



Courthouse Project Update 09.05.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF MEETING

MEETING SERIES IS NOW MONTHLY: next instance, 09.19.19

New and/or updated items indicated by bold italics

1. Schedule

a. Current Schedule Impacts

- **Winter Storm Impact** – *The County and Hoffman have agreed to extend the schedule by 17 non-compensable working days. Delayed concrete pours affected other trades whose work followed, creating a schedule impact beyond those days for which the jobsite closed due to inclement weather.*

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

Cut the opening between the Courthouse and Addition at the Basement level, continue sheathing and glazing for the building curtainwall, continue framing the interior of the Addition through Level 4 and the exterior of the north and east faces, install fire sprinklers in the future restrooms, connect each floor to the Addition's MEP (mechanical / electrical / plumbing) risers, complete renovations in and around Courtroom 2E, continue renovations in Courtroom 3A, start renovations in Courtroom 5C, and continue building out the north side of the restroom core (install tile, fixtures, countertops, and partitions).

c. Progress to Date

Hoisted the Addition's rooftop HVAC units into place, installed curtainwall glass on Addition's west elevation; framed the exterior of the entire west side of the Addition; framed the north side of the Addition up to Level 4 and the east side to Level 2; installed tile and countertops in the future restrooms; erected steel for the new entrance and upper roof canopies; installed a manlift on the east side of the Addition; applied fireproofing to Addition structural steel; erected the Addition mechanical riser; built the Addition's rooftop mechanical platform; framed the interior of Addition Levels 1 to 4; framed the exterior of the entire west side of the Addition; began overhead MEP work on all levels of the Addition and in-wall MEP on Levels 1 to 3; performed renovations in Courtrooms 2C, 2D, 5A, and 5C.

2. Contract Metrics

- Hoffman given Notice To Proceed: 7/30/2018
- Phase 1 Projected Completion: 3/12/20
- Phase 2 Substantial Completion: 3/4/21**
 - 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.
 - *Reflects the 17-day non-compensable time extension to cover delays resulting from the February 2019 snowstorm.*
- 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 6/30/19: \$28,817,921**



3. Changes

4. Upcoming Project Decisions Needing Court Input

Due Date	Item
	<i>None at this time.</i>

5. Stakeholder Concerns

- a. **Minimizing Noise Disruptions** – *The Project Team continues to provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts, especially those which must continue in order to maintain schedule.*
- b. **Phase 2 Office Move Planning Meetings** – *The Project Team has held Phase 2 (2020-21) planning meetings with all building tenant groups and followed up with Hoffman Construction. Follow-up with selected stakeholder groups will occur as needed.*

6. Announcements / Action Items

- a. **Notable Work**
 - i. **Building Skin** – *Crews continue to form the Addition curtain wall, the non-structural outer covering of the building protecting against weather, from west to east around the building and upward from floor to floor.*
 - ii. **Near-Future Milestones (exact dates TBD)**
 - 1. *A cut-through between the Courthouse and Addition on Level 2, prior to the end of Phase 1, will take one of the restrooms offline.*
 - 2. *A similar cut-through between the Courthouse and Addition on Level 4 at a later date also will take one restroom offline.*
- b. **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 since April 1. Abatement and fireproofing done, sprinklers and MEPs installed, and soffit framing has started. The courtroom will be turned over once the Addition is complete and open.*
 - ii. **2E (Superior Court Department 4)** – *August 17 to September 15. Ceilings are being patched in the courtroom and jury room, HVAC boxes have been replaced in the courtroom, and .*
 - iii. **2B (Superior Court Department 1)** – *Crews will return to finalize upgrades, December 19 to January 3.*
- 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. **5D Chambers Area (Superior Court Department 10 & 10.5)** – *October 5 to October 27.*
 - ii. **5A & 5B Chambers Areas (respectively, Depts. 12 & 11)** – *December 23 to January 1.*



- d. **Rosetta Stone (Figure 1)** – *The Project Team uses this table to align current and new courtroom numbers and the judges assigned to those rooms.*
 - e. **Update Meeting Series Now Monthly** – *Our next scheduled instances in the series will be September 19, October 24, November 21, and December 19. Weekly updates continue to be distributed.*
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Figure 1: 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.



Figure 2: Progress Photo.



Future District Court offices on Addition Level 3 during framing and in-wall electrical rough-in.



Hoffman's most recent 6-week lookahead (9/5/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				120	12-Jul-19 A	02-Jan-20
Phase 1 - New Addition				120	12-Jul-19 A	02-Jan-20
Phase 1 - New Addition - Foundation & Structure				3	03-Sep-19	05-Sep-19
Phase 1 - New Addition - Foundation & Structure - Roof Level				3	03-Sep-19	05-Sep-19
C2072	Addition - Set Air Handlers / DOAS on Roof	HP		3	03-Sep-19*	05-Sep-19
Phase 1 - New Addition - Building Envelope				56	08-Aug-19 A	25-Oct-19
C1074	Addition - Ext - Install Roofing Membrane (or Temp Roof - Weather Contrir	SDR		15	11-Sep-19*	01-Oct-19
C1000	Addition - Ext - Courthouse Addition Weathertight	HCC		0		01-Oct-19
C1654	Addition - Ext - Stock Remaining Materials Prior to Manlift Removal			5	02-Oct-19	08-Oct-19
C1652	Addition - Ext - Remove Manlift			5	09-Oct-19	15-Oct-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof				24	13-Sep-19	16-Oct-19
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure	KCO		9	13-Sep-19*	25-Sep-19
C2027	Addition - Ext (L2 - Roof - West) - UHPC Panels	KCO		13	13-Sep-19*	01-Oct-19
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time	KCO		15	26-Sep-19	16-Oct-19
Phase 1 - New Addition - Building Envelope - North L2 to Roof				45	08-Aug-19 A	10-Oct-19
C2040	Addition - Ext (L2 - Roof - North) - Framing / Sheathing / WAB	AP		12	08-Aug-19 A	16-Sep-19
C2021	Addition - Ext (L2 - Roof - North) - Curtainwall	GF		8	11-Sep-19*	20-Sep-19
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO		8	01-Oct-19*	10-Oct-19
Phase 1 - New Addition - Building Envelope - East L2 to Roof				39	03-Sep-19	25-Oct-19
C2022	Addition - Ext (L2 - Roof - East) - Framing / Sheathing / WAB	AP		10	03-Sep-19*	16-Sep-19
C2024	Addition - Ext (L2 - Roof - East) - Curtainwall	GF		8	13-Sep-19	24-Sep-19
C2031	Addition - Ext (L2 - Roof - East (Partial North Elevation)) - UHPC Panels	KCO		10	14-Oct-19*	25-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up				120	12-Jul-19 A	02-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				11	02-Oct-19	16-Oct-19
C1484	Addition L1 - Hang / Tape / Finish Walls	AP		6	02-Oct-19	09-Oct-19
C1486	Addition L1 - Install Doors & Hardware	BHW		2	10-Oct-19	11-Oct-19
C1487	Addition L1 - Paint	NWC		3	14-Oct-19	16-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				32	04-Sep-19	17-Oct-19
C1508	Addition L2 - Complete Cover Inspections	HCC		1	04-Sep-19*	04-Sep-19
C1509	Addition L2 - Hang / Tape / Finish Walls	AP		6	10-Oct-19	17-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3				9	29-Aug-19 A	11-Sep-19
C1531	Addition L3 - RI Wall Mechanical	HP		4	29-Aug-19 A	04-Sep-19
C1532	Addition L3 - RI Wall Electrical	VECA		4	29-Aug-19 A	04-Sep-19
C1533	Addition L3 - Complete Cover Inspections	HCC		1	11-Sep-19*	11-Sep-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4				19	20-Aug-19 A	16-Sep-19
C1553	Addition L4 - RI Overhead Mechanical	HP		10	20-Aug-19 A	10-Sep-19
C1555	Addition L4 - Frame Walls / Soffits / Ceilings	AP		10	20-Aug-19 A	12-Sep-19
C1556	Addition L4 - RI Wall Mechanical	HP		5	09-Sep-19	13-Sep-19
C1557	Addition L4 - RI Wall Electrical	VECA		5	09-Sep-19	13-Sep-19
C1558	Addition L4 - Complete Cover Inspections	HCC		1	16-Sep-19	16-Sep-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5				22	04-Sep-19	03-Oct-19
C1578	Addition L5 - RI Overhead Mechanical	HP		10	04-Sep-19*	17-Sep-19
C1579	Addition L5 - RI Overhead Electrical	VECA		5	11-Sep-19*	17-Sep-19
C1580	Addition L5 - Frame Walls / Soffits / Ceilings	AP		6	18-Sep-19	25-Sep-19
C1581	Addition L5 - RI Wall Mechanical	HP		5	26-Sep-19	02-Oct-19
C1582	Addition L5 - RI Wall Electrical	VECA		5	26-Sep-19	02-Oct-19
C1583	Addition L5 - Complete Cover Inspections	HCC		1	03-Oct-19	03-Oct-19



Hoffman's most recent 6-week lookahead (9/5/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Roof Level				20	26-Sep-19	23-Oct-19
C1980	Addition RF - Electrical Power for Roof Top Equipment	VECA		10	26-Sep-19	09-Oct-19
C1081	Addition RF - Install / Hookup / Test Roof Top Equipment			20	26-Sep-19	23-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators & Stairs				120	12-Jul-19 A	02-Jan-20
C1070	Addition Elevator - Install Stairs and Elevator Spreader Beams	SK		29	12-Jul-19 A	11-Sep-19
C1082	Addition Elevator - Frame / Rock Elevator & Stair Shaft Enclosures	AP		25	09-Sep-19	11-Oct-19
C1088	Addition Elevator - Build Elevators	KONE		55	14-Oct-19	02-Jan-20
Phase 1 - Basement Level Renovation				20	16-Sep-19	11-Oct-19
C1928	Existing BL - Flooring	D9		10	16-Sep-19*	27-Sep-19
C1050	Existing BL - Repair Arch Finishes @ Law Library / Corridor / Storage			10	30-Sep-19	11-Oct-19
Phase 1 - New Restroom Core in Existing Building				19	30-Aug-19 A	26-Sep-19
Phase 1 - New Restroom Core - Level 1				5	30-Aug-19 A	06-Sep-19
C1369	New RR L1 - Install Partitions	BD		5	30-Aug-19 A	06-Sep-19
C1373	New RR L1 - Construction Complete	HCC		0		06-Sep-19
Phase 1 - New Restroom Core - Level 2				5	03-Sep-19	09-Sep-19
C1394	New RR L2 - Install Partitions	BD		5	03-Sep-19*	09-Sep-19
C1398	New RR L2 - Construction Complete	HCC		0		09-Sep-19
Phase 1 - New Restroom Core - Level 3				13	30-Aug-19 A	18-Sep-19
C1413	New RR L3 - Trim Out Mechanical	HP		3	30-Aug-19 A	04-Sep-19
C1414	New RR L3 - Trim Out Electrical	VECA		3	30-Aug-19 A	04-Sep-19
C1415	New RR L3 - Trim Out Fire Sprinklers	HP		3	30-Aug-19 A	04-Sep-19
C1418	New RR L3 - Install Toilets / Fixtures / Accessories	HP		5	05-Sep-19	11-Sep-19
C1419	New RR L3 - Install Partitions	BD		5	12-Sep-19	18-Sep-19
C1423	New RR L3 - Construction Complete	HCC		0		18-Sep-19
Phase 1 - New Restroom Core - Level 4				18	03-Sep-19	26-Sep-19
C1437	New RR L4 - Install Wall Tile	D9		5	03-Sep-19*	09-Sep-19
C1438	New RR L4 - Trim Out Mechanical	HP		3	10-Sep-19	12-Sep-19
C1439	New RR L4 - Trim Out Electrical	VECA		3	10-Sep-19	12-Sep-19
C1440	New RR L4 - Trim Out Fire Sprinklers	HP		3	10-Sep-19	12-Sep-19
C1443	New RR L4 - Install Toilets / Fixtures / Accessories	HP		5	13-Sep-19	19-Sep-19
C1444	New RR L4 - Install Partitions	BD		5	20-Sep-19	26-Sep-19
C1448	New RR L4 - Construction Complete	HCC		0		26-Sep-19
Phase 1 - New Restroom Core - Level 5				18	30-Aug-19 A	25-Sep-19
C1462	New RR L5 - Install Wall Tile	D9		5	30-Aug-19 A	06-Sep-19
C1463	New RR L5 - Trim Out Mechanical	HP		3	09-Sep-19	11-Sep-19
C1464	New RR L5 - Trim Out Electrical	VECA		3	09-Sep-19	11-Sep-19
C1465	New RR L5 - Trim Out Fire Sprinklers	HP		3	09-Sep-19	11-Sep-19
C1468	New RR L5 - Install Toilets / Fixtures / Accessories	HP		5	12-Sep-19	18-Sep-19
C1469	New RR L5 - Install Partitions	BD		5	19-Sep-19	25-Sep-19
C1473	New RR L5 - Construction Complete	HCC		0		25-Sep-19
Phase 2 - Existing Courthouse Renovation				93	17-Jun-19 A	25-Oct-19
Phase 2 - South Shearwall				5	17-Jun-19 A	20-Sep-19
C1984	SSW - FRP Shearwall Footing	IW		5	17-Jun-19 A	20-Sep-19
Phase 2 - Trial Courtroom Renovations				67	24-Jul-19 A	25-Oct-19
Phase 2 - Courtroom 2E				13	29-Aug-19 A	17-Sep-19
C1691	Courtroom 2E - Re-Install Ceiling	AP		3	29-Aug-19 A	03-Sep-19
C1692	Courtroom 2E - Install Flooring & Base	D9		5	30-Aug-19 A	06-Sep-19



Hoffman's most recent 6-week lookahead (9/5/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1693	Courtroom 2E - Re-Install Courtroom Furniture		HCC	5	09-Sep-19	13-Sep-19
C1694	Courtroom 2E - Final Clean & Punchlist		HCC	1	16-Sep-19	16-Sep-19
C1695	Courtroom 2E - Punchlist Corrections		HCC	1	17-Sep-19	17-Sep-19
C1696	Courtroom 2E - Construction Complete		HCC	0		17-Sep-19
Phase 2 - Courtroom 3A				42	24-Jul-19 A	20-Sep-19
C1701	Courtroom 3A - Install Soffit / Ceiling / Fixtures		AP	10	24-Jul-19 A	04-Sep-19
C1700	Courtroom 3A - Complete Cover Inspections		HCC	0		20-Sep-19*
Phase 2 - Courtroom 5D				16	04-Oct-19	25-Oct-19
C2048	Courtroom 5D - Demo / Abate		PAS	6	04-Oct-19*	11-Oct-19
C2049	Courtroom 5D - Install Drag Strut		SK	10	14-Oct-19	25-Oct-19