



## Courthouse Project Update 06.13.19

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

NEXT SCHEDULED MEETING: 06.20.19

*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 metal pan decking for Addition, pour concrete for Addition floors and roof (June through July), fireproof the Addition structural steel, form and pour the south shear wall footing in the Tunnel, install sprinklers in Addition (beginning mid-July), complete renovations in Courtroom 3A, build out the north side of the restroom core, apply 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 and installed metal decking up to Level 3; poured Addition slab-on-grade and Level 2 slab-on-metal-deck; poured concrete for Addition footings, north side shear walls, elevator pit slab, and Veterans' Memorial; performed renovations in Courtrooms 2C and 2D; 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 4/30/19: \$23,444,461**

### 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**

<b>Due Date</b>	<b>Item</b>
<b>6/6/19</b>	<b>July Meeting Sequence</b> <i>After the Independence Day break, this meeting series will resume July 11.</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, setting the Addition stairs, 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.*
  - A major trial started 6/10. The Project Team and Hoffman have reviewed construction activities and possible noise mitigation approaches. Shutdowns could carry cost impacts.*
- 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**
  - Concrete Decks** (floor by floor) – *Currently, the pours for Levels 3 through 5 are scheduled for 6/14, 6/20, and 6/25. Roof deck is scheduled to pour on 7/5.*
  - Structural Steel and Pan Decking** – *Pan decking for Addition Level 3 is complete, ahead of the 6/14 concrete pour. Crews are working on Levels 4 and 5.*
- 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 since April 1. Abatement complete, fireproofing complete, and sprinklers installed. Soffit framing has begun.*
  - 2E (Superior Court Department 4)** – *August 18 to September 16.*
  - 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 (Superior Court Department 12)** – Began June 12, scheduled to complete 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 this summer. 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. Next CBRE Heery Site Visit – expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.
-

**Figure 1: Courtroom 3A after fireproofing application and sprinkler installation.**





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	<b>NEW</b>	<b>TBD</b>	<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	<b><i>(shell space)</i></b>	
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 (6/11/19, first page)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>				72	25-Apr-19 A	06-Aug-19
<b>Phase 1 - New Addition</b>				72	25-Apr-19 A	06-Aug-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>				33	03-Jun-19 A	18-Jul-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - SOG Down</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 1</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 2</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 3</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 4</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Level 5</b>				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
<b>Phase 1 - New Addition - Foundation &amp; Structure - Roof Level</b>				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
<b>Phase 1 - New Addition - Building Envelope</b>				29	19-Jun-19	30-Jul-19
<b>Phase 1 - New Addition - Building Envelope - L1 - L2</b>				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
<b>Phase 1 - New Addition - Building Envelope - West L2 to Roof</b>				15	10-Jul-19	30-Jul-19
C2018	Addition - Ext (L2 - Roof - West) - Framing / Sheathing / WAB	AP		15	10-Jul-19	30-Jul-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up</b>				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



**Hoffman's most recent 6-week lookahead (6/11/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 1</b>				<b>15</b>	<b>09-Jul-19</b>	<b>29-Jul-19</b>
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
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 2</b>				<b>12</b>	<b>17-Jul-19</b>	<b>01-Aug-19</b>
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
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Elevators &amp; Stairs</b>				<b>20</b>	<b>10-Jul-19</b>	<b>06-Aug-19</b>
C1070	Addition Elevator - Install Stairs and Elevator Spreader Beams	SK		20	10-Jul-19	06-Aug-19
<b>Phase 1 - Basement Level Renovation</b>				<b>56</b>	<b>09-May-19 A</b>	<b>29-Jul-19</b>
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
<b>Phase 1 - New Restroom Core in Existing Building</b>				<b>35</b>	<b>10-Jun-19 A</b>	<b>29-Jul-19</b>
<b>Phase 1 - New Restroom Core - Level 1</b>				<b>30</b>	<b>12-Jun-19</b>	<b>24-Jul-19</b>
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
<b>Phase 1 - New Restroom Core - Level 2</b>				<b>35</b>	<b>10-Jun-19 A</b>	<b>29-Jul-19</b>
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



Hoffman's most recent 6-week lookahead (6/11/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - New Restroom Core - Level 3</b>				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
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
<b>Phase 1 - New Restroom Core - Level 4</b>				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
<b>Phase 1 - New Restroom Core - Level 5</b>				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
<b>Phase 2 - Existing Courthouse Renovation</b>				26	17-Jun-19	23-Jul-19
<b>Phase 2 - South Shearwall</b>				5	17-Jun-19	21-Jun-19
C1984	SSW - FRP Shearwall Footing	IW		5	17-Jun-19*	21-Jun-19
<b>Phase 2 - Trial Courtroom Renovations</b>				24	19-Jun-19	23-Jul-19
<b>Phase 2 - Courtroom 3A</b>				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