



Snohomish County

Facilities Management
Courthouse Project

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Dave Somers
County Executive

Snohomish County Courthouse Renovation and Addition
Project Status Report May 2019 Update
Financial Reporting through April 2019

A. Executive Overview

Scope:

- Scope remains unchanged from that which was approved by the County Council on July 30th, 2018.

Budget Status:

- The total project budget remains at \$76.1 million. The only change to date is the reduction/removal of the Art Allowance.
- Actual costs to date (January 1, 2016 to April 30, 2019) total approximately \$23.44 million or 30.8% of the project budget.
- The sales tax rate changed on April 1, 2019, and the new 9.8% rate could impact the project by as much as approximately \$65,200:
 - \$54,000 in additional taxes on construction costs.
 - \$2,100 in additional taxes on owner-direct work and soft costs.
 - \$9,100 in additional taxes on owner contingency.
 - Four owner-direct consultants—CBRE Heery Architecture, OAC Services, ATC Group, and Mayes / Terracon—charge no sales tax for their professional services.

Schedule Overview:

- Hoffman received notice to proceed on July 30, 2018.
- Projected completion for Phase 1: February 3, 2020.
- Substantial completion for Phase 2: February 8, 2021.
- Completion dates reflect the zero-cost schedule extensions resulting from:
 - Western Washington Heavy Equipment Operators Local 302 strike
 - Delays Hoffman Construction experienced when removing contaminated soils and the buried remnants of the Snohomish County Detention Home.
- Hoffman's notice of impact due to mid- to late February's inclement weather, now estimated at 24 calendar days (16 working days), is under review.
 - Hoffman's earthwork and concrete subcontractor has reported that inclement weather impacted concrete batch plant schedules.
 - Delayed concrete pours can affect other trades whose work follows.
- Hoffman has informed the project team of a potential delay which could result from installing an addition canopy footing out of sequence.
 - There is no delay at this time. Per contractual requirements, Hoffman must notify the County of any potential schedule impacts.
 - Should a request for time extension result 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.
- Since the last update, Hoffman has completed the following activities:
 - Erected structural steel for the addition.
 - Began installing the pan decking on the second and third floors of the addition, upon which concrete will be poured beginning in early June.

- Completed the concrete walls for the addition's elevator core and northwest shear wall.
- Completed the concrete slab-on-grade which will be the new entrance to the Courthouse.
- Completed, and turned over to the County, the new Veterans' Memorial.
- Backfilled and graded the site on the northwest side of the Courthouse.
- Continued working on Mechanical, Electrical and Plumbing in the restroom core and new addition.
- Remodeled a third Superior Court courtroom and continued renovations in one District Court courtroom.
- Hoffman is actively working on:
 - Continuing to install the addition's pan decking for each floor.
 - Installing the in-slab mechanical and electrical sleeves for each deck, ahead of concrete pours for each floor.
 - Pouring each floor's concrete slab, currently scheduled for early June through early July.
 - Forming and pouring the footings for the south shear wall in the Courthouse Tunnel. Crews will build the remainder of the shear wall in Phase 2.
 - Fireproofing the addition structure, following each slab pour.
 - Finishing the northern half of the existing Courthouse's future restroom core, now that the north shear wall is complete.

Communications:

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impacts of construction.

Methods of communication include:

- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website: <https://snohomishcountywa.gov/4094/Campus-Courthouse>
- Countywide Pride articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

B. Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shear wall on the building's south face.
 - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - Remodel of selected superior and district court courtrooms.
 - Refurbish the existing public elevators.

C. Budget Summary

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of April 2019.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, going forward, we will track billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.

DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Concrete Interw est	\$ 4,490,500	\$ 1,607,646	
6005	Masonry Henson	\$ 220,160	\$ 6,760	
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ 23,127	
6005	Structural Steel Framing Steelkorr	\$ 1,592,304	\$ 464,011	
6005	Decorative Metal McClean	\$ 212,308	\$ -	
6005	Finish Carpentry & Millwork Artec	\$ 609,449	\$ -	
6005	Waterproofing Milw aukie Floors	\$ 43,100	\$ 29,900	
6005	Membrane Roofing Snyder	\$ 421,450	\$ -	
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ 32,457	
6005	Doors, Frames & Hardware Builders Hardware	\$ 364,625	\$ -	
6005	Overhead Coiling Grilles Zesbaugh	\$ 13,463	\$ -	
6005	Folding Doors Won-Door	\$ 150,848	\$ -	
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 45,782	
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 811,420	
6005	Tiling Division 9	\$ 583,637	\$ 32,433	
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ 92,944	
6005	Fabric Wrapped Panels Architectures	\$ 35,000	\$ -	
6005	Painting and Intumescent Coating NW Complete	\$ 307,207	\$ -	
6005	Signage Sign Wizards	\$ 18,524	\$ -	
6005	Toilet Compartments Barclay Dean	\$ 74,509	\$ -	
6005	Toilet and Bath Accessories Barclay Dean	\$ 52,166	\$ 6,334	
6005	Fire Protective Smoke Curtains Interior Tech	\$ 78,869	\$ 11,380	
6005	Security/Detention Equipment CML Security	\$ 156,745	\$ 33,014	
6005	Window Washing Equipment Steelkorr	\$ 66,089	\$ -	
6005	Window Treatments Iris	\$ 112,776	\$ -	
6005	Elevators Kone	\$ 2,872,300	\$ 141,788	
6005	Mechanical Holaday-Parks	\$ 7,756,887	\$ 2,150,426	
6005	Electrical VECA	\$ 8,930,683	\$ 1,736,155	
6005	Earthwork, Site Demo & Utilities Interw est	\$ 679,053	\$ 521,346	
6005	Site Concrete MidMountain	\$ 785,000	\$ 282,072	
6005	Fences & Gates Secure-A-Site	\$ 23,175	\$ -	
6005	Irrigation and Planting A-1 Landscape	\$ 612,434	\$ -	
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 8,028,995	
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 7,497	
6005	Design Contingency	\$ 150,000	\$ -	
6005	Negotiated Support Services	\$ 3,095,813	\$ 365,147	
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 386,675	
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 8,415,670	\$ 35,425,558
GCCM General Conditions and Fee			\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 831,759	\$ 1,734,084
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 473,852	\$ 2,000,483
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 1,305,611	\$ 3,734,567
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)		(\$144,807)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)		(\$39,558)
6005	Hoffman Construction (HCC) Change Order 3	\$154,583		\$154,583
6005	Hoffman Construction (HCC) Change Order 4	\$61,041		\$61,041
6005	Hoffman Construction (HCC) Change Order 5	\$172,886		\$172,886
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)		(\$24,636)
6005	Hoffman Construction (HCC) Change Order 7	\$65,007		\$65,007
6005	MACC + GCCM General Conditions and Fee	\$49,125,922	\$ 9,721,281	\$ 39,404,641
6004	GCCM Preconstruction Services			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	Total Construction Cost (TCC):	\$ 50,709,582	\$ 11,031,900	\$ 39,677,682
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 943,088	\$ 3,888,413
6005	Total Construction Cost + Sales Tax:	\$ 55,604,693	\$ 11,974,988	\$ 43,566,095

DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete
Project Soft Costs / Owner-direct Work				
DAC	Owner Direct Work		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 418,619	\$ 227,461
2013	Personnel Benefits	\$ 223,188	\$ 148,262	\$ 74,926
3110	Miscellaneous Supplies	\$ 10,000	\$ 4,031	\$ 7,529
4101	Professional Services	\$ 20,000	\$ 7,308	\$ -
4901	CH Project Misc	\$ 109,131	\$ 101,525	\$ 12,500
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ -
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ -
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 26,000
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ -
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ -
9905	Interfund Training	\$ 879	\$ 876	\$ -
6001	Utility Work - Design & Construction	\$ 72,870	\$ 35,421	\$ 37,449
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ -	\$ 205,000
6411	Technology Equipment >5k	\$ 55,000	\$ -	\$ 55,000
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 241,347	\$ 215,194
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ -	\$ 192,524
4902	Moves / Staff Relocations / TIs	\$ 718,719	\$ 590,645	\$ 128,074
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ -
4103	AE DD through PC	\$ 3,968,460	\$ 3,247,994	\$ 720,465
4105	Mission Building Clerk's TI	\$ -	\$ (280)	\$ 280
6596	Siemens Security & Access Control	\$ 503,084	\$ 233,453	\$ 269,631
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6599	Design Permit Comments Allowance	\$ -	\$ -	\$ -
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ -
4106	AE Additive Elements	\$ -	\$ -	\$ -
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,354,619	\$ 1,160,241
4114	Commissioning	\$ 210,000	\$ -	\$ -
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 1,725,874	\$ 2,953,711
4118	Performance Abatement (PAS) Change Order 1	\$ 74,675		\$74,675
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 433,486	\$ 346,843
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 8,169	\$ -
4120	Legal	\$ 15,000	\$ 3,700	\$ 11,300
4122	Testing / Special Inspection	\$ 325,000	\$ 69,301	\$ 255,699
4123	Survey Work	\$ 40,000	\$ 31,058	\$ 8,942
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ -
	Owner Work Subtotal:	\$ 18,645,765	\$ 11,469,474	\$ 7,149,454
	Remaining Owner Project Contingency	\$1,887,896		\$1,887,896
	Subtotal Soft Costs:	\$ 20,533,661	\$ 11,469,474	\$ 9,037,350
	Total Project Estimate to Complete:	\$ 76,138,353	\$ 23,444,461	\$ 52,603,445

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770
Art Allowance Reduction: \$ (441,417)
TOTAL APPROVED BUDGET: \$ 76,138,353
(Over) / Under Budget: \$0

D. Approved Change Orders:

DAC	CO#	Description	Amount
6005	HCC 1	Precon Budget Reconciliation	(\$145,563)
6005	HCC 1	ASI #6 Increased Size of Steel Member	\$756
6005	HCC 1	Schedule Extension	\$0
6005	HCC 2	Design Addendum #4	(\$48,263)
6005	HCC 2	RFI #27 Wall Size Revision	\$653
6005	HCC 2	ASI #4 Retaining Wall Changes	\$812
6005	HCC 2	ASI #7 Retaining Wall Footing Changes	\$4,020
6005	HCC 2	RFI #47 Existing Wiring Corrections	\$3,220
6005	HCC 3	ASI #9 Restraints Atop CMU Walls	\$92,086
6005	HCC 3	RFI #38 Additional CMU Wall Demo	\$1,886
6005	HCC 3	ASI #5 Coordination/Clarification of Bid Documents	\$51,351
6005	HCC 3	RFI #29 Move floor sinks and add a chase to avoid a conflict	\$3,019
6005	HCC 3	RFI #42 Move a wall to avoid a clash	(\$847)
6005	HCC 3	RFI #78 Value engineer toilet partitions	(\$29,022)
6005	HCC 3	RFI #81 Floorcovering change in imaging room	\$1,885
6005	HCC 3	ASI #3 City of Everett structural review comments	\$34,225
6005	HCC 4	ASI #1 and RFI #17 revisions related to life safety	\$63,021
6005	HCC 4	ASI #12 missing fire smoke damper in electrical room 1005	\$1,879
6005	HCC 4	RFI #72 discovery of unidentified underground utility pipes	\$456
6005	HCC 4	RFI #120 structural steel change in the basement	(\$624)
6005	HCC 4	RFI #132 patching walls below old access floor in basement	\$3,356
6005	HCC 4	RFI #133 changes to structural steel at the new elevators	(\$3,867)
6005	HCC 4	Revisions to temporary walls at restroom core	(\$3,180)
4118	PAS 1	Additional abatement and removal of wall in basement	\$10,591
4118	PAS 1	Demolition of unsupported wall at room 1046	\$2,927
4118	PAS 1	Additional floor tile abatement	\$1,959
6005	HCC 5	RFI #67 Concrete Encasement of Electrical Feeders	\$4,928
6005	HCC 5	RFI #108 Install GWB over Existing Basement Walls	\$4,444
6005	HCC 5	RFI #137 Removal of Underground Storage Tank	\$1,170
6005	HCC 5	ASI #22 Relocate Generator Day Tank	\$2,701
6005	HCC 5	ASI #27 Relite in Law Library	\$1,515
6005	HCC 5	RFI #176 Relocate Disconnect	\$1,336
4118	PAS 1	Failing Concrete Wall	\$3,953
4118	PAS 1	Elevator Machine Room Duct Abatement	\$2,367
4118	PAS 1	Chip Concrete Firestopping	\$20,166
4118	PAS 1	Remove Temporary Guardrail Scope	(\$8,081)
4118	PAS 1	ASI #3 Added Saw cutting and Demolition	\$3,196
4118	PAS 1	Demo Morgue Slab	\$13,045
6005	HCC 5	RFI #172 Raise Mechanical Platform at Roof	\$570
6005	HCC 5	RFI #58 Additional Ceiling Replacement	\$920
6005	HCC 5	RFI #71 Removal of Old Detention Home Foundation	\$133,593
6005	HCC 5	ASI #28 Added Door to Judges Chambers	\$1,966
6005	HCC 5	RFI #70 Additional Contaminated Soil	\$19,743
4118	PAS 1	Precast Removal Overtime	\$20,478
6005	HCC 6	ASI #15 courtroom fabric wrapped panels	\$4,435

6005	HCC 6	RFI #90 ADA operator buttons	\$1,179
6005	HCC 6	RFI 206 column layout at addition stair	\$1,186
6005	HCC 6	RFI 196 delete VFDs on chilled water pumps	(\$4,841)
6005	HCC 6	ASI #30 dimensional clarifications on slab edge	\$3,366
6005	HCC 6	ASI #29 delete portions of below-grade waterproofing	(\$10,192)
6005	HCC 6	ASI #18 revised steel support at west façade wing walls	\$14,734
6005	HCC 6	ASI #26 controls scope reduction	(\$7,690)
6005	HCC 6	RFI 259 / ASI #20 operable window / roof tie-off anchors	\$2,607
6005	HCC 6	RFI #233 revised detention hardware	\$6,592
6005	HCC 6	RFI #229 re-route plumbing to accommodate new pumps	\$544
6005	HCC 6	RFI #188 concealed roof drain location	\$7,847
6005	HCC 6	RFI #218 slab edge dimensions	(\$36,647)
6005	HCC 6	RFI #207 adjust column thickness, reduce intumescent paint	(\$5,558)
6005	HCC 6	RFI #210 inertia base for new pumps	(\$2,198)
6005	HCC 7	RFI #30 elevator pit waterproofing	\$5,262
6005	HCC 7	RFI #239 enclose waste line in Law Library	\$906
6005	HCC 7	RFI #246 correct the hardware set on door 051B	\$998
6005	HCC 7	RFI #232 deletion of mechanical shaft	(\$10,253)
6005	HCC 7	RFI #269 floor drain at morgue freezer	\$1,124
6005	HCC 7	ASI #39 relocate door 0120	\$6,499
6005	HCC 7	Veterans Memorial Commissioning Ceremony	\$4,806
6005	HCC 7	ASI #37 revised roof steel framing	\$21,221
6005	HCC 7	RFI #97 Level 3 floor drains	(\$570)
6005	HCC 7	ASI #40 access control revisions at basement door 754	\$2,561
6005	HCC 7	ASI #33 support steel at entry vestibule	\$17,718
6005	HCC 7	ASI #16 electrical room & elevator room ceiling revisions	(\$4,334)
6005	HCC 7	RFI #227 changes to rooftop metal panel at stair 1	\$1,768
6005	HCC 7	RFI #197 wing wall support	\$17,301
		Total:	\$319,191

E. Contingency Status (Project):

Owner Contingency:

DAC	Description	Spend to Date	Balance
6005	July 30 th , 2018 Original Balance	(\$0)	\$2,207,087
6005	October 2018 Usage	(\$184,365)	\$2,391,452
6005	November 2018 Usage	\$93,972	\$2,297,480
6005	December 2018 Usage	\$60,611	\$2,236,869
6005	January 2019 Usage	\$76,518	\$2,160,351
6005	February 2019 Usage	\$0	\$2,160,351
6005	March 2019 Usage	\$228,008	\$1,932,343
6005	April 2019 Usage	\$0	\$1,932,343
6005	May 2019 Usage	\$44,447	\$1,887,896
	Total:	\$319,191	\$1,887,896

Hoffman Contingency:

DAC	Description	Spend to Date	Balance
6005	8/10/13 Original Balance	(\$0)	\$1,276,929
6005	January 2019 Usage	\$692	\$1,276,237
6005	March 2019 Usage	\$13,339	\$1,262,898
	Total:	\$14,031	\$1,262,898

Hoffman Allowances:

DAC	Description	Spend to Date (Running Subtotals)	Balance
6005	Allowance – Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Allowance – Replace existing faulty piping	(\$0)	\$25,000
6005	Allowance – Remove/reinstall items to facilitate work	(\$0)	\$100,000
6005	Allowance – MEP temp workarounds not identified	\$16,716	\$113,284
6005	Allowance – Non-backchargable trade damage	(\$0)	\$70,000
6005	Allowance – Selective OT to maintain schedule	(\$0)	\$40,000
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	Total:	\$166,716	\$363,284

F. Pending Budget and Schedule Changes:

1. Revisions pending contract amendments
 - a. The project team is reviewing several changes requested by Hoffman and Performance Abatement related to concealed/unknown conditions some of which are.
 - i. As mentioned in the Executive Overview, review of Hoffman's notice of time impact, 24 calendar days (16 working days) due to mid- to late February's inclement weather, is under review. Hoffman has provided additional supporting information.
 1. Hoffman's earthwork subcontractor reports that the cold snap impacted the concrete batch plant schedules beyond actual weather days.
 2. This, in turn, would affect the work of other trades whose work follows concrete—e.g., steel and any in-floor or overhead mechanical, electrical, and plumbing.
 - ii. Removal of additional contaminated soil is approved at \$19,743 and reflected in the current Change Order Log.
 - iii. Alterations and modernization of the Distributed Antenna System (DAS).
 - iv. Access to the buildings canopy for maintenance.
 - v. Changes to the sprinkler system in the mechanical penthouse.
 - vi. Numerous previously concealed conditions, as listed in approved change orders (Section D), such as:
 1. RFI 072 – Discovery of unidentified utility pipes.
 2. RFI 137 – Removal of underground storage tank.
 3. Additional abatement and demolition of basement walls.
 4. Additional floor tile abatement.
 - vii. Also, as mentioned in the Executive Overview, Hoffman has informed the project team of a potential delay which could result from installing an addition canopy footing out of sequence.
 1. There is no delay at this time from this issue. Hoffman is contractually required to notify the County of any potential schedule impacts.
 2. Should a request for time extension result be submitted, it will be subject to the same review and negotiation as previous requests.
 3. Hoffman intends to install the footing at the earliest opportunity but cannot be certain it will not affect the schedule's critical path.

G. Risk Management

1. Current Issues

- Assessing actual weather impacts upon schedule, as summarized in the Executive Overview and the Pending Budget and Schedule Changes.
- Discovery of previously concealed conditions. Many of these are reflected in the approved change orders in Section D and in the pending budget and schedule changes in Section F.1(vi).

2. Potential Project Risks

- Safety & Security:
 1. The project team remains diligent regarding potential undiscovered conditions inside and outside the building.
 2. The project team remains sensitive to the operational needs of Superior and District Courts, to minimize shutdowns resulting from noise or other disruptions. Communications between the Courts and construction field supervision is frequent and well-managed.
 3. The project team is securing and safeguarding tools/materials and ensuring proper safeguards and notices are in place to control access to the construction areas.
 4. Hoffman is working with Washington Lighthouse for the Blind to assist with accessible walking routes for sight-impaired pedestrians.

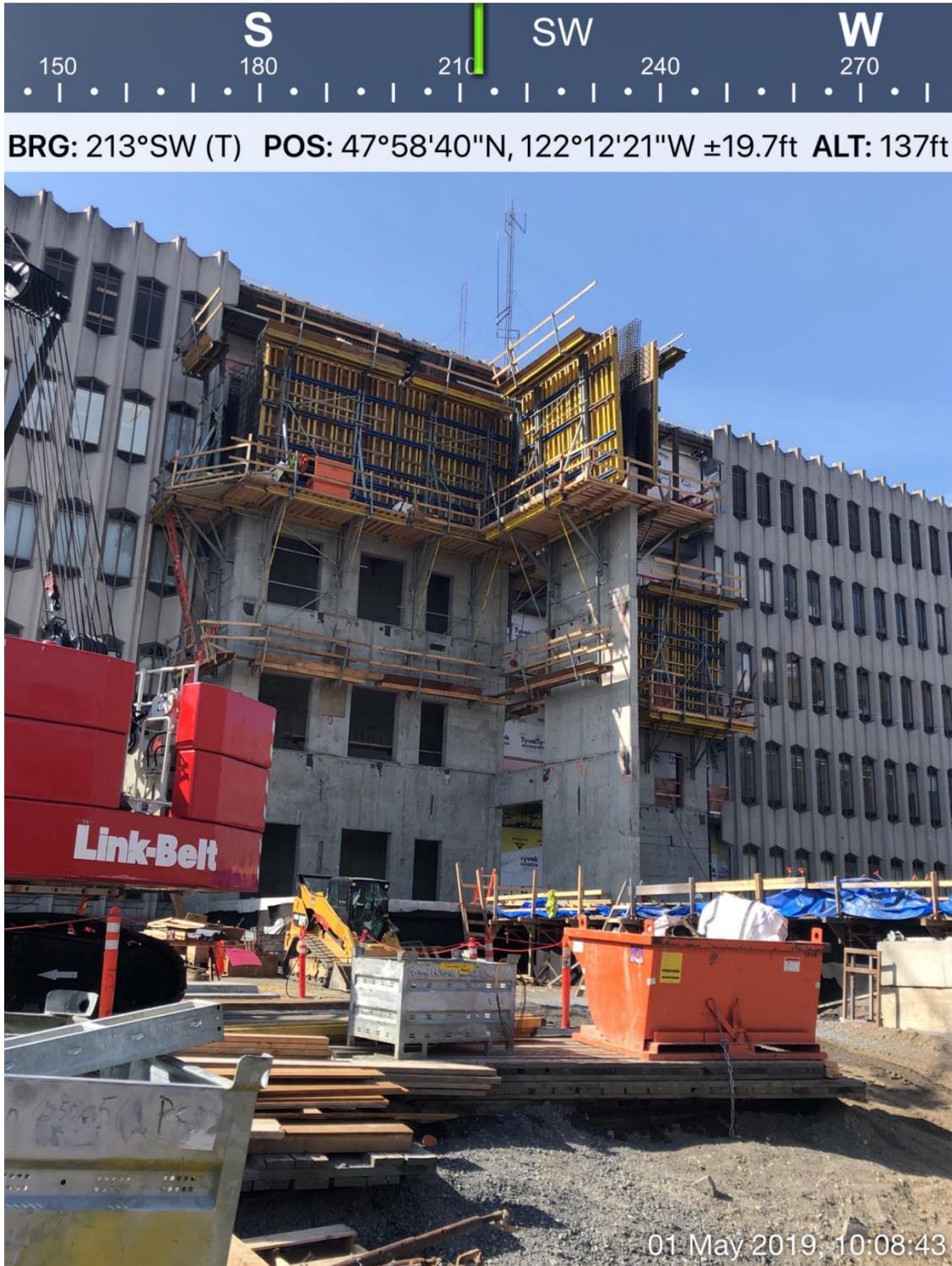
H. Schedule: Planned activities for the next 6 weeks. Activities marked with an “A” (for actualized) are in progress.

ID	Activity Name	Sub	Dur	Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core			72	25-Apr-19 A	06-Aug-19
Phase 1 - New Addition			72	25-Apr-19 A	06-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	03-Jun-19 A	18-Jul-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			8	17-Jun-19	26-Jun-19
C1762.3	Addition - FRP J-Line Spreads	IW	8	17-Jun-19*	26-Jun-19
C1766	Addition - FRP 19.1-Line Spreads	IW	8	17-Jun-19*	26-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 1			33	03-Jun-19 A	18-Jul-19
C1769.7	Addition - Pan Deck / Edge Form / Misc. (Entire Addition Durations)	IW	20	03-Jun-19 A	28-Jun-19
C1071	Addition - Monokote / Fireproof Structure L1	IT	4	19-Jun-19*	24-Jun-19
C1616	Addition - Install Manlift		5	12-Jul-19*	18-Jul-19
Phase 1 - New Addition - Foundation & Structure - Level 2			7	10-Jun-19 A	18-Jun-19
C2008	Addition - Layout / Preclip for Stud Framing Underside of L2	AP	3	10-Jun-19 A	12-Jun-19
C1603	Addition - Monokote / Fireproof Structure L2	IT	4	13-Jun-19	18-Jun-19
Phase 1 - New Addition - Foundation & Structure - Level 3			12	10-Jun-19 A	25-Jun-19
C1969	Addition - Mechanical Sleeves / Inserts L3	HP	2	10-Jun-19 A	11-Jun-19
C1723	Addition - Electrical Sleeves / Inserts L3	VECA	4	10-Jun-19 A	13-Jun-19
C1777	Addition - FRP L3 Deck	IW	5	10-Jun-19 A	14-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
C1970	Addition - Mechanical Sleeves / Inserts L4	HP	2	17-Jun-19	18-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
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			16	21-Jun-19	15-Jul-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
C1610	Addition - Monokote / Fireproof Structure L5	IT	4	10-Jul-19	15-Jul-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			29	19-Jun-19	30-Jul-19
Phase 1 - New Addition - Building Envelope - L1 - L2			16	19-Jun-19	11-Jul-19
C2014	Addition - Ext (L1 - L2 West) - Framing / Sheathing / WAB	AP	7	19-Jun-19	27-Jun-19
C2015	Addition - Ext (L1 - L2 East / North) - Framing / Sheathing / WAB	AP	8	26-Jun-19	08-Jul-19
C2016	Addition - Ext (L1 - L2 West) - Flashing	KCO	3	28-Jun-19	02-Jul-19
C2017	Addition - Ext (L1 - L2 West) - Curtainwall Storefront	GF	6	03-Jul-19	11-Jul-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof			15	10-Jul-19	30-Jul-19
C2018	Addition - Ext (L2 - Roof - West) - Framing / Sheathing / WAB	AP	15	10-Jul-19	30-Jul-19
Phase 1 - New Addition - Interior Buildout & Fit-Up			41	10-Jun-19 A	06-Aug-19
C1796	Addition - MEPF Rough-In & Top Track (Early Opportunities to be Coordir		20	10-Jun-19 A	08-Jul-19

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				15	09-Jul-19	29-Jul-19
C1474	Addition L1 - Interior Buildout Start	HCC	0	09-Jul-19		
C1475	Addition L1 - Paint OH Steel	NWC	2	09-Jul-19		10-Jul-19
C1077	Addition L1 - MEP Riser Rough-In		8	09-Jul-19		18-Jul-19
C1476	Addition L1 - Layout Walls / Install Top Track	AP	5	11-Jul-19		17-Jul-19
C1477	Addition L1 - RI Overhead Fire Sprinkler System	HP	10	16-Jul-19		29-Jul-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				12	17-Jul-19	01-Aug-19
C1499	Addition L2 - Interior Buildout Start	HCC	0	17-Jul-19		
C1500	Addition L2 - Paint OH Steel	NWC	2	17-Jul-19		18-Jul-19
C1606	Addition L2 - MEP Riser Rough-In		8	17-Jul-19		26-Jul-19
C1501	Addition L2 - Layout Walls / Install Top Track	AP	5	19-Jul-19		25-Jul-19
C1502	Addition L2 - RI Overhead Fire Sprinkler System	HP	10	19-Jul-19		01-Aug-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators & Stairs				20	10-Jul-19	06-Aug-19
C1070	Addition Elevator - Install Stairs and Elevator Spreader Beams	SK	20	10-Jul-19		06-Aug-19
Phase 1 - Basement Level Renovation				56	09-May-19 A	29-Jul-19
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	09-May-19 A		14-Jun-19
C1928	Existing BL - Flooring	D9	10	24-Jun-19*		08-Jul-19
C1752.3	Existing BL - Cut Access Into Existing Building	IW	5	09-Jul-19		15-Jul-19
C1050	Existing BL - Repair Arch Finishes @ Law Library / Corridor / Storage		10	16-Jul-19		29-Jul-19
Phase 1 - New Restroom Core in Existing Building				35	10-Jun-19 A	29-Jul-19
Phase 1 - New Restroom Core - Level 1				30	12-Jun-19	24-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
C1362	New RR L1 - Install Wall Tile	D9	5	11-Jul-19		17-Jul-19
C1368	New RR L1 - Install Toilets / Fixtures / Accessories	BD	5	18-Jul-19		24-Jul-19
Phase 1 - New Restroom Core - Level 2				35	10-Jun-19 A	29-Jul-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP	7	10-Jun-19 A		18-Jun-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP	2	17-Jun-19		18-Jun-19
C1382	New RR L2 - Complete Cover Inspections	HCC	1	19-Jun-19		19-Jun-19
C1385	New RR L2 - Install Hard Lid Ceiling	AP	4	20-Jun-19		25-Jun-19
C1383	New RR L2 - Hang GWB Walls	AP	5	20-Jun-19		26-Jun-19
C1934	New RR L2 - Tape & Finish GWB	AP	3	27-Jun-19		01-Jul-19
C1386	New RR L2 - Paint	NWC	4	02-Jul-19		08-Jul-19
C1388	New RR L2 - Trim Out Mechanical	HP	3	09-Jul-19		11-Jul-19
C1389	New RR L2 - Trim Out Electrical	VECA	3	09-Jul-19		11-Jul-19
C1390	New RR L2 - Trim Out Fire Sprinklers	HP	3	09-Jul-19		11-Jul-19
C1391	New RR L2 - Install Flooring & Base	D9	5	09-Jul-19		15-Jul-19
C1387	New RR L2 - Install Wall Tile	D9	5	16-Jul-19		22-Jul-19
C1393	New RR L2 - Install Toilets / Fixtures / Accessories	BD	5	23-Jul-19		29-Jul-19
Phase 1 - New Restroom Core - Level 3				24	21-Jun-19	25-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

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
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
C1413	New RR L3 - Trim Out Mechanical	HP		3	12-Jul-19	16-Jul-19
C1414	New RR L3 - Trim Out Electrical	VECA		3	12-Jul-19	16-Jul-19
C1415	New RR L3 - Trim Out Fire Sprinklers	HP		3	12-Jul-19	16-Jul-19
C1416	New RR L3 - Install Flooring & Base	D9		5	12-Jul-19	18-Jul-19
C1412	New RR L3 - Install Wall Tile	D9		5	19-Jul-19	25-Jul-19
Phase 1 - New Restroom Core - Level 4				20	28-Jun-19	26-Jul-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
C1948	New RR L4 - Tape & Finish GWB	AP		3	11-Jul-19	15-Jul-19
C1436	New RR L4 - Paint	NWC		4	16-Jul-19	19-Jul-19
C1438	New RR L4 - Trim Out Mechanical	HP		3	22-Jul-19	24-Jul-19
C1439	New RR L4 - Trim Out Electrical	VECA		3	22-Jul-19	24-Jul-19
C1440	New RR L4 - Trim Out Fire Sprinklers	HP		3	22-Jul-19	24-Jul-19
C1441	New RR L4 - Install Flooring & Base	D9		5	22-Jul-19	26-Jul-19
Phase 1 - New Restroom Core - Level 5				11	09-Jul-19	23-Jul-19
C1997	New RR L5 - Frame Ceilings @ F-Line (Including MEP Finishes)	AP		3	09-Jul-19*	11-Jul-19
C1457	New RR L5 - Complete Cover Inspections	HCC		1	12-Jul-19	12-Jul-19
C1460	New RR L5 - Install Hard Lid Ceiling	AP		4	15-Jul-19	18-Jul-19
C1458	New RR L5 - Hang GWB Walls	AP		5	15-Jul-19	19-Jul-19
C1955	New RR L5 - Tape & Finish GWB	AP		3	19-Jul-19	23-Jul-19
Phase 2 - Existing Courthouse Renovation				26	17-Jun-19	23-Jul-19
Phase 2 - South Shearwall				5	17-Jun-19	21-Jun-19
C1984	SSW - FRP Shearwall Footing	IW		5	17-Jun-19*	21-Jun-19
Phase 2 - Trial Courtroom Renovations				24	19-Jun-19	23-Jul-19
Phase 2 - Courtroom 3A				24	19-Jun-19	23-Jul-19
C2012	Courtroom 3A - Install Sprinklers	IT		3	19-Jun-19*	21-Jun-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP		5	19-Jun-19*	25-Jun-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA		5	19-Jun-19*	25-Jun-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC		0		25-Jun-19
C1701	Courtroom 3A - Install Ceiling & Fixtures			10	26-Jun-19	10-Jul-19
C1702	Courtroom 3A - Install Flooring & Base	D9		5	09-Jul-19	15-Jul-19
C1703	Courtroom 3A - Re-Install Courtroom Furniture	HCC		5	16-Jul-19	22-Jul-19
C1704	Courtroom 3A - Final Clean & Punchlist	HCC		1	23-Jul-19	23-Jul-19

Appendix: Photos from May 2019.



Building site at the beginning of May.



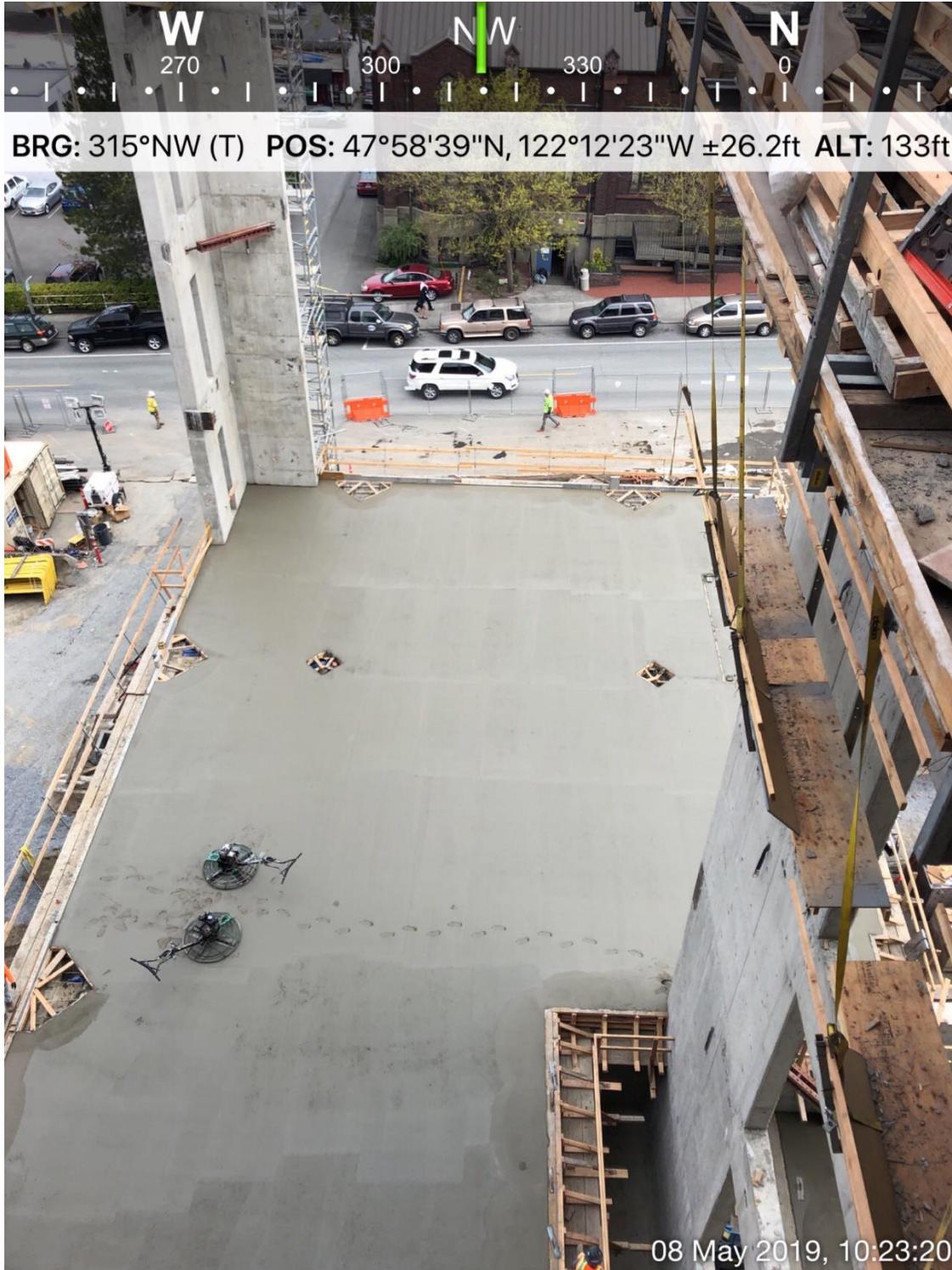
Steel delivery.



BRG: 273°W (T) POS: 47°58'39"N, 122°12'20"W ±13.1ft ALT: 138ft



Structural steel erection and metal pan decking installation progress near the end of May.



Addition concrete slab-on-grade, two hours after pour. This is the future public entry and security screening area for the Courthouse.



Same area, two weeks later, as crews prepare to erect the first steel columns.



Renovations in Courtroom 2D.



Same area in Courtroom 2D, as crews prepare to return it to Superior Court use.



Finishing touches on the new Snohomish County Veterans' Memorial.