



Courthouse Project Update 09.19.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF MEETING

MEETING SERIES IS NOW MONTHLY: next instance, 09.26.19

New and/or updated items indicated by bold italics

1. Schedule

a. Current Schedule Impacts

- None at this time

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

Install roofing on the addition, continue sheathing and glazing for the building curtainwall, continue framing the interior of the Addition through Level 5 and the exterior of the north and east faces, connect each floor to the Addition's MEP (mechanical / electrical / plumbing) risers, continue renovations in Courtroom 3A, and continue building out the north side of the restroom core (install tile, fixtures, and partitions), begin installing exterior cladding, continue wall MEP rough in on level 4, continue overhead MEP rough in on level 5, hookup and test rooftop equipment, install flooring in the new law library.

c. **Progress to Date**

Install fire sprinklers in the future restrooms, install roofing membrane, cut the opening between the Courthouse and Addition at the Basement level 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 and sheathed the exterior of the addition through the roof; 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 4; performed renovations in Courtrooms 2C, 2D, 2E, 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
10/18/19	Rubber stair nosing selection, options have been installed in courtroom 2E (Superior Court Department 4) and can be seen starting Monday September 15 th .

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. Snohomish County, OAC and Hoffman are working together to put together a final Phase 2 Logistics plan for distribution. 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 and installation of the roofing membrane.
 - 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. **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.



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- 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 26, October 24, November 21, and December 19. Weekly updates continue to be distributed.



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.







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

ID	Activity Name	Sub	Dur	Start	Finish
Snohomish County Courthouse (Current)			154	23-May-19 A	02-Jan-20
Preconstruction			135	23-May-19 A	04-Dec-19
Building Information Modeling			60	10-Sep-19 A	04-Dec-19
BIM Trade Coordination			60	10-Sep-19 A	04-Dec-19
P1051	BIM - Coordination - Existing Level 1	HCC	30	10-Sep-19 A	21-Oct-19
P1059	BIM - Coordination - Existing Level 2	HCC	30	22-Oct-19	04-Dec-19
BIM Issue for Fabrication			0	21-Oct-19	21-Oct-19
P1052	BIM - IFF - Existing Level 1	HCC	0		21-Oct-19
Procurement			120	23-May-19 A	11-Nov-19
Submittals			15	22-Oct-19	11-Nov-19
P1053	Submit / Approve - Shop Drawings - Existing Level 1 Mechanical	HP	15	22-Oct-19	11-Nov-19
P1054	Submit / Approve - Shop Drawings - Existing Level 1 Electrical	VECA	15	22-Oct-19	11-Nov-19
P1055	Submit / Approve - Shop Drawings - Existing Level 1 Fire Sprinkler	HP	15	22-Oct-19	11-Nov-19
Fabrication & Deliveries			114	23-May-19 A	01-Nov-19
P1234	Fab / Deliver - Elevators	KONE	100	23-May-19 A	14-Oct-19
P1040	Fab / Deliver - Electrical Panels	VECA	50	23-Aug-19 A	01-Nov-19
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 - Building Envelope			58	03-Sep-19 A	21-Nov-19
C1074	Addition - Ext - Install Roofing Membrane (or Temp Roof - Weather Contrir	SDR	15	11-Sep-19 A	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	23-Oct-19*	29-Oct-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof			47	18-Sep-19	21-Nov-19
C2027	Addition - Ext (L2 - Roof - West) - UHPC Panels	KCO	13	18-Sep-19*	04-Oct-19
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure	KCO	9	23-Sep-19*	03-Oct-19
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time	KCO	15	04-Oct-19	24-Oct-19
C2028	Addition - Ext (All Elevations) - Composite Metal Panels	KCO	20	25-Oct-19	21-Nov-19
Phase 1 - New Addition - Building Envelope - North L2 to Roof			20	13-Sep-19 A	10-Oct-19
C2021	Addition - Ext (L2 - Roof - North) - Curtainwall	GF	8	13-Sep-19 A	24-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 A	25-Oct-19
C2022	Addition - Ext (L2 - Roof - East) - Framing / Sheathing / WAB	AP	10	03-Sep-19 A	18-Sep-19
C2024	Addition - Ext (L2 - Roof - East) - Curtainwall	GF	8	17-Sep-19*	26-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			22	02-Oct-19	31-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
C1797	Addition L1 - LV Cabling	VECA	8	17-Oct-19	28-Oct-19
C1485	Addition L1 - Install ACT / Hard Lid Ceiling	AP	5	22-Oct-19	28-Oct-19
C1488	Addition L1 - Install Wall Finishes		3	29-Oct-19	31-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2			35	18-Sep-19	05-Nov-19
C1508	Addition L2 - Complete Cover Inspections	HCC	1	18-Sep-19*	18-Sep-19



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

ID	Activity Name	Sub	Dur	Start	Finish
C1509	Addition L2 - Hang / Tape / Finish Walls	AP	6	10-Oct-19	17-Oct-19
C1511	Addition L2 - Install Doors & Hardware	BHW	2	18-Oct-19	21-Oct-19
C1512	Addition L2 - Paint	NWC	3	22-Oct-19	24-Oct-19
C1798	Addition L2 - LV Cabling	VECA	8	25-Oct-19	05-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3			43	29-Aug-19 A	29-Oct-19
C1531	Addition L3 - RI Wall Mechanical	HP	4	29-Aug-19 A	24-Sep-19
C1532	Addition L3 - RI Wall Electrical	VECA	4	29-Aug-19 A	24-Sep-19
C1533	Addition L3 - Complete Cover Inspections	HCC	1	25-Sep-19	25-Sep-19
C1534	Addition L3 - Hang / Tape / Finish Walls	AP	6	18-Oct-19	25-Oct-19
C1536	Addition L3 - Install Doors & Hardware	BHW	2	28-Oct-19	29-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4			29	25-Sep-19	04-Nov-19
C1558	Addition L4 - Complete Cover Inspections	HCC	1	25-Sep-19*	25-Sep-19
C1559	Addition L4 - Hang / Tape / Finish Walls	AP	6	28-Oct-19	04-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5			22	04-Sep-19 A	03-Oct-19
C1578	Addition L5 - RI Overhead Mechanical	HP	10	04-Sep-19 A	17-Sep-19
C1579	Addition L5 - RI Overhead Electrical	VECA	5	11-Sep-19 A	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
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	20-Sep-19
C1082	Addition Elevator - Frame / Rock Elevator & Stair Shaft Enclosures	AP	25	09-Sep-19 A	11-Oct-19
C1088	Addition Elevator - Build Elevators	KONE	55	14-Oct-19	02-Jan-20
Phase 1 - Basement Level Renovation			33	16-Sep-19 A	30-Oct-19
C1928	Existing BL - Flooring	D9	10	16-Sep-19 A	27-Sep-19
C1050	Existing BL - Repair Arch Finishes @ Law Library / Corridor / Storage		10	30-Sep-19	11-Oct-19
C1611	Existing BL - Final Inspections / Test & Commission	HCC	5	24-Oct-19	30-Oct-19
Phase 1 - New Restroom Core in Existing Building			16	12-Sep-19 A	03-Oct-19
Phase 1 - New Restroom Core - Level 1			3	23-Sep-19	25-Sep-19
C1369	New RR L1 - Install Partitions	BD	3	23-Sep-19*	25-Sep-19
C1373	New RR L1 - Construction Complete	HCC	0		25-Sep-19
Phase 1 - New Restroom Core - Level 2			5	17-Sep-19	23-Sep-19
C1394	New RR L2 - Install Partitions	BD	5	17-Sep-19*	23-Sep-19
C1398	New RR L2 - Construction Complete	HCC	0		23-Sep-19
Phase 1 - New Restroom Core - Level 3			5	26-Sep-19	02-Oct-19
C1419	New RR L3 - Install Partitions	BD	5	26-Sep-19*	02-Oct-19
C1423	New RR L3 - Construction Complete	HCC	0		02-Oct-19
Phase 1 - New Restroom Core - Level 4			13	13-Sep-19 A	01-Oct-19
C1443	New RR L4 - Install Toilets / Fixtures / Accessories	HP	5	13-Sep-19 A	19-Sep-19
C1444	New RR L4 - Install Partitions	BD	2	30-Sep-19*	01-Oct-19
C1448	New RR L4 - Construction Complete	HCC	0		01-Oct-19
Phase 1 - New Restroom Core - Level 5			16	12-Sep-19 A	03-Oct-19
C1468	New RR L5 - Install Toilets / Fixtures / Accessories	HP	5	12-Sep-19 A	18-Sep-19
C1469	New RR L5 - Install Partitions	BD	2	02-Oct-19*	03-Oct-19
C1473	New RR L5 - Construction Complete	HCC	0		03-Oct-19



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

ID	Activity Name	Sub	Dur	Start	Finish
Phase 2 - Existing Courthouse Renovation			93	17-Jun-19 A	25-Oct-19
Phase 2 - South Shearwall			5	17-Jun-19 A	04-Oct-19
C1984	SSW - FRP Shearwall Footing	IW	5	17-Jun-19 A	04-Oct-19
Phase 2 - Trial Courtroom Renovations			67	24-Jul-19 A	25-Oct-19
Phase 2 - Courtroom 2E			1	17-Sep-19	17-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			50	24-Jul-19 A	02-Oct-19
C1701	Courtroom 3A - Install Soffit / Ceiling / Fixtures	AP	10	24-Jul-19 A	25-Sep-19
C1700	Courtroom 3A - Complete Cover Inspections	HCC	0		02-Oct-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