



Courthouse Project Update Meeting Notes 05.09.19

MT. BAKER CONFERENCE ROOM | RJD • NEXT SCHEDULED MEETING 05.23.19

New and/or updated items indicated by bold italics

Topics are organized by subject rather than by sequence.

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Dave Somers
County Executive

1. Schedule

a. **Current Schedule Impacts**

- **Winter Storm Impact** – Hoffman and the Project Team met 4/30 regarding Hoffman's request for a 24-day time extension to the schedule. The Project Team requested, and is now reviewing, additional supporting information from Hoffman in order to assess their request.

b. **Upcoming Activities** – see also 5.a-5.b. and 6.a.-6.e.

Perform last two concrete pours for Addition Core, deliver and begin erecting structural steel for Addition, form and pour the south shear wall footing in the Tunnel, perform renovations in Courtrooms 2D and 3A, build out north side of the restroom core, complete the Veterans' Memorial, form the decks and pour concrete for each level of the Addition (early June through early July), add fireproof coating to the Addition structural steel, rough in the Addition MEP (mechanical / electrical / plumbing) riser, begin installing wall tile in the existing Courthouse's future restroom core.

c. **Progress to Date**

Poured Addition slab-on-grade; poured concrete for Addition footings, shear walls up to Level 5, elevator pit slab, and Memorial (1,200+ cubic yards in 15 pours); performed renovations in Courtroom 2C; installed acoustical ceilings and lighting in the Basement renovation areas; connected to new switchgear and transformer; excavated and installed micropiles for south shear wall; installed new storm sewer line west of the Addition footings; installed drag struts in the future restroom core.

2. Contract Metrics

- Hoffman given Notice To Proceed: 7/30/2018
- Phase 1 Substantial Completion: 2/3/20
- Phase 2 Substantial Completion: 2/8/21**
- 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 3/31/19: \$21,659,357**

3. Changes

- Contaminated Soils and Detention Foundation** – The Project Team and Hoffman have agreed to a seven-day, non-compensable time extension to cover delays resulting from removal of these two previously concealed conditions.
 - This settles Hoffman's claim disputing rejection of their 28-day schedule extension.
 - Substantial completion date for the project (2.c., above) reflects this settlement.



4. Upcoming Project Decisions Needing Court Input

Due Date	Item
4/25/19	Door Hardware Associated With Courtroom 4A: Court and architect responses received 4/23; Project Team has confirmed approach with Sheriff's Office.

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, erecting steel, and connecting steel structural elements, 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 which are expected to generate significant noise.
- b. **Phase 2 Office Moves / Alterations** – The Project Team is in weekly 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. **Upcoming Scheduled Concrete Pour Dates**
 - i. **Addition Core** (up against the building) – 5/10 Level 5 to Roof, 5/16 Parapets.
 - ii. Hoffman's earthwork and concrete contractor, Interwest, has added a second, overlapping shift in order to make up lost days.
- b. **Upcoming Structural Steel Work** – Structural steel will be erected from 5/20 through early June.
- c. **Veterans Memorial Plaza** – Expected to be complete in time for Memorial Day.
 - i. **Commissioning Ceremony** – Thursday, May 23, at 10:00 a.m.
 - ii. **Open to the Public After Ceremony** – The Memorial will remain open from Memorial Day Weekend onward. Construction fencing will run around the new memorial to accommodate public use.
- d. **Early South Shear Wall Work** – Crews will resume building the base of the south shear wall in the Courthouse Tunnel in mid-May. The remainder of this shear wall, the portion above the Tunnel through Level 5, will be constructed in Phase 2.
- e. **Current and 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. **3A (District Court Department 2)** – ongoing as of April 1, currently undergoing demolition and abatement.
 - ii. **2D (Superior Court Department 3)** – ongoing as of May 3, currently undergoing HVAC unit installation in the courtroom.
 - 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. Next CBRE Heery Site Visit – *expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.*

MEETING ATTENDANCE

	SUPERIOR COURT		DISTRICT COURT		EXECUTIVE'S OFFICE
X	Judge Bruce Weiss		Judge Anthony Howard		Ken Klein
X	Judge Linda Krese		Judge Tam Bui	X	Josh Dugan
X	Judge George Appel	X	Lauren Bjurstrom		
X	Judge Millie Judge		Lonnie Enyeart		COUNCIL STAFF
	Commissioner Susan Gaer				Geoffrey Thomas
X	Shane Nybo		SHERIFF'S OFFICE	X	Heidi Beazizo
X	Bob Terwilliger		Ty Trenary		
X	Andrew Somers	X	Jeff Brand		OFFICE for PUBLIC DEFENSE
			Sean Gillespie		Sara Bhagat
	CLERK'S OFFICE				Kristin Crane
	Sonya Kraski		PROSECUTING ATTORNEY		
	Mark Allen				INFORMATION TECHNOLOGY
X	Shelia Postle				JD Braathen
			LAW LIBRARY		Kirk Copple
	FACILITIES & FLEET		Lettice Parker		
	Mark Thunberg				OAC SERVICES
X	Jeff Hencz		BAR ASSOCIATION		Kevin Fromm
X	Steve Slawson		Joyce Wood	X	Glen Lyons
X	Lolly Huggins				

Attendance: "X" denotes present for entire meeting, asterisk (*) denotes partial attendance.



Hoffman's most recent 6-week lookahead (5/7/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				74	25-Mar-19 A	08-Jul-19
Phase 1 - New Addition				74	25-Mar-19 A	08-Jul-19
Phase 1 - North Shearwall				15	25-Apr-19 A	15-May-19
C1655	NSW - Repair Finishes at North Shearwall at Basement			15	25-Apr-19 A	15-May-19
Phase 1 - New Addition - Foundation & Structure				69	25-Mar-19 A	28-Jun-19
Phase 1 - New Addition - Foundation & Structure - SOG Down				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
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
Phase 1 - New Addition - Foundation & Structure - Level 1				42	01-May-19	28-Jun-19
C1768	Addition - FRP SOG	IW		5	01-May-19	07-May-19
C1769	Addition - Erect Steel (Main Structure)	SK		10	20-May-19*	03-Jun-19
C1769.7	Addition - Pan Deck / Edge Form / Misc.	IW		20	03-Jun-19	28-Jun-19
C1071	Addition - Monokote / Fireproof Structure L1	IT		5	10-Jun-19	14-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 2				5	03-Jun-19	07-Jun-19
C1773	Addition - FRP L2 Deck	IW		5	03-Jun-19	07-Jun-19
C1722	Addition - Electrical Sleeves / Inserts L2	VECA		5	03-Jun-19	07-Jun-19
C1968	Addition - Mechanical Sleeves / Inserts L2	HP		2	05-Jun-19	06-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 3				5	10-Jun-19	14-Jun-19
C1723	Addition - Electrical Sleeves / Inserts L3	VECA		4	10-Jun-19	13-Jun-19
C1777	Addition - FRP L3 Deck	IW		5	10-Jun-19	14-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 4				14	22-Apr-19 A	03-May-19
C1783	Addition - FRP F-Line Wall - L4 to L5	IW		5	22-Apr-19 A	03-May-19
C1782	Addition - FRP Core Walls - L4 to L5	IW		5	29-Apr-19 A	03-May-19
Phase 1 - New Addition - Foundation & Structure - Level 5				14	23-Apr-19 A	10-May-19
C1787	Addition - FRP NW Wall - L5 to Roof	IW		5	23-Apr-19 A	30-Apr-19
C1786	Addition - FRP Core Walls - L5 to L6	IW		5	06-May-19	10-May-19
Phase 1 - New Addition - Foundation & Structure - Roof Level				5	09-May-19	15-May-19
C1788	Addition - FRP Core Walls - L6 to Parapet	IW		5	09-May-19	15-May-19
Phase 1 - New Addition - Interior Buildout & Fit-Up				20	10-Jun-19	08-Jul-19
C1796	Addition - MEPF Rough-In & Top Track (Early Opportunities to be Coordin			20	10-Jun-19	08-Jul-19
Phase 1 - New Addition - Site Finishes				7	16-May-19	24-May-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
Phase 1 - Basement Level Renovation				70	25-Mar-19 A	01-Jul-19
C1926	Existing BL - Paint	NWC		11	25-Mar-19 A	30-Apr-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA		6	01-May-19	08-May-19
C1615	Existing BL - Install / Test New Electrical Equipment	VECA		40	06-May-19	01-Jul-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
C1928	Existing BL - Flooring	D9		10	30-May-19	12-Jun-19
Phase 1 - New Restroom Core in Existing Building				36	22-Apr-19 A	11-Jun-19
Phase 1 - New Restroom Core - Level 1				33	25-Apr-19 A	11-Jun-19
C1920	New RR L1 - RI Plumbing @ F-Line	HP		2	25-Apr-19 A	03-May-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA		2	03-May-19	06-May-19
C1989	New RR L1 - OH RI MEP @ F-Line	HP		2	03-May-19	06-May-19



Hoffman's most recent 6-week lookahead (5/7/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1987	New RR L1 - Frame Ceilings @ F-Line	AP		2	07-May-19	08-May-19
C1357	New RR L1 - Complete Cover Inspections	HCC		1	09-May-19	09-May-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP		4	10-May-19	15-May-19
C1358	New RR L1 - Hang GWB Walls	AP		5	10-May-19	16-May-19
C1922	New RR L1 - Tape & Finish GWB	AP		3	17-May-19	21-May-19
C1361	New RR L1 - Paint	NWC		4	22-May-19	28-May-19
C1363	New RR L1 - Trim Out Mechanical	HP		3	29-May-19	31-May-19
C1364	New RR L1 - Trim Out Electrical	VECA		3	29-May-19	31-May-19
C1365	New RR L1 - Trim Out Fire Sprinklers	HP		3	29-May-19	31-May-19
C1366	New RR L1 - Install Flooring & Base	D9		5	29-May-19	04-Jun-19
C1362	New RR L1 - Install Wall Tile	D9		5	05-Jun-19	11-Jun-19
Phase 1 - New Restroom Core - Level 2				22	10-May-19	11-Jun-19
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP		2	10-May-19*	13-May-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP		2	14-May-19	15-May-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA		2	16-May-19	17-May-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP		7	16-May-19	24-May-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP		2	28-May-19	29-May-19
C1382	New RR L2 - Complete Cover Inspections	HCC		1	30-May-19	30-May-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP		4	31-May-19	05-Jun-19
C1383	New RR L2 - Hang GWB Walls	AP		5	31-May-19	06-Jun-19
C1934	New RR L2 - Tape & Finish GWB	AP		3	07-Jun-19	11-Jun-19
Phase 1 - New Restroom Core - Level 3				27	03-May-19	11-Jun-19
C1943	New RR L3 - Frame Furred Wall @ F-Line	AP		2	03-May-19	06-May-19
C1947	New RR L3 - RI Plumbing @ F-Line	HP		2	07-May-19	08-May-19
C1945	New RR L3 - RI Electrical @ F-Line	VECA		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	05-Jun-19	11-Jun-19
Phase 1 - New Restroom Core - Level 4				26	22-Apr-19 A	28-May-19
C1953	New RR L4 - RI MEP Above Hard Lids	VECA		2	22-Apr-19 A	06-May-19
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP		2	09-May-19	10-May-19
C1954	New RR L4 - RI Plumbing @ F-Line	HP		2	13-May-19	14-May-19
C1952	New RR L4 - RI Electrical @ F-Line	VECA		2	15-May-19	16-May-19
C1994	New RR L4 - OH RI MEP @ F-Line	HP		2	15-May-19	16-May-19
C1995	New RR L4 - Frame Ceilings @ F-Line	AP		2	17-May-19	20-May-19
C1432	New RR L4 - Complete Cover Inspections	HCC		1	21-May-19	21-May-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP		4	22-May-19	28-May-19
Phase 1 - New Restroom Core - Level 5				20	14-May-19	11-Jun-19
C1957	New RR L5 - Frame Furred Wall @ F-Line	AP		2	14-May-19	15-May-19
C1961	New RR L5 - RI Plumbing @ F-Line	HP		2	16-May-19	17-May-19
C1959	New RR L5 - RI Electrical @ F-Line	VECA		2	20-May-19	21-May-19
C1996	New RR L5 - OH RI MEP @ F-Line	HP		2	20-May-19	21-May-19
C1997	New RR L5 - Frame Ceilings @ F-Line	AP		2	22-May-19	23-May-19
C1457	New RR L5 - Complete Cover Inspections	HCC		1	24-May-19	24-May-19



Hoffman's most recent 6-week lookahead (5/7/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1460	New RR L5 - Install Hard Lid Ceiling	AP		4	28-May-19	31-May-19
C1955	New RR L5 - Tape & Finish GWB	AP		3	03-Jun-19	05-Jun-19
C1461	New RR L5 - Paint	NWC		4	06-Jun-19	11-Jun-19
Phase 2 - Existing Courthouse Renovation				58	01-Apr-19 A	20-Jun-19
Phase 2 - South Shearwall				5	13-May-19	17-May-19
C1984	SSW - FRP Shearwall Footing	IW		5	13-May-19*	17-May-19
Phase 2 - Trial Courtroom Renovations				58	01-Apr-19 A	20-Jun-19
Phase 2 - Courtroom 2C				3	26-Apr-19 A	30-Apr-19
C1728	Courtroom 2C - Install Sprinklers	IT		3	26-Apr-19 A	30-Apr-19
C1675	Courtroom 2C - Punchlist Corrections	HCC		1	30-Apr-19*	30-Apr-19
C2004	Courtroom 2C - Hang Acoustical Panels	ARCH		1	30-Apr-19*	30-Apr-19
C1676	Courtroom 2C - Construction Complete	HCC		0		30-Apr-19
Phase 2 - Courtroom 2D				22	01-May-19	31-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
C1684	Courtroom 2D - Final Clean & Punchlist	HCC		1	30-May-19	30-May-19
C1685	Courtroom 2D - Punchlist Corrections	HCC		1	31-May-19	31-May-19
C1686	Courtroom 2D - Construction Complete	HCC		0		31-May-19
Phase 2 - Courtroom 3A				58	01-Apr-19 A	20-Jun-19
C1697	Courtroom 3A - Demo / Abate	AP		20	01-Apr-19 A	17-May-19
C2001	Courtroom 3A - Install 19.1 Line Drag Strut	SK		5	20-May-19	24-May-19
C1731	Courtroom 3A - Fire Proofing	IT		3	28-May-19	30-May-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP		5	31-May-19	06-Jun-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA		5	31-May-19	06-Jun-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC		1	06-Jun-19	06-Jun-19
C1701	Courtroom 3A - Install Ceiling & Fixtures			10	07-Jun-19	20-Jun-19