



Courthouse Project Update 04.04.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF PHYSICAL MEETING

NEXT SCHEDULED MEETING 04.11.19

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 Figure 1.**

Pour concrete for Addition walls and north shear wall floor by floor (through May); build south shear wall footings in the Tunnel; backfill, form, and pour Addition slab on grade; build out remaining restroom core; perform renovations in Courtroom 2C and 2D (Superior Depts. 2 and 3); begin abatement in Courtroom 3A (District Dept. 2); deliver and begin erecting steel for Addition; install hardscape for Veterans Memorial.

c. **Progress to Date**

Poured concrete for Addition footings, stem walls, elevator pit slab, and Memorial (740+ cubic yards in 10 pours); excavated and removed concrete for south shear wall work; 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; backfilled in and around Addition footings; demolished walls and concrete slab floor in the old morgue area; waterproofed Addition footing perimeter.

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 1/31/19:** \$18,961,594



3. Changes

- a. 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 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 provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts. 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. The Project Team is working diligently to minimize disruptions to Court operations.*
- 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.*

6. Announcements / Action Items

- a. **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.*
 - i. *This work will occur in stages, floor by floor.*
 - ii. **Tentative Upcoming Concrete Pour Dates:** *4/5 (includes pours postponed from 4/3), 4/12, 4/23, 4/30, and 5/7.*
- b. **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 Figure 1 on page 4.*
 - 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.*
- c. **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 affect 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.*



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- d. **Upcoming Courtroom Work (Spring / Summer 2019)** – 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.
 - e. **Early Renovation of Courtroom 3A (District Court Dept. 2)** – Originally scheduled for the latter part of Phase 2, the current District Court Department 2 is undergoing renovations. 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. This work will be performed outside of Courthouse operating hours, to minimize impacts to adjacent Superior and District Court operations.
 - f. Veterans Memorial Plaza – The Plaza continues to take shape. It 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.
 - g. Next CBRE Heery Site Visit – expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.
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Hoffman's most recent 6-week lookahead (4/2/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core			68	19-Feb-19 A	19-Feb-19	23-May-19
Phase 1 - New Addition			68	19-Feb-19 A	19-Feb-19	23-May-19
Phase 1 - North Shearwall			53	19-Feb-19 A	19-Feb-19	02-May-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	24	19-Feb-19 A	19-Feb-19	05-Apr-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT	3	09-Apr-19*		11-Apr-19
C1655	NSW - Repair Finishes at North Shearwall at Basement		15	12-Apr-19		02-May-19
Phase 1 - New Addition - Foundation & Structure			61	28-Feb-19 A	28-Feb-19	23-May-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			34	25-Mar-19 A	25-Mar-19	09-May-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	25-Mar-19 A	25-Mar-19	23-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	08-Apr-19*		12-Apr-19
C1766	Addition - FRP 19.1-Line Spreads	IW	5	24-Apr-19		30-Apr-19
C1762.3	Addition - FRP J-Line Spreads	IW	8	30-Apr-19		09-May-19
Phase 1 - New Addition - Foundation & Structure - Level 1			61	28-Feb-19 A	28-Feb-19	23-May-19
C1770	Addition - FRP Core Walls - L1 to L2 (Due to Weather Delay, Batch Plant)	IW	15	28-Feb-19 A	28-Feb-19	05-Apr-19
C1768	Addition - FRP SOG	IW	5	24-Apr-19		30-Apr-19
C1769	Addition - Erect Steel (Main Structure)	SK	10	10-May-19		23-May-19
Phase 1 - New Addition - Foundation & Structure - Level 2			7	04-Apr-19		12-Apr-19
C1774	Addition - FRP Core Walls - L2 to L3	IW	7	04-Apr-19		12-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 3			18	29-Mar-19 A	29-Mar-19	23-Apr-19
C1780	Addition - FRP NW Wall - L3 to L4	IW	7	29-Mar-19 A	29-Mar-19	10-Apr-19
C1965	Addition - Sleeve / Buckout for MEP L3	VECA	2	01-Apr-19 A	01-Apr-19	02-Apr-19
C1779	Addition - FRP F-Line Wall - L3 to L4	IW	7	01-Apr-19 A	01-Apr-19	05-Apr-19
C1778	Addition - FRP Core Walls - L3 to L4	IW	7	15-Apr-19		23-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 4			16	09-Apr-19		30-Apr-19
C1784	Addition - FRP NW Wall - L4 to L5	IW	7	09-Apr-19		17-Apr-19
C1966	Addition - Sleeve / Buckout for MEP L4	VECA	2	10-Apr-19		11-Apr-19
C1783	Addition - FRP F-Line Wall - L4 to L5	IW	7	10-Apr-19		18-Apr-19
C1782	Addition - FRP Core Walls - L4 to L5	IW	5	24-Apr-19		30-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 5			20	12-Apr-19		09-May-19
C1967	Addition - Sleeve / Buckout for MEP L5	VECA	2	12-Apr-19		15-Apr-19
C1787	Addition - FRP NW Wall - L5 to Roof	IW	7	18-Apr-19		26-Apr-19
C1986	Addition - FRP F-Line Wall - Level 5 to Roof	IW	7	19-Apr-19		29-Apr-19
C1786	Addition - FRP Core Walls - L5 to L6	IW	7	01-May-19		09-May-19
Phase 1 - New Addition - Foundation & Structure - Roof Level			5	10-May-19		16-May-19
C1788	Addition - FRP Core Walls - L6 to Parapet	IW	5	10-May-19		16-May-19
Phase 1 - New Addition - Site Finishes			61	20-Feb-19 A	20-Feb-19	15-May-19
C1622	Site - Install Hardscape at New Memorial	MM	11	20-Feb-19 A	20-Feb-19	10-Apr-19
C1623	Site - Re-Install Memorial at New Location	MM	5	09-May-19		15-May-19*
Phase 1 - Basement Level Renovation			56	06-Mar-19 A	06-Mar-19	22-May-19
C1929	Existing BL - Switchgear	VECA	26	06-Mar-19 A	06-Mar-19	10-Apr-19
C1926	Existing BL - Paint	NWC	11	25-Mar-19 A	25-Mar-19	08-Apr-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	6	09-Apr-19		16-Apr-19
C1930	Existing BL - Generator Rework	VECA	30	11-Apr-19		22-May-19
C1342	Existing BL - Trim Out Mechanical	HP	3	17-Apr-19		19-Apr-19
C1343	Existing BL - Trim Out Electrical	VECA	3	17-Apr-19		19-Apr-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	17-Apr-19		06-May-19
C1928	Existing BL - Flooring	D9	10	07-May-19		20-May-19
Phase 1 - New Restroom Core in Existing Building			35	02-Apr-19		20-May-19
Phase 1 - New Restroom Core - Level 1			31	08-Apr-19		20-May-19
C1919	New RR L1 - Frame Furred Wall @ F-Line	AP	2	08-Apr-19		09-Apr-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA	2	10-Apr-19		11-Apr-19



Hoffman's most recent 6-week lookahead (4/2/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish	
C1920	New RR L1 - RI Plumbing @ F-Line	HP	2	12-Apr-19		15-Apr-19	
C1989	New RR L1 - OH RI MEP @ F-Line	HP	2	12-Apr-19		15-Apr-19	
C1987	New RR L1 - Frame Ceilings @ F-Line	AP	2	16-Apr-19		17-Apr-19	
C1357	New RR L1 - Complete Cover Inspections	HCC	1	18-Apr-19		18-Apr-19	
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	19-Apr-19		24-Apr-19	
C1358	New RR L1 - Hang GWB Walls	AP	5	19-Apr-19		25-Apr-19	
C1922	New RR L1 - Tape & Finish GWB	AP	3	26-Apr-19		30-Apr-19	
C1361	New RR L1 - Paint	NWC	4	01-May-19		06-May-19	
C1363	New RR L1 - Trim Out Mechanical	HP	3	07-May-19		09-May-19	
C1364	New RR L1 - Trim Out Electrical	VECA	3	07-May-19		09-May-19	
C1365	New RR L1 - Trim Out Fire Sprinklers	HP	3	07-May-19		09-May-19	
C1366	New RR L1 - Install Flooring & Base	D9	5	07-May-19		13-May-19	
C1362	New RR L1 - Install Wall Tile	D9	5	14-May-19		20-May-19	
Phase 1 - New Restroom Core - Level 2				19	18-Apr-19	14-May-19	
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP	2	18-Apr-19		19-Apr-19	
C1938	New RR L2 - RI Electrical @ F-Line	VECA	2	22-Apr-19		23-Apr-19	
C1940	New RR L2 - RI Plumbing @ F-Line	HP	2	24-Apr-19		25-Apr-19	
C1990	New RR L2 - OH RI MEP @ F-Line	HP	7	24-Apr-19		02-May-19	
C1991	New RR L2 - Frame Ceilings @ F-Line	AP	2	03-May-19		06-May-19	
C1382	New RR L2 - Complete Cover Inspections	HCC	1	07-May-19		07-May-19	
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	08-May-19		13-May-19	
C1383	New RR L2 - Hang GWB Walls	AP	5	08-May-19		14-May-19	
Phase 1 - New Restroom Core - Level 3				14	01-May-19	20-May-19	
C1943	New RR L3 - Frame Furred Wall @ F-Line	AP	2	01-May-19		02-May-19	
C1945	New RR L3 - RI Electrical @ F-Line	VECA	2	03-May-19		06-May-19	
C1947	New RR L3 - RI Plumbing @ F-Line	HP	2	07-May-19		08-May-19	
C1992	New RR L3 - OH RI MEP @ F-Line	HP	2	07-May-19		08-May-19	
C1993	New RR L3 - Frame Ceilings @ F-Line	AP	2	09-May-19		10-May-19	
C1407	New RR L3 - Complete Cover Inspections	HCC	1	13-May-19		13-May-19	
C1410	New RR L3 - Install Hard Lid Ceiling	AP	4	14-May-19		17-May-19	
C1408	New RR L3 - Hang GWB Walls	AP	5	14-May-19		20-May-19	
Phase 1 - New Restroom Core - Level 4				32	02-Apr-19	15-May-19	
C1430	New RR L4 - RI Plumbing	HP	5	02-Apr-19*		08-Apr-19	
C1431	New RR L4 - RI Wall Electrical	VECA	5	02-Apr-19*		08-Apr-19	
C1953	New RR L4 - RI MEP Above Hard Lids	VECA	2	09-Apr-19		10-Apr-19	
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP	2	06-May-19		07-May-19	
C1952	New RR L4 - RI Electrical @ F-Line	VECA	2	08-May-19		09-May-19	
C1954	New RR L4 - RI Plumbing @ F-Line	HP	2	10-May-19		13-May-19	
C1994	New RR L4 - OH RI MEP @ F-Line	HP	2	10-May-19		13-May-19	
C1995	New RR L4 - Frame Ceilings @ F-Line	AP	2	14-May-19		15-May-19	
Phase 1 - New Restroom Core - Level 5				26	09-Apr-19	14-May-19	
C1455	New RR L5 - RI Plumbing	HP	5	09-Apr-19		15-Apr-19	
C1456	New RR L5 - RI Wall Electrical	VECA	5	09-Apr-19		15-Apr-19	
C1960	New RR L5 - RI MEP Above Hard Lids	VECA	2	16-Apr-19		17-Apr-19	
C1957	New RR L5 - Frame Furred Wall @ F-Line	AP	2	13-May-19		14-May-19	
Phase 2 - Existing Courthouse Renovation				38	01-Apr-19 A	01-Apr-19	22-May-19
Phase 2 - South Shearwall				20	01-Apr-19 A	01-Apr-19	26-Apr-19
C1630	SSW - Excavate to Access New Footing	IW	5	01-Apr-19 A	01-Apr-19	05-Apr-19	
C1983	SSW - Core Drill Through Footings for Micro Piles	IW	2	08-Apr-19		09-Apr-19	
C1631	SSW - Micro Piles	IW	10	08-Apr-19		19-Apr-19	
C1984	SSW - FRP Shearwall Footing	IW	5	22-Apr-19		26-Apr-19	



Hoffman's most recent 6-week lookahead (4/2/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 2 - Existing Courthouse Renovation			38	01-Apr-19 A	01-Apr-19	22-May-19
Phase 2 - South Shearwall			20	01-Apr-19 A	01-Apr-19	26-Apr-19
C1630	SSW - Excavate to Access New Footing	IW	5	01-Apr-19 A	01-Apr-19	05-Apr-19
C1983	SSW - Core Drill Through Footings for Micro Piles	IW	2	08-Apr-19		09-Apr-19
C1631	SSW - Micro Piles	IW	10	08-Apr-19		19-Apr-19
C1984	SSW - FRP Shearwall Footing	IW	5	22-Apr-19		26-Apr-19
Phase 2 - Trial Courtroom Renovations			38	01-Apr-19 A	01-Apr-19	22-May-19
Phase 2 - Courtroom 2C			22	01-Apr-19 A	01-Apr-19	30-Apr-19
C1667	Courtroom 2C - Demo / Abate	AP	5	01-Apr-19 A	01-Apr-19	05-Apr-19
C1728	Courtroom 2C - Install Sprinklers	IT	3	08-Apr-19		10-Apr-19
C1668	Courtroom 2C - Replace Mechanical Boxes	HP	4	08-Apr-19		11-Apr-19
C1669	Courtroom 2C - Re-Term Electrical	VECA	3	10-Apr-19		12-Apr-19
C1670	Courtroom 2C - Complete Cover Inspections	HCC	1	12-Apr-19		12-Apr-19
C2000	Courtroom 2C - Demo Flooring	PAS	2	15-Apr-19		16-Apr-19
C1671	Courtroom 2C - Re-Install Ceiling / Mud	AP	4	15-Apr-19		18-Apr-19
C1672	Courtroom 2C - Install Flooring & Base	D9	5	15-Apr-19		19-Apr-19
C1988	Courtroom 2C - Paint	NWC	3	18-Apr-19		22-Apr-19
C1673	Courtroom 2C - Re-Install Courtroom Furniture	HCC	5	23-Apr-19		29-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
Phase 2 - Courtroom 2D			12	01-May-19		16-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
Phase 2 - Courtroom 3A			38	01-Apr-19 A	01-Apr-19	22-May-19
C1697	Courtroom 3A - Demo / Abate	AP	20	01-Apr-19 A	01-Apr-19	26-Apr-19
C1731	Courtroom 3A - Fire Proofing	IT	3	29-Apr-19		01-May-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP	5	02-May-19		08-May-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA	5	02-May-19		08-May-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC	1	08-May-19		08-May-19
C1701	Courtroom 3A - Install Ceiling & Fixtures		10	09-May-19		22-May-19