



## Courthouse Project Update 05.17.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF PHYSICAL MEETING

NEXT SCHEDULED MEETING 05.23.19

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

### 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 (24 calendar days, 16 working). 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.**

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 (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.

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

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); connected pilot light and added flagpole bases for the Memorial; 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; installed new storm sewer line west of the Addition footings; installed drag struts in the future restroom core.

### 2. Contract Metrics

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

### 3. Changes

- a. **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	<b>Door Hardware Associated With Courtroom 4A:</b> Court and architect responses received 4/23; Project Team has confirmed approach with Sheriff's Office.

#### 5. Stakeholder Concerns

- a. **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.
- b. **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.
- c. **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. **Scheduled Concrete Pour Dates**
  - i. **Addition Core** (up against the building) – 5/16 Parapets.
- b. **Upcoming Structural Steel Work** – Structural steel will be delivered starting 5/20.
- 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 late 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 ceiling access hatch install in the courtroom and fireproofing structural steel above ceilings in the jury room and chambers.



- 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.



*Site re-grading progress to date on the Northwest Plaza, as viewed from the north wall of the Courthouse. Addition slab-on-grade and northwest shear wall are at the far right of the photo.*



**Hoffman's most recent 6-week lookahead (5/14/19, first page)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>				51	25-Apr-19 A	08-Jul-19
<b>Phase 1 - New Addition</b>				51	25-Apr-19 A	08-Jul-19
<b>Phase 1 - North Shearwall</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>				36	09-May-19 A	28-Jun-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>				8	04-Jun-19	13-Jun-19
C1766	Addition - FRP 19.1-Line Spreads	IW		5	04-Jun-19*	10-Jun-19
C1762.3	Addition - FRP J-Line Spreads	IW		8	04-Jun-19*	13-Jun-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 1</b>				29	20-May-19	28-Jun-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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 2</b>				14	03-Jun-19	20-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
C1603	Addition - Monokote / Fireproof Structure L2	IT		4	17-Jun-19	20-Jun-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 3</b>				13	10-Jun-19	26-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
C1604	Addition - Monokote / Fireproof Structure L3	IT		4	21-Jun-19	26-Jun-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 4</b>				4	17-Jun-19	20-Jun-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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 5</b>				3	21-Jun-19	25-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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Roof Level</b>				5	09-May-19 A	16-May-19
C1788	Addition - FRP Core Walls - L6 to Parapet	IW		5	09-May-19 A	16-May-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up</b>				20	10-Jun-19	08-Jul-19
C1796	Addition - MEPF Rough-In & Top Track (Early Opportunities to be Coordir			20	10-Jun-19	08-Jul-19
<b>Phase 1 - New Addition - Site Finishes</b>				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
<b>Phase 1 - Basement Level Renovation</b>				40	06-May-19 A	01-Jul-19
C1615	Existing BL - Install / Test New Electrical Equipment	VECA		40	06-May-19 A	01-Jul-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA		14	09-May-19 A	29-May-19
C1928	Existing BL - Flooring	D9		10	30-May-19	12-Jun-19
<b>Phase 1 - New Restroom Core in Existing Building</b>				29	21-May-19	01-Jul-19
<b>Phase 1 - New Restroom Core - Level 1</b>				25	28-May-19	01-Jul-19
C1987	New RR L1 - Frame Ceilings @ F-Line	AP		2	28-May-19*	29-May-19
C1357	New RR L1 - Complete Cover Inspections	HCC		1	30-May-19	30-May-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP		4	31-May-19	05-Jun-19
C1358	New RR L1 - Hang GWB Walls	AP		5	31-May-19	06-Jun-19



Hoffman's most recent 6-week lookahead (5/14/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1922	New RR L1 - Tape & Finish GWB	AP		3	07-Jun-19	11-Jun-19
C1361	New RR L1 - Paint	NWC		4	12-Jun-19	17-Jun-19
C1363	New RR L1 - Trim Out Mechanical	HP		3	18-Jun-19	20-Jun-19
C1364	New RR L1 - Trim Out Electrical	VECA		3	18-Jun-19	20-Jun-19
C1365	New RR L1 - Trim Out Fire Sprinklers	HP		3	18-Jun-19	20-Jun-19
C1366	New RR L1 - Install Flooring & Base	D9		5	18-Jun-19	24-Jun-19
C1362	New RR L1 - Install Wall Tile	D9		5	25-Jun-19	01-Jul-19
<b>Phase 1 - New Restroom Core - Level 2</b>				<b>26</b>	<b>23-May-19</b>	<b>28-Jun-19</b>
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP		2	23-May-19*	24-May-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP		2	28-May-19	29-May-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA		2	30-May-19	31-May-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP		7	30-May-19	07-Jun-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP		2	10-Jun-19	11-Jun-19
C1382	New RR L2 - Complete Cover Inspections	HCC		1	12-Jun-19	12-Jun-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP		4	13-Jun-19	18-Jun-19
C1383	New RR L2 - Hang GWB Walls	AP		5	13-Jun-19	19-Jun-19
C1934	New RR L2 - Tape & Finish GWB	AP		3	20-Jun-19	24-Jun-19
C1386	New RR L2 - Paint	NWC		4	25-Jun-19	28-Jun-19
<b>Phase 1 - New Restroom Core - Level 3</b>				<b>27</b>	<b>21-May-19</b>	<b>27-Jun-19</b>
C1947	New RR L3 - RI Plumbing @ F-Line	HP		2	21-May-19*	22-May-19
C1945	New RR L3 - RI Electrical @ F-Line	VECA		2	23-May-19	24-May-19
C1992	New RR L3 - OH RI MEP @ F-Line	HP		2	23-May-19	24-May-19
C1993	New RR L3 - Frame Ceilings @ F-Line	AP		2	28-May-19	29-May-19
C1407	New RR L3 - Complete Cover Inspections	HCC		1	30-May-19	30-May-19
C1410	New RR L3 - Install Hard Lid Ceiling	AP		4	31-May-19	05-Jun-19
C1408	New RR L3 - Hang GWB Walls	AP		5	18-Jun-19	24-Jun-19
C1941	New RR L3 - Tape & Finish GWB	AP		3	25-Jun-19	27-Jun-19
<b>Phase 1 - New Restroom Core - Level 4</b>				<b>29</b>	<b>21-May-19</b>	<b>01-Jul-19</b>
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP		2	21-May-19*	22-May-19
C1954	New RR L4 - RI Plumbing @ F-Line	HP		2	23-May-19	24-May-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	AP		2	30-May-19	31-May-19
C1432	New RR L4 - Complete Cover Inspections	HCC		1	03-Jun-19	03-Jun-19
C1435	New RR L4 - Install Hard Lid Ceiling	AP		4	04-Jun-19	07-Jun-19
C1433	New RR L4 - Hang GWB Walls	AP		5	25-Jun-19	01-Jul-19
<b>Phase 1 - New Restroom Core - Level 5</b>				<b>25</b>	<b>24-May-19</b>	<b>28-Jun-19</b>
C1957	New RR L5 - Frame Furred Wall @ F-Line	AP		2	24-May-19*	28-May-19
C1961	New RR L5 - RI Plumbing @ F-Line	HP		2	29-May-19	30-May-19
C1959	New RR L5 - RI Electrical @ F-Line	VECA		2	31-May-19	03-Jun-19
C1996	New RR L5 - OH RI MEP @ F-Line	HP		2	31-May-19	03-Jun-19
C1997	New RR L5 - Frame Ceilings @ F-Line	AP		2	04-Jun-19	05-Jun-19
C1457	New RR L5 - Complete Cover Inspections	HCC		1	06-Jun-19	06-Jun-19
C1460	New RR L5 - Install Hard Lid Ceiling	AP		4	07-Jun-19	12-Jun-19
C1955	New RR L5 - Tape & Finish GWB	AP		3	13-Jun-19	17-Jun-19
C1461	New RR L5 - Paint	NWC		4	18-Jun-19	21-Jun-19
C1463	New RR L5 - Trim Out Mechanical	HP		3	24-Jun-19	26-Jun-19



**Hoffman's most recent 6-week lookahead (5/14/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1464	New RR L5 - Trim Out Electrical	VECA	3	24-Jun-19		26-Jun-19
C1465	New RR L5 - Trim Out Fire Sprinklers	HP	3	24-Jun-19		26-Jun-19
C1466	New RR L5 - Install Flooring & Base	D9	5	24-Jun-19		28-Jun-19
<b>Phase 2 - Existing Courthouse Renovation</b>				<b>63</b>	<b>01-Apr-19 A</b>	<b>27-Jun-19</b>
<b>Phase 2 - South Shearwall</b>				<b>5</b>	<b>24-May-19</b>	<b>31-May-19</b>
C1984	SSW - FRP Shearwall Footing	IW	5	24-May-19*		31-May-19
<b>Phase 2 - Trial Courtroom Renovations</b>				<b>63</b>	<b>01-Apr-19 A</b>	<b>27-Jun-19</b>
<b>Phase 2 - Courtroom 2D</b>				<b>13</b>	<b>14-May-19</b>	<b>31-May-19</b>
C1681	Courtroom 2D - Re-Install Ceiling	AP	3	14-May-19*		16-May-19
C2007	Courtroom 2D - Hang Acoustical Panels	ARCH	1	20-May-19		20-May-19
C2006	Courtroom 2D - Install Sprinklers	IT	3	20-May-19		22-May-19
C1682	Courtroom 2D - Install Flooring & Base	D9	5	20-May-19*		24-May-19
C2005	Courtroom 2D - Paint	NWC	3	22-May-19		24-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
<b>Phase 2 - Courtroom 3A</b>				<b>63</b>	<b>01-Apr-19 A</b>	<b>27-Jun-19</b>
C1697	Courtroom 3A - Demo / Abate	AP	20	01-Apr-19 A		24-May-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
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