



## Courthouse Project Update Meeting 04.18.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF PHYSICAL MEETING

NEXT SCHEDULED MEETING 04.25.19

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

### 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 5.a, 6.a. through 6.e, and Figures 1 and 2.**

Pour concrete for Addition walls and north shear wall floor by floor (through mid-May); build south shear wall footings in the Tunnel; backfill, form, and pour Addition slab on grade in mid-May; build out remaining restroom core; perform renovations in Courtroom 2C and 2D (Superior Depts. 2 and 3); build out north side of the restroom core; deliver and begin erecting steel for Addition; install ceilings and lighting in the Basement Imaging and future Law Library areas; complete the Veterans’ Memorial.

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

Poured concrete for Addition footings, stem walls, elevator pit slab, and Memorial (850+ cubic yards in 13 pours); excavated and installed micropiles for south shear wall work; began abatement in Courtroom 3A (District Dept. 2); installed new storm sewer line west of the Addition footings; built walls for fire pump room; ran electrical conduits from existing Courthouse to Addition; installed drag struts in the future restroom core.

### 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 2/28/19:** \$19,652,796



**3. Changes**

- a. **Contaminated Soil Removal** – Soil contamination from window caulking was deeper than initial tests indicated. Approved cost is \$19,743, down from the \$25,000 estimate.

**4. Upcoming Project Decisions Needing Court Input**

Due Date	Item
4/25/19	Door Hardware: Courtroom 4A

**5. Stakeholder Concerns**

- a. **Minimizing Noise Disruptions** – The Project Team will provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts.
  - i. This includes the dates and locations of such activities as concrete pours, backfilling dirt, and/or removing and relocating concrete forms, all of which must continue in order to maintain schedule.
  - ii. Per requests by Presiding Judge Weiss and Superior Court Administrator Shane Nybo, the Project Team will provide immediate notice of any changes in scheduled activities.
- b. **Office Moves / Alterations** – The Project Team has begun Phase 2 (2020-21) logistics discussions with Hoffman and will continue meeting with building user groups throughout Spring and Summer 2019.
- c. **Courtroom 2C (Superior Dept. 2) Progress** – Shane needs updates on schedule status, for moving Judge Thompson into the courtroom’s associated chambers.

**6. Announcements / Action Items**

- a. **Veterans Memorial Plaza** – Flagpoles, monuments, and the Eternal Flame will be installed in late April. The Veterans Memorial work will complete in time for Memorial Day.
  - i. **Commissioning Ceremony** – Thursday, May 23, at 10:00 a.m.
  - ii. **When Open for Public Use** – After the Commissioning Ceremony, the Memorial will remain open during construction. Construction fencing will run around the new memorial and accommodate public use.
- b. **North Shear Wall and Addition Walls (Spring / Summer 2019)** – Crews will form, tie rebar, and pour concrete for the Addition elevator core walls and the north shear wall connecting the Addition and the existing Courthouse. This work will occur in stages, floor by floor.
  - i. **Scheduled Upcoming Concrete Pour Dates – see also Figure 1 on page 4:**
    1. 4/19 (tentative) and 4/26 – Addition Core.
    2. 4/22 –NW Addition.
    3. 4/22 (tentative) – West half of north shear wall.
    4. Hoffman’s earthwork and concrete contractor, Interwest, has added a second shift in order to make up lost days.
  - ii. **Temporary Stair Tower** – Expected complete by 4/17, this tower is for construction access at the north wall of the Addition.



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- c. **Early South Shear Wall Work (through late April)** – Crews are building the base of the south shear wall in the Courthouse Tunnel, in an area one floor below Commissioner Chambers and the Clerk’s Confirmations Desk. See also Figure 2 on page 5.
    - i. The majority of the work—excavation, drilling, and cutting—will occur after hours. Forming, and pouring concrete, for the footings will occur on day shift.
    - ii. The remainder of this shear wall, the portion above the Tunnel through Level 5, will be constructed in Phase 2.
  - d. **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. Only the Courthouse will be affected.
    - i. On 4/20, critical areas of the Courthouse will remain on backup power until work is complete.
    - ii. On 4/27, only the Courthouse’s generator will be offline for electrical work, and a backup generator will be on stand-by for critical areas in case of any outages.
  - e. **Upcoming Courtroom Work (2019-20)** – 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.
    - iv. **2B (Superior Court Department 1)** – Crews will return to finalize upgrades, December 19 to January 5.
  - f. **Early Renovation of Courtroom 3A (District Court Dept. 2)** – Operations have shifted 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. Next CBRE Heery Site Visit – expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.
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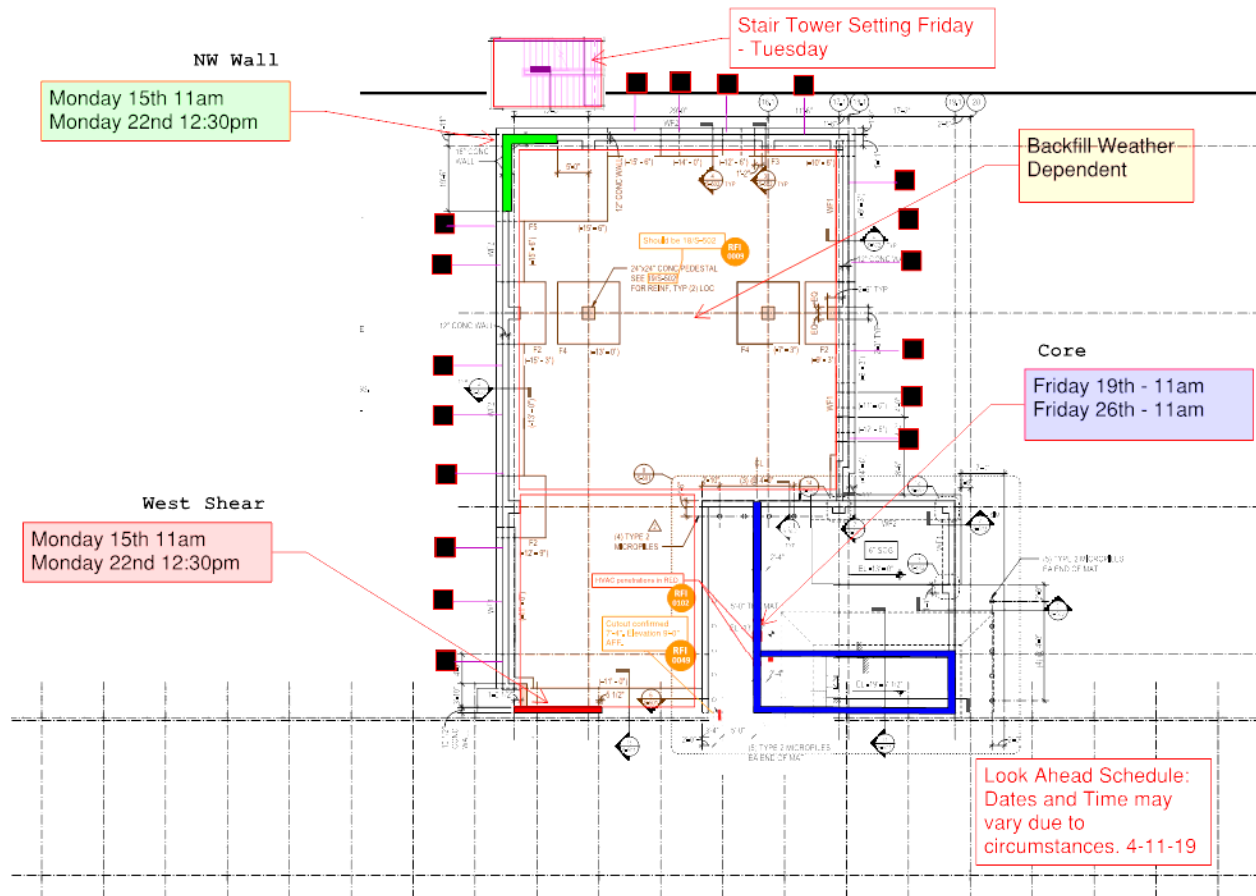


**FIGURE 1: UPCOMING SOUTH SHEAR WALL FOOTINGS WORK**

Courtesy of Hoffman Construction Company of Washington and Interwest Construction

See also Items 5a and 6a. This is the planned work to drill, set forms, tie rebar, and pour footings for the South Shear Wall inside the Courthouse Tunnel.

**Note:** The concrete pour scheduled for 11 a.m. on 4/19 has been rescheduled to begin at 1 p.m.



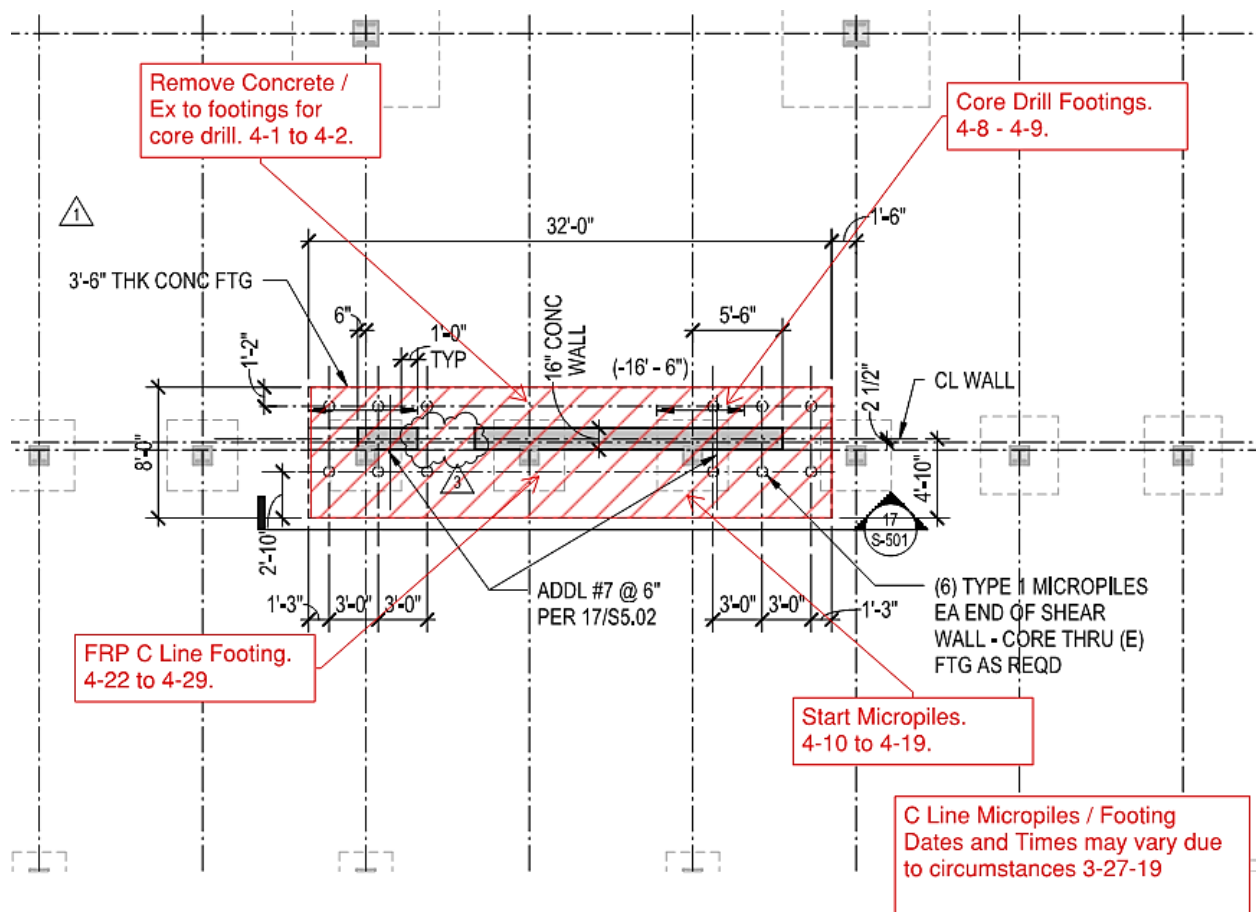


**FIGURE 2: UPCOMING SOUTH SHEAR WALL FOOTINGS WORK**

Courtesy of Hoffman Construction Company of Washington and Interwest Construction

See also Items 5a and 6b. This is the planned work to drill, set forms, tie rebar, and pour footings for the South Shear Wall inside the Courthouse Tunnel.

**Progress To Date:** Concrete removal and excavation to footings – completed 4/2.  
Core drill footings – completed 4/9.  
Micropiles – installation complete 4/15, currently testing through 4/19.





**Hoffman's most recent 6-week lookahead (4/16/19, first page)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>				74	19-Feb-19 A	03-Jun-19
<b>Phase 1 - New Addition</b>				70	19-Feb-19 A	28-May-19
<b>Phase 1 - North Shearwall</b>				62	19-Feb-19 A	15-May-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK		24	19-Feb-19 A	26-Apr-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT		3	22-Apr-19*	24-Apr-19
C1655	NSW - Repair Finishes at North Shearwall at Basement			15	25-Apr-19	15-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>				46	25-Mar-19 A	28-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>				34	25-Mar-19 A	09-May-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW		22	25-Mar-19 A	30-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA		5	22-Apr-19*	26-Apr-19
C1762.3	Addition - FRP J-Line Spreads	IW		8	30-Apr-19	09-May-19
C1766	Addition - FRP 19.1-Line Spreads	IW		5	01-May-19	07-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 1</b>				19	01-May-19	28-May-19
C1768	Addition - FRP SOG	IW		5	01-May-19	07-May-19
C1769	Addition - Erect Steel (Main Structure)	SK		10	14-May-19	28-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 2</b>				7	10-Apr-19 A	18-Apr-19
C1774	Addition - FRP Core Walls - L2 to L3	IW		7	10-Apr-19 A	18-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 3</b>				7	17-Apr-19	25-Apr-19
C1778	Addition - FRP Core Walls - L3 to L4	IW		7	17-Apr-19	25-Apr-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 4</b>				15	12-Apr-19 A	02-May-19
C1784	Addition - FRP NW Wall - L4 to L5	IW		7	12-Apr-19 A	22-Apr-19
C1966	Addition - Sleeve / Buckout for MEP L4	VECA		2	16-Apr-19*	17-Apr-19
C1783	Addition - FRP F-Line Wall - L4 to L5	IW		5	16-Apr-19*	22-Apr-19
C1782	Addition - FRP Core Walls - L4 to L5	IW		5	26-Apr-19	02-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 5</b>				12	22-Apr-19	07-May-19
C1967	Addition - Sleeve / Buckout for MEP L5	VECA		2	22-Apr-19*	23-Apr-19
C1787	Addition - FRP NW Wall - L5 to Roof	IW		5	23-Apr-19	29-Apr-19
C1986	Addition - FRP F-Line Wall - Level 5 to Roof	IW		7	23-Apr-19	01-May-19
C1786	Addition - FRP Core Walls - L5 to L6	IW		5	01-May-19	07-May-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Roof Level</b>				5	06-May-19	10-May-19
C1788	Addition - FRP Core Walls - L6 to Parapet	IW		5	06-May-19	10-May-19
<b>Phase 1 - New Addition - Site Finishes</b>				68	20-Feb-19 A	24-May-19
C1622	Site - Install Hardscape at New Memorial	MM		11	20-Feb-19 A	17-Apr-19
C1623	Site - Re-Install Memorial at New Location	MM		5	16-May-19	22-May-19*
C1962	Site - Install Gas Line	PSE		2	23-May-19	24-May-19
<b>Phase 1 - Basement Level Renovation</b>				63	06-Mar-19 A	03-Jun-19
C1929	Existing BL - Switchgear	VECA		26	06-Mar-19 A	19-Apr-19
C1926	Existing BL - Paint	NWC		11	25-Mar-19 A	30-Apr-19
C1930	Existing BL - Generator Rework	VECA		30	22-Apr-19	03-Jun-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA		6	01-May-19	08-May-19
C1342	Existing BL - Trim Out Mechanical	HP		3	09-May-19	13-May-19
C1343	Existing BL - Trim Out Electrical	VECA		3	09-May-19	13-May-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA		14	09-May-19	29-May-19
<b>Phase 1 - New Restroom Core in Existing Building</b>				31	18-Apr-19	31-May-19
<b>Phase 1 - New Restroom Core - Level 1</b>				26	23-Apr-19	29-May-19
C1919	New RR L1 - Frame Furred Wall @ F-Line	AP		2	23-Apr-19	25-Apr-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA		2	25-Apr-19	26-Apr-19
C1920	New RR L1 - RI Plumbing @ F-Line	HP		2	29-Apr-19	30-Apr-19



Hoffman's most recent 6-week lookahead (4/16/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1989	New RR L1 - OH RI MEP @ F-Line	HP		2	29-Apr-19	30-Apr-19
C1987	New RR L1 - Frame Ceilings @ F-Line	AP		2	01-May-19	02-May-19
C1357	New RR L1 - Complete Cover Inspections	HCC		1	03-May-19	03-May-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP		4	06-May-19	09-May-19
C1358	New RR L1 - Hang GWB Walls	AP		5	06-May-19	10-May-19
C1922	New RR L1 - Tape & Finish GWB	AP		3	13-May-19	15-May-19
C1361	New RR L1 - Paint	NWC		4	16-May-19	21-May-19
C1363	New RR L1 - Trim Out Mechanical	HP		3	22-May-19	24-May-19
C1364	New RR L1 - Trim Out Electrical	VECA		3	22-May-19	24-May-19
C1365	New RR L1 - Trim Out Fire Sprinklers	HP		3	22-May-19	24-May-19
C1366	New RR L1 - Install Flooring & Base	D9		5	22-May-19	29-May-19
<b>Phase 1 - New Restroom Core - Level 2</b>				<b>26</b>	<b>24-Apr-19</b>	<b>30-May-19</b>
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP		2	24-Apr-19	25-Apr-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA		2	26-Apr-19	29-Apr-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP		2	30-Apr-19	01-May-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP		7	30-Apr-19	08-May-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP		2	09-May-19	10-May-19
C1382	New RR L2 - Complete Cover Inspections	HCC		1	13-May-19	13-May-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP		4	14-May-19	17-May-19
C1383	New RR L2 - Hang GWB Walls	AP		5	14-May-19	20-May-19
C1934	New RR L2 - Tape & Finish GWB	AP		3	21-May-19	23-May-19
C1386	New RR L2 - Paint	NWC		4	24-May-19	30-May-19
<b>Phase 1 - New Restroom Core - Level 3</b>				<b>18</b>	<b>03-May-19</b>	<b>29-May-19</b>
C1943	New RR L3 - Frame Furred Wall @ F-Line	AP		2	03-May-19	06-May-19
C1945	New RR L3 - RI Electrical @ F-Line	VECA		2	07-May-19	08-May-19
C1947	New RR L3 - RI Plumbing @ F-Line	HP		2	09-May-19	10-May-19
C1992	New RR L3 - OH RI MEP @ F-Line	HP		2	09-May-19	10-May-19
C1993	New RR L3 - Frame Ceilings @ F-Line	AP		2	13-May-19	14-May-19
C1407	New RR L3 - Complete Cover Inspections	HCC		1	15-May-19	15-May-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP		4	16-May-19	21-May-19
C1408	New RR L3 - Hang GWB Walls	AP		5	17-May-19	23-May-19
C1941	New RR L3 - Tape & Finish GWB	AP		3	24-May-19	29-May-19
<b>Phase 1 - New Restroom Core - Level 4</b>				<b>29</b>	<b>22-Apr-19</b>	<b>31-May-19</b>
C1953	New RR L4 - RI MEP Above Hard Lids	VECA		2	22-Apr-19*	23-Apr-19
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP		2	08-May-19	09-May-19
C1952	New RR L4 - RI Electrical @ F-Line	VECA		2	10-May-19	13-May-19
C1954	New RR L4 - RI Plumbing @ F-Line	HP		2	14-May-19	15-May-19
C1994	New RR L4 - OH RI MEP @ F-Line	HP		2	14-May-19	15-May-19
C1995	New RR L4 - Frame Ceilings @ F-Line	AP		2	16-May-19	17-May-19
C1432	New RR L4 - Complete Cover Inspections	HCC		1	20-May-19	20-May-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP		4	21-May-19	24-May-19
C1433	New RR L4 - Hang GWB Walls	AP		5	24-May-19	31-May-19
<b>Phase 1 - New Restroom Core - Level 5</b>				<b>28</b>	<b>18-Apr-19</b>	<b>28-May-19</b>
C1960	New RR L5 - RI MEP Above Hard Lids	VECA		2	18-Apr-19*	19-Apr-19
C1957	New RR L5 - Frame Furred Wall @ F-Line	AP		2	09-May-19	10-May-19
C1959	New RR L5 - RI Electrical @ F-Line	VECA		2	13-May-19	14-May-19
C1961	New RR L5 - RI Plumbing @ F-Line	HP		2	15-May-19	16-May-19
C1996	New RR L5 - OH RI MEP @ F-Line	HP		2	15-May-19	16-May-19



Hoffman's most recent 6-week lookahead (4/16/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1997	New RR L5 - Frame Ceilings @ F-Line	AP		2	17-May-19	20-May-19
C1457	New RR L5 - Complete Cover Inspections	HCC		1	21-May-19	21-May-19
C1460	New RR L5 - Install Hard Lid Ceiling	AP		4	22-May-19	28-May-19
<b>Phase 2 - Existing Courthouse Renovation</b>				43	01-Apr-19 A	30-May-19
<b>Phase 2 - South Shearwall</b>				10	11-Apr-19 A	24-Apr-19
C1631	SSW - Micro Piles	IW		10	11-Apr-19 A	17-Apr-19
C1984	SSW - FRP Shearwall Footing	IW		5	18-Apr-19	24-Apr-19
<b>Phase 2 - Trial Courtroom Renovations</b>				43	01-Apr-19 A	30-May-19
<b>Phase 2 - Courtroom 2C</b>				12	15-Apr-19 A	30-Apr-19
C2000	Courtroom 2C - Demo Flooring	PAS		2	15-Apr-19 A	16-Apr-19
C1671	Courtroom 2C - Re-Install Ceiling / Mud	AP		4	15-Apr-19 A	22-Apr-19
C1672	Courtroom 2C - Install Flooring & Base	D9		5	18-Apr-19*	24-Apr-19
C1988	Courtroom 2C - Paint	NWC		3	23-Apr-19*	25-Apr-19
C1673	Courtroom 2C - Re-Install Courtroom Furniture	HCC		5	23-Apr-19	29-Apr-19
C1728	Courtroom 2C - Install Sprinklers	IT		3	24-Apr-19*	26-Apr-19
C2004	Courtroom 2C - Hang Acoustical Panels	ARCH		3	24-Apr-19	26-Apr-19
C1674	Courtroom 2C - Final Clean & Punchlist	HCC		1	29-Apr-19	29-Apr-19
C1675	Courtroom 2C - Punchlist Corrections	HCC		1	30-Apr-19	30-Apr-19
C1676	Courtroom 2C - Construction Complete	HCC		0		30-Apr-19
<b>Phase 2 - Courtroom 2D</b>				20	01-May-19	29-May-19
C1677	Courtroom 2D - Demo / Abate	AP		2	01-May-19*	02-May-19
C1729	Courtroom 2D - Fire Proofing	IT		3	03-May-19	07-May-19
C1678	Courtroom 2D - Replace Mechanical Boxes	HP		4	07-May-19	10-May-19
C1679	Courtroom 2D - Re-Term Electrical	VECA		3	09-May-19	13-May-19
C1680	Courtroom 2D - Complete Cover Inspections	HCC		1	13-May-19	13-May-19
C1681	Courtroom 2D - Re-Install Ceiling	AP		3	14-May-19	16-May-19
C1682	Courtroom 2D - Install Flooring & Base	D9		5	15-May-19	21-May-19
C1683	Courtroom 2D - Re-Install Courtroom Furniture	HCC		5	22-May-19	29-May-19
<b>Phase 2 - Courtroom 3A</b>				43	01-Apr-19 A	30-May-19
C1697	Courtroom 3A - Demo / Abate	AP		20	01-Apr-19 A	26-Apr-19
C2001	Courtroom 3A - Install 19.1 Line Drag Strut	SK		5	29-Apr-19	03-May-19
C1731	Courtroom 3A - Fire Proofing	IT		3	06-May-19	08-May-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP		5	09-May-19	15-May-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA		5	09-May-19	15-May-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC		1	15-May-19	15-May-19
C1701	Courtroom 3A - Install Ceiling & Fixtures			10	16-May-19	30-May-19