	04-Jan-19 A	04-Jan-19	03-Apr-19
<b>Phase 1 - North Shearwall</b>			33	05-Feb-19		21-Mar-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 at basement)	IT	3	26-Feb-19		28-Feb-19
C1655	NSW - Repair Finishes at North Shearwall		15	01-Mar-19		21-Mar-19
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>			57	04-Jan-19 A	04-Jan-19	03-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>			57	04-Jan-19 A	04-Jan-19	03-Apr-19
C1760	Addition - FRP F-Line Wall - Basement to Level 1*** 5 Day Weather Delay	IW	12	04-Jan-19 A	04-Jan-19	15-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*** 5 Day Weather Delay	IW	10	28-Jan-19 A	28-Jan-19	15-Feb-19
C1765	Addition - FRP Columns (2)	IW	5	18-Feb-19		22-Feb-19
C1767.1	Addition - Cure for Waterproofing	MFM	7	18-Feb-19		26-Feb-19
C1062.3	Addition - Install Footing Drain for SOG	HP	8	21-Feb-19		04-Mar-19
C1767.2	Addition - Waterproof Walls	MFM	4	27-Feb-19		04-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	05-Mar-19		03-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	07-Mar-19		13-Mar-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>			42	28-Jan-19 A	28-Jan-19	26-Mar-19
C1923	Existing BL - Install ACT Grid	AP	10	28-Jan-19 A	28-Jan-19	08-Feb-19
C1344	Existing BL - Hang / Tape / Finish Walls	AP	10	29-Jan-19 A	29-Jan-19	20-Feb-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	5	11-Feb-19		15-Feb-19
C1929	Existing BL - Switchgear	VECA	26	18-Feb-19*		25-Mar-19
C1925	Existing BL - CMU Walls @ Fire Room	AP	10	21-Feb-19		06-Mar-19
C1926	Existing BL - Paint	NWC	10	21-Feb-19		06-Mar-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
<b>Phase 1 - New Restroom Core in Existing Building</b>			75	07-Dec-18 A	07-Dec-18	25-Mar-19
<b>Phase 1 - New Restroom Core - Level 1</b>			72	07-Dec-18 A	07-Dec-18	20-Mar-19
C1358	New RR L1 - Hang GWB Walls	AP	5	07-Dec-18 A	07-Dec-18	01-Mar-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	14-Dec-18 A	14-Dec-18	06-Mar-19
C1919	New RR L1 - Frame Furred Wall and Ceiling @ Shearwall (North)	AP	2	07-Mar-19		08-Mar-19
C1921	New RR L1 - RI Electrical @ Shearwall (North)	VECA	2	11-Mar-19		12-Mar-19
C1920	New RR L1 - RI Plumbing @ Shearwall (North)	HP	2	13-Mar-19		14-Mar-19
C1357	New RR L1 - Complete Cover Inspections (North)	HCC	1	15-Mar-19		15-Mar-19
C1922	New RR L1 - Complete Drywall @ Walls and Ceilings (North)	AP	3	18-Mar-19		20-Mar-19
<b>Phase 1 - New Restroom Core - Level 2</b>			5	25-Jan-19 A	25-Jan-19	20-Mar-19
C1383	New RR L2 - Hang GWB Walls	AP	5	25-Jan-19 A	25-Jan-19	14-Mar-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	25-Jan-19 A	25-Jan-19	20-Mar-19
<b>Phase 1 - New Restroom Core - Level 3</b>			5	19-Mar-19		25-Mar-19
C1408	New RR L3 - Hang GWB Walls	AP	5	19-Mar-19*		25-Mar-19