



Courthouse Project Update 05.30.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

NEXT SCHEDULED MEETING 06.06.19

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 (24 calendar days, 16 working days). The Project Team is now reviewing the additional supporting information requested from Hoffman.

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

Continue structural steel and metal pan decking for Addition, form and pour the south shear wall footing in the Tunnel, complete renovations in Courtrooms 2D and 3A, build out the north side of the restroom core, pour concrete for each level of the Addition (June through 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, install flooring in the Basement.

c. Progress to Date

Erected Addition structural steel up to Level 4 and installed metal decking at Level 3; poured Addition slab-on-grade; poured concrete for Addition footings, north side shear walls, elevator pit slab, and Veterans' Memorial (1,300+ cubic yards in 17 pours); completed Memorial hardscape, monument relocation, and utilities; performed renovations in Courtroom 2C; installed acoustical ceilings in the Basement renovation areas; connected to new switchgear and transformer; excavated and installed micropiles for south shear wall.

2. Contract Metrics

- Hoffman given Notice To Proceed: 7/30/2018
- Phase 1 Projected Completion: 2/3/20
- Phase 2 Substantial Completion: 2/8/21**
 - Reflects seven-day non-compensable time extension to cover delays resulting from removal of contaminated soils and the remnants of the old County Detention Home.
- 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

- Addition Canopy Footing** – Hoffman has informed the Project Team of a potential delay which could result from installing a canopy footing out of sequence.
 - There is no delay at this time. By contract, Hoffman is required to notify the County of any potential schedule impact.
 - Should a request for time extension be submitted, it will be subject to the same review and negotiation as previous requests.



- *Hoffman intends to install the footing at the earliest opportunity but cannot be certain it will not affect the schedule's critical path.*

4. Upcoming Project Decisions Needing Court Input

Due Date	Item
6/6/19	July Meeting Sequence <i>July 4 is a Thursday. Under consideration: resuming the meeting series on 7/11 or waiting until the next scheduled instance on 7/18.</i>

5. Stakeholder Concerns

- Courthouse Indoor Air Quality** – *On 5/13, a Courthouse occupant reported an objectionable odor. A portable toilet cleaning truck had parked too close to the building's air intake plenum. Once the truck was identified as the source and moved away from the intake, the Courthouse ventilation system quickly cleared the odor. Follow-up air monitoring test results are negative for pollutants.*
- 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, erecting steel, and connecting steel structural elements, all of which must continue in order to maintain schedule.*
 - 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.*
- Phase 2 Office Moves / Alterations** – *The Project Team is in weekly Phase 2 (2020-21) logistics discussions with Hoffman. As we confirm Hoffman's approach for each floor, we will resume meeting with building user groups throughout the Summer of 2019.*

6. Announcements / Action Items

- Upcoming Addition Work**
 - Decks (floor by floor)** – *As deck pour dates are confirmed by Hoffman, we will update this line item. Currently, the pours for Levels 2 to 5 are scheduled for 6/7, 6/14, 6/20, and 6/25. Roof deck will pour after the Independence Day holiday.*
 - Structural Steel (see Figure 1)** – *Structural steel erection began 5/22 and is expected to take approximately two weeks. As of yesterday, pan decking for Addition Level 3 is being installed.*
 - Veterans Memorial Plaza** – *Construction fencing will remain rerouted around the Memorial to accommodate public use.*
- 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.*
 - 3A (District Court Department 2)** – *ongoing as of April 1, currently undergoing demolition and abatement.*
 - 2D (Superior Court Department 3)** – *nearing expected completion.*



- 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.
 - c. **Early Phase 2 Courtroom and Chambers Work (2019)** – Work in these areas includes installation of structural elements, such as drag struts and collector plates.
 - i. **5A Courtroom (District Court Department 12)** – June 12 to June 25.
 - ii. **5C Courtroom and Chambers Area (Superior Court Department 9)** – July 20 to August 11.
 - iii. **5D Chambers Area (Superior Court Department 10 & 10.5)** – October 5 to October 27.
 - d. **Early South Shear Wall Work** – Crews will resume building the base of the south shear wall in the Courthouse Tunnel in late May. The remainder of this shear wall, the portion above the Tunnel through Level 5, will be constructed in Phase 2.
 - e. **Rosetta Stone (Figure 2)** – The Project Team uses the table in Figure 2 to align current and new courtroom numbers and the judges assigned to those rooms.
 - f. **Topping Out Ceremony** – A small beam-signing ceremony is scheduled for noon on 5/31.
 - 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: Metal pan decking installation at Addition Level 3, structural steel at Level 4.





Figure 2: Courtroom Rosetta Stone.

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Krese	
5C	Superior Dept 9	Farris	
5D	Superior Dept 10	Weiss	<i>current Presiding Judge</i>
4A	NEW	TBD	<i>old Kinard Conference Room</i>
3A	District Dept 2	Bui	
3B	District Dept 3	Howard	
3C	District Dept 1	<i>(District Hearings)</i>	<i>to be relocated from 1 (east side)</i>
3D	N/A	<i>(shell space)</i>	
3E	Superior Dept 7	Wilson	
3F	Superior Dept 8	Lucas	
2A	C201	Okoloko	<i>high-profile trial courtroom</i>
2B	Superior Dept 1	Thompson	<i>Judge Appel at DJJC</i>
2C	Superior Dept 2	Okrent	
2D	Superior Dept 3	Larsen	
2E	Superior Dept 4	Langbehn	<i>Judge Judge at DJJC</i>
1A	C304	<i>(Superior Court Criminal Hearings)</i>	<i>to be relocated from 3 (south side)</i>
NEW	CURRENT	COMMISSIONER	NOTES
1B	Commissioner A	Moriarty	
1C	Commissioner B	Waggoner	
1D	Commissioner C	Gaer	
1E	Commissioner D	Brudvik	

The new courtroom numbering scheme represents the renovation's wayfinding improvements.



Hoffman's most recent 6-week lookahead (5/21/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				74	25-Apr-19 A	08-Aug-19
Phase 1 - New Addition				74	25-Apr-19 A	08-Aug-19
Phase 1 - North Shearwall				15	25-Apr-19 A	20-Jun-19
C1655	NSW - Repair Finishes at North Shearwall at Basement			15	25-Apr-19 A	20-Jun-19
Phase 1 - New Addition - Foundation & Structure				33	22-May-19 A	09-Jul-19
Phase 1 - New Addition - Foundation & Structure - SOG Down				8	04-Jun-19	13-Jun-19
C1762.3	Addition - FRP J-Line Spreads	IW		8	04-Jun-19*	13-Jun-19
C1766	Addition - FRP 19.1-Line Spreads	IW		8	04-Jun-19*	13-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 1				27	22-May-19 A	28-Jun-19
C1769	Addition - Erect Steel (Main Structure - Entire Addition Durations)	SK		10	22-May-19 A	05-Jun-19
C1769.7	Addition - Pan Deck / Edge Form / Misc. (Entire Addition Durations)	IW		20	03-Jun-19	28-Jun-19
C1071	Addition - Monokote / Fireproof Structure L1	IT		4	13-Jun-19*	18-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 2				12	03-Jun-19	18-Jun-19
C1773	Addition - FRP L1 / L2 Deck	IW		5	03-Jun-19	07-Jun-19
C1722	Addition - Electrical Sleeves / Inserts L1 / L2	VECA		5	03-Jun-19	07-Jun-19
C1968	Addition - Mechanical Sleeves / Inserts L1 / L2	HP		2	05-Jun-19	06-Jun-19
C2008	Addition - Layout / Preclip for Stud Framing Underside of L2	AP		3	10-Jun-19*	12-Jun-19
C1603	Addition - Monokote / Fireproof Structure L1 / L2	IT		4	13-Jun-19	18-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 3				12	10-Jun-19	25-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
C1969	Addition - Mechanical Sleeves / Inserts L3	HP		2	12-Jun-19	13-Jun-19
C2009	Addition - Layout / Preclip for Stud Framing Underside of L3	AP		3	17-Jun-19*	19-Jun-19
C1604	Addition - Monokote / Fireproof Structure L3	IT		4	20-Jun-19	25-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 4				11	17-Jun-19	01-Jul-19
C1781	Addition - FRP L4 Deck	IW		4	17-Jun-19	20-Jun-19
C1724	Addition - Electrical Sleeves / Inserts L4	VECA		4	17-Jun-19	20-Jun-19
C1970	Addition - Mechanical Sleeves / Inserts L4	HP		2	18-Jun-19	19-Jun-19
C2010	Addition - Layout / Preclip for Stud Framing Underside of L4	AP		3	21-Jun-19*	25-Jun-19
C1605	Addition - Monokote / Fireproof Structure L4	IT		4	26-Jun-19	01-Jul-19
Phase 1 - New Addition - Foundation & Structure - Level 5				6	21-Jun-19	28-Jun-19
C1971	Addition - Mechanical Sleeves / Inserts L5	HP		2	21-Jun-19	24-Jun-19
C1785	Addition - FRP L5 Deck	IW		3	21-Jun-19	25-Jun-19
C1725	Addition - Electrical Sleeves / Inserts L5	VECA		3	21-Jun-19	25-Jun-19
C2011	Addition - Layout / Preclip for Stud Framing Underside of L5	AP		3	26-Jun-19*	28-Jun-19
Phase 1 - New Addition - Foundation & Structure - Roof Level				5	02-Jul-19	09-Jul-19
C1976	Addition - Mechanical Sleeves / Inserts at Roof Deck	HP		2	02-Jul-19	03-Jul-19
C1789	Addition - FRP Roof Deck	IW		3	02-Jul-19	05-Jul-19
C1726	Addition - Electrical Sleeves / Inserts at Roof Deck	VECA		5	02-Jul-19	09-Jul-19
Phase 1 - New Addition - Building Envelope				25	05-Jul-19	08-Aug-19
C1067	Addition - Ext - Erect Precast Elements			25	05-Jul-19	08-Aug-19
C1068	Addition - Ext - Frame / Sheath / WP Walls	AP		25	05-Jul-19	08-Aug-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 - Basement Level Renovation				36	09-May-19 A	28-Jun-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA		14	09-May-19 A	14-Jun-19
C1928	Existing BL - Flooring	D9		10	17-Jun-19	28-Jun-19



Hoffman's most recent 6-week lookahead (5/21/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Restroom Core in Existing Building				34	24-May-19 A	12-Jul-19
Phase 1 - New Restroom Core - Level 1				20	12-Jun-19	10-Jul-19
C1987	New RR L1 - Frame Ceilings @ F-Line (Including MEP Finishes)	AP		2	12-Jun-19*	13-Jun-19
C1357	New RR L1 - Complete Cover Inspections	HCC		1	14-Jun-19	14-Jun-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP		4	17-Jun-19*	20-Jun-19
C1358	New RR L1 - Hang GWB Walls	AP		5	17-Jun-19	21-Jun-19
C1922	New RR L1 - Tape & Finish GWB	AP		3	24-Jun-19	26-Jun-19
C1361	New RR L1 - Paint	NWC		4	27-Jun-19	02-Jul-19
C1363	New RR L1 - Trim Out Mechanical	HP		3	03-Jul-19	08-Jul-19
C1364	New RR L1 - Trim Out Electrical	VECA		3	03-Jul-19	08-Jul-19
C1365	New RR L1 - Trim Out Fire Sprinklers	HP		3	03-Jul-19	08-Jul-19
C1366	New RR L1 - Install Flooring & Base	D9		5	03-Jul-19	10-Jul-19
Phase 1 - New Restroom Core - Level 2				31	30-May-19	12-Jul-19
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP		2	30-May-19*	31-May-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP		2	03-Jun-19	04-Jun-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA		2	05-Jun-19	06-Jun-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP		7	05-Jun-19	13-Jun-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP		2	12-Jun-19	13-Jun-19
C1382	New RR L2 - Complete Cover Inspections	HCC		1	14-Jun-19	14-Jun-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP		4	17-Jun-19	20-Jun-19
C1383	New RR L2 - Hang GWB Walls	AP		5	19-Jun-19	25-Jun-19
C1934	New RR L2 - Tape & Finish GWB	AP		3	26-Jun-19	28-Jun-19
C1386	New RR L2 - Paint	NWC		4	01-Jul-19	05-Jul-19
C1388	New RR L2 - Trim Out Mechanical	HP		3	08-Jul-19	10-Jul-19
C1389	New RR L2 - Trim Out Electrical	VECA		3	08-Jul-19	10-Jul-19
C1390	New RR L2 - Trim Out Fire Sprinklers	HP		3	08-Jul-19	10-Jul-19
C1391	New RR L2 - Install Flooring & Base	D9		5	08-Jul-19	12-Jul-19
Phase 1 - New Restroom Core - Level 3				14	21-Jun-19	11-Jul-19
C1993	New RR L3 - Frame Ceilings @ F-Line (Including MEP Finishes)	AP		2	21-Jun-19*	24-Jun-19
C1407	New RR L3 - Complete Cover Inspections	HCC		1	24-Jun-19	24-Jun-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP		4	25-Jun-19	28-Jun-19
C1408	New RR L3 - Hang GWB Walls	AP		5	25-Jun-19	01-Jul-19
C1941	New RR L3 - Tape & Finish GWB	AP		3	02-Jul-19	05-Jul-19
C1411	New RR L3 - Paint	NWC		4	08-Jul-19	11-Jul-19
Phase 1 - New Restroom Core - Level 4				31	28-May-19	10-Jul-19
C1952	New RR L4 - RI Electrical @ F-Line	VECA		2	28-May-19*	29-May-19
C1994	New RR L4 - OH RI MEP @ F-Line	HP		2	28-May-19*	29-May-19
C1995	New RR L4 - Frame Ceilings @ F-Line (Including MEP Finishes)	AP		2	28-Jun-19*	01-Jul-19
C1432	New RR L4 - Complete Cover Inspections	HCC		1	02-Jul-19	02-Jul-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP		4	03-Jul-19	09-Jul-19
C1433	New RR L4 - Hang GWB Walls	AP		5	03-Jul-19	10-Jul-19
Phase 1 - New Restroom Core - Level 5				33	24-May-19 A	11-Jul-19
C1961	New RR L5 - RI Plumbing @ F-Line	HP		2	24-May-19 A	28-May-19
C1959	New RR L5 - RI Electrical @ F-Line	VECA		2	29-May-19	30-May-19
C1996	New RR L5 - OH RI MEP @ F-Line	HP		2	29-May-19	30-May-19
C1997	New RR L5 - Frame Ceilings @ F-Line (Including MEP Finishes)	AP		3	09-Jul-19*	11-Jul-19



Hoffman's most recent 6-week lookahead (5/21/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 2 - Existing Courthouse Renovation				33	23-May-19 A	10-Jul-19
Phase 2 - South Shearwall				5	05-Jun-19	11-Jun-19
C1984	SSW - FRP Shearwall Footing	IW		5	05-Jun-19*	11-Jun-19
Phase 2 - Trial Courtroom Renovations				33	23-May-19 A	10-Jul-19
Phase 2 - Courtroom 2D				6	23-May-19 A	31-May-19
C2006	Courtroom 2D - Install Sprinklers	IT		3	23-May-19 A	28-May-19
C1683	Courtroom 2D - Re-Install Courtroom Furniture	HCC		2	28-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				31	28-May-19	10-Jul-19
C2001	Courtroom 3A - Install 19.1 Line Drag Strut	SK		5	28-May-19*	03-Jun-19
C1731	Courtroom 3A - Fire Proofing	IT		3	04-Jun-19	06-Jun-19
C2012	Courtroom 3A - Install Sprinklers	IT		3	07-Jun-19	11-Jun-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP		5	07-Jun-19	13-Jun-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA		5	07-Jun-19	13-Jun-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC		0		13-Jun-19
C1701	Courtroom 3A - Install Ceiling & Fixtures			10	14-Jun-19	27-Jun-19
C1702	Courtroom 3A - Install Flooring & Base	D9		5	26-Jun-19	02-Jul-19
C1703	Courtroom 3A - Re-Install Courtroom Furniture	HCC		5	03-Jul-19	10-Jul-19