



## Courthouse Project Update 08.29.19

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, hoist the Addition's rooftop HVAC units into place, replace the cooling towers on the Courthouse rooftop, 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) riser, continue renovations in Courtrooms 2E and 3A, and continue building out the north side of the restroom core (install tile, fixtures, countertops, and partitions).*

#### c. Progress to Date

*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. **Basement Punch-Through** – *In progress. A contractor crew is cutting the opening between the Courthouse and the Addition at the Basement this week on night shift. The work is scheduled to conclude before Labor Day Weekend.*
- ii. **Restroom Core** – *Countertops and toilet fixtures have been installed in the future Level 1 and 2 restrooms.*
- iii. **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.*
- iv. **Rooftop Work** – *After Labor Day, crews will hoist the Addition’s rooftop HVAC units into place, replace the old Courthouse cooling towers, and remove deactivated antennae from the Courthouse roof.*
- v. **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 open, and HVAC units are being replaced in the courtroom.*
- 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	<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.*



Figure 2: Progress Photo.



Electrical room on Addition Level 3, adjacent to the new elevator shaft.



Hoffman's most recent 6-week lookahead (8/27/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>				73	12-Jul-19 A	23-Oct-19
<b>Phase 1 - New Addition</b>				73	12-Jul-19 A	23-Oct-19
<b>Phase 1 - New Addition - Foundation &amp; Structure</b>				3	03-Sep-19	05-Sep-19
<b>Phase 1 - New Addition - Foundation &amp; Structure - Roof Level</b>				3	03-Sep-19	05-Sep-19
C2072	Addition - Set Air Handlers / DOAS on Roof	HP		3	03-Sep-19*	05-Sep-19
<b>Phase 1 - New Addition - Building Envelope</b>				49	08-Aug-19 A	16-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
<b>Phase 1 - New Addition - Building Envelope - West L2 to Roof</b>				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
<b>Phase 1 - New Addition - Building Envelope - North L2 to Roof</b>				33	08-Aug-19 A	24-Sep-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	03-Sep-19*	12-Sep-19
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO		8	13-Sep-19	24-Sep-19
<b>Phase 1 - New Addition - Building Envelope - East L2 to Roof</b>				26	03-Sep-19	08-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	25-Sep-19	08-Oct-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up</b>				73	12-Jul-19 A	23-Oct-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 1</b>				6	02-Oct-19	09-Oct-19
C1484	Addition L1 - Hang / Tape / Finish Walls	AP		6	02-Oct-19	09-Oct-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 2</b>				1	04-Sep-19	04-Sep-19
C1508	Addition L2 - Complete Cover Inspections	HCC		1	04-Sep-19*	04-Sep-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 3</b>				18	16-Aug-19 A	11-Sep-19
C2067	Addition L3 - Frame Walls	AP		10	16-Aug-19 A	29-Aug-19
C1531	Addition L3 - RI Wall Mechanical	HP		4	29-Aug-19	04-Sep-19
C1532	Addition L3 - RI Wall Electrical	VECA		4	29-Aug-19	04-Sep-19
C1533	Addition L3 - Complete Cover Inspections	HCC		1	11-Sep-19*	11-Sep-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 4</b>				19	20-Aug-19 A	16-Sep-19
C1553	Addition L4 - RI Overhead Mechanical	HP		10	20-Aug-19 A	03-Sep-19
C1555	Addition L4 - Frame Walls / Soffits / Ceilings	AP		10	20-Aug-19 A	06-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
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Level 5</b>				22	27-Aug-19	26-Sep-19
C1579	Addition L5 - RI Overhead Electrical	VECA		5	27-Aug-19*	03-Sep-19
C1578	Addition L5 - RI Overhead Mechanical	HP		10	27-Aug-19*	10-Sep-19
C1580	Addition L5 - Frame Walls / Soffits / Ceilings	AP		6	11-Sep-19	18-Sep-19
C1581	Addition L5 - RI Wall Mechanical	HP		5	19-Sep-19	25-Sep-19
C1582	Addition L5 - RI Wall Electrical	VECA		5	19-Sep-19	25-Sep-19
C1583	Addition L5 - Complete Cover Inspections	HCC		1	26-Sep-19	26-Sep-19
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Roof Level</b>				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



**Hoffman's most recent 6-week lookahead (8/27/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Elevators &amp; Stairs</b>				65	12-Jul-19 A	11-Oct-19
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
<b>Phase 1 - Basement Level Renovation</b>				35	23-Aug-19 A	11-Oct-19
C1752.3	Existing BL - Cut Access Into Existing Building	PAS		5	23-Aug-19 A	29-Aug-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
<b>Phase 1 - New Restroom Core in Existing Building</b>				35	08-Aug-19 A	26-Sep-19
<b>Phase 1 - New Restroom Core - Level 1</b>				20	09-Aug-19 A	06-Sep-19
C1368	New RR L1 - Install Toilets / Fixtures / Accessories	HP		5	09-Aug-19 A	29-Aug-19
C1369	New RR L1 - Install Partitions	BD		5	30-Aug-19	06-Sep-19
C1373	New RR L1 - Construction Complete	HCC		0		06-Sep-19
<b>Phase 1 - New Restroom Core - Level 2</b>				10	26-Aug-19 A	09-Sep-19
C1393	New RR L2 - Install Toilets / Fixtures / Accessories	HP		5	26-Aug-19 A	30-Aug-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
<b>Phase 1 - New Restroom Core - Level 3</b>				29	08-Aug-19 A	18-Sep-19
C1412	New RR L3 - Install Wall Tile	D9		5	08-Aug-19 A	29-Aug-19
C1413	New RR L3 - Trim Out Mechanical	HP		3	30-Aug-19	04-Sep-19
C1414	New RR L3 - Trim Out Electrical	VECA		3	30-Aug-19	04-Sep-19
C1415	New RR L3 - Trim Out Fire Sprinklers	HP		3	30-Aug-19	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
<b>Phase 1 - New Restroom Core - Level 4</b>				35	08-Aug-19 A	26-Sep-19
C1441	New RR L4 - Install Flooring & Base	D9		5	08-Aug-19 A	30-Aug-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
<b>Phase 1 - New Restroom Core - Level 5</b>				32	12-Aug-19 A	25-Sep-19
C1466	New RR L5 - Install Flooring & Base	D9		5	12-Aug-19 A	29-Aug-19
C1462	New RR L5 - Install Wall Tile	D9		5	30-Aug-19	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
<b>Phase 2 - Existing Courthouse Renovation</b>				83	17-Jun-19 A	11-Oct-19
<b>Phase 2 - South Shearwall</b>				5	17-Jun-19 A	30-Aug-19
C1984	SSW - FRP Shearwall Footing	IW		5	17-Jun-19 A	30-Aug-19
<b>Phase 2 - Trial Courtroom Renovations</b>				57	24-Jul-19 A	11-Oct-19
<b>Phase 2 - Courtroom 2E</b>				18	22-Aug-19 A	17-Sep-19
C1688	Courtroom 2E - Replace Mechanical Boxes	HP		4	22-Aug-19 A	27-Aug-19



**Hoffman's most recent 6-week lookahead (8/27/19, continued)**

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1690	Courtroom 2E - Complete Cover Inspections	HCC		0		28-Aug-19
C1691	Courtroom 2E - Re-Install Ceiling	AP		3	29-Aug-19	03-Sep-19
C1692	Courtroom 2E - Install Flooring & Base	D9		5	30-Aug-19	06-Sep-19
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
<b>Phase 2 - Courtroom 3A</b>				<b>31</b>	<b>24-Jul-19 A</b>	<b>05-Sep-19</b>
C1701	Courtroom 3A - Install Soffit / Ceiling / Fixtures	AP		10	24-Jul-19 A	04-Sep-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP		5	25-Jul-19 A	27-Aug-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC		0		05-Sep-19*
<b>Phase 2 - Courtroom 5D</b>				<b>6</b>	<b>04-Oct-19</b>	<b>11-Oct-19</b>
C2048	Courtroom 5D - Demo / Abate	PAS		6	04-Oct-19*	11-Oct-19