



Courthouse Project Update 11.01.19

WRITTEN UPDATE DISTRIBUTED IN LIEU OF PHYSICAL MEETING

MONTHLY METING SERIES: next instance, 11.21.19

New and/or updated items indicated by bold italics

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1. Schedule

a. ***Current Schedule Impacts***

- On 10/17, Hoffman Construction informed the Project Team that elevator delivery has been rescheduled to 10/28, representing a potential two-week delay to the project schedule. Elevator delivery occurred 10/29.
- Hoffman has received an elevator recovery schedule from their subcontractor, which the Project Team is evaluating for potential schedule impacts.
- Hoffman also reported that its exterior cladding subcontractor is on a recovery schedule due to delayed mobilization. This is a non-critical path item and should not impact substantial completion.

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

Begin building the Addition elevators, continue installing the Addition's exterior insulation, begin painting on Addition Levels 2 and 3, hang drywall on Addition Levels 4 and 5, perform seismic upgrades in the Courthouse stairwells, close up and weather-tighten the stair tower, connect each floor to the Addition's MEP (mechanical / electrical / plumbing) risers, complete renovations in the chambers and support areas for Courtrooms 5A and 5B, continue renovations in Courtroom 3A, complete electrical and ceiling installation in the Courthouse Basement renovation areas, and complete build-out of the restroom core (toilet accessories).

c. ***Progress to Date***

Began framing and sheathing the Addition stair tower, began hanging and taping drywall on Addition Levels 1 through 3; weather-tightened the Addition; cut the opening between the Courthouse and Addition at the Basement level; began installing the roofing membrane; installed tile, countertops, lavatory fixtures, partitions, and fire sprinklers in the future restroom core; hoisted the Addition's rooftop HVAC units into place; began installing the Addition's curtainwall glass; framed the interior and exterior of the Addition; 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; installed overhead and in-wall MEP on all levels of the Addition; installed flooring in the renovated Basement Imaging areas; performed renovations in Courtrooms 2B, 2C, 2D, 2E, 5A, 5C, and 5D.

2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Projected Completion: 3/12/20
- c. ***Phase 2 Substantial Completion: 3/4/21***
 - Reflects non-compensable time extensions to cover delays resulting from removal of contaminated soils and the remnants of the old County Detention Home, and from the February 2019 snowstorms.



- d. 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
- e. **Work Complete and Invoiced Through 8/31/19:** \$33,722,094

3. Changes

- None at this time.

4. Upcoming Project Decisions Needing Court Input

Due Date	Item

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.*
 - i. *The County, OAC, and Hoffman are working together to finalize a Phase 2 logistics plan for distribution. Follow-up with selected stakeholder groups will occur as needed.*
 - ii. *Key objective is to keep as many courtrooms open and operating as possible.*
- c. **Jury Assembly Furniture** – *Lynn Gray from Facilities is working with Superior Court regarding how to provide power to chairs so that jurors can plug in devices while waiting. The Project team gave Hoffman notice to proceed with the electrical portion of this work. Superior Court has requested options to maximize seating in this space.*

6. Announcements / Action Items

- a. **Notable Work**
 - i. **Building Skin** – *Crews continue to form the Addition’s exterior 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. *Courthouse cooling tower replacement and inactive antennae removal are expected to occur by mid-November.*
 - 2. *Cut-throughs between the Courthouse and Addition on Levels 2 and 4, prior to the end of Phase 1, will take a restroom offline on each floor.*
 - a. *Superior Court requested a target date, which the project team will provide once available from Hoffman.*
 - b. **Anticipated impact:** *New restrooms within the perimeter of the existing Courthouse should be open for use. Men’s room would be available on Level 2 of the Mission Building.*



- 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. 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. This work entails adding jury and judicial stairs
 - 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 & 5B Chambers Areas (respectively, Depts. 12 & 11)** – December 23 to January 1.
 - d. **Commissioner Chambers Early Work (dates TBD)** – Ahead of Phase 2, crews will install above-ceiling structural steel elements in two Court IT offices on Level 1.
 - i. These offices will become temporary office space for Commissioners displaced by **structural** steel and shear wall work before Phase 2 (Chambers B and C) and during Phase 2 (D and E).
 - ii. A new temporary door will be installed to close off this hallway.
 - iii. Dates will be provided once confirmed by Hoffman.
 - e. **Rosetta Stone (Figure 1)** – The Project Team uses this table to align current and new courtroom numbers and the judges assigned to those rooms.
 - f. **Next Meetings in Series** –November 21, December 19. Written weekly updates will continue. The first 2020 meeting dates are January 16, February 13, and March 12.
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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 Clerk Customer Service Center, as viewed looking southeast from the open office area to the north of the service counter.



Hoffman's most recent 6-week lookahead (10/29/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				90	18-Sep-19 A	27-Jan-20
Phase 1 - New Addition				90	18-Sep-19 A	27-Jan-20
Phase 1 - New Addition - Building Envelope				67	18-Sep-19 A	23-Dec-19
C2073	Addition - Ext - Completion of Roofing System	SDR		20	14-Oct-19 A	08-Nov-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof				67	18-Sep-19 A	23-Dec-19
C2027	Addition - Ext (L2 - Roof - West) - UHPC Panels	KCO		13	18-Sep-19 A	15-Nov-19
C2083	Addition - Ext - (All Elevations) - Install Roofing at Level 2 Canopy			3	01-Nov-19*	05-Nov-19
C2084	Addition - Ext - (All Elevations) - Fireproof Canopy Steel per RFI 0198 Re			3	06-Nov-19	08-Nov-19
C2085	Addition - Ext - (All Elevations) - Sheathing and WAB at Level 2 Canopy			6	11-Nov-19	18-Nov-19
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure	KCO		9	19-Nov-19	03-Dec-19
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time	KCO		14	04-Dec-19	23-Dec-19
Phase 1 - New Addition - Building Envelope - North L2 to Roof				17	29-Oct-19	20-Nov-19
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO		17	29-Oct-19*	20-Nov-19
Phase 1 - New Addition - Building Envelope - East L2 to Roof				18	17-Oct-19 A	11-Nov-19
C2031	Addition - Ext (L2 - Roof - East (Partial North Elevation)) - UHPC Panels	KCO		18	17-Oct-19 A	11-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up				67	26-Sep-19 A	02-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				25	04-Nov-19	10-Dec-19
C1797	Addition L1 - LV Cabling	VECA		8	04-Nov-19*	13-Nov-19
C1485	Addition L1 - Install ACT	AP		5	07-Nov-19	13-Nov-19
C1488	Addition L1 - Install Wall Finishes	NWC		3	14-Nov-19	18-Nov-19
C1489	Addition L1 - Trim Out Mechanical	HP		3	19-Nov-19	21-Nov-19
C1490	Addition L1 - Trim Out Electrical	VECA		3	19-Nov-19	21-Nov-19
C1491	Addition L1 - Trim Out Fire Sprinklers	HP		3	19-Nov-19	21-Nov-19
C1492	Addition L1 - Install Flooring & Base	D9		5	22-Nov-19	02-Dec-19
C1494	Addition L1 - Install Casework / Millwork	ART		6	03-Dec-19	10-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				37	17-Oct-19 A	10-Dec-19
C1509	Addition L2 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP		8	17-Oct-19 A	30-Oct-19
C1512	Addition L2 - Paint	NWC		3	04-Nov-19	06-Nov-19
C1798	Addition L2 - LV Cabling	VECA		8	07-Nov-19	18-Nov-19
C1510	Addition L2 - Install ACT	AP		5	12-Nov-19	18-Nov-19
C1513	Addition L2 - Install Wall Finishes			3	19-Nov-19	21-Nov-19
C1514	Addition L2 - Trim Out Mechanical	HP		3	22-Nov-19	26-Nov-19
C1515	Addition L2 - Trim Out Electrical	VECA		3	22-Nov-19	26-Nov-19
C1516	Addition L2 - Trim Out Fire Sprinklers	HP		3	22-Nov-19	26-Nov-19
C1517	Addition L2 - Install Flooring & Base	D9		5	27-Nov-19	05-Dec-19
C1519	Addition L2 - Install Casework / Millwork	ART		3	06-Dec-19	10-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3				33	23-Oct-19 A	10-Dec-19
C1534	Addition L3 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP		6	23-Oct-19 A	04-Nov-19
C1537	Addition L3 - Paint	NWC		3	07-Nov-19	11-Nov-19
C1799	Addition L3 - LV Cabling	VECA		8	12-Nov-19	21-Nov-19
C1535	Addition L3 - Install ACT	AP		5	15-Nov-19	21-Nov-19
C1538	Addition L3 - Install Wall Finishes			3	22-Nov-19	26-Nov-19
C1539	Addition L3 - Trim Out Mechanical	HP		3	27-Nov-19	03-Dec-19
C1540	Addition L3 - Trim Out Electrical	VECA		3	27-Nov-19	03-Dec-19
C1541	Addition L3 - Trim Out Fire Sprinklers	HP		3	27-Nov-19	03-Dec-19
C1542	Addition L3 - Install Flooring & Base	D9		5	04-Dec-19	10-Dec-19



Hoffman's most recent 6-week lookahead (10/29/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4				30	29-Oct-19	11-Dec-19
C1559	Addition L4 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	29-Oct-19*	05-Nov-19	
C1562	Addition L4 - Paint	NWC	3	08-Nov-19	12-Nov-19	
C1800	Addition L4 - LV Cabling	VECA	8	13-Nov-19	22-Nov-19	
C1560	Addition L4 - Install ACT	AP	5	18-Nov-19	22-Nov-19	
C1563	Addition L4 - Install Wall Finishes		3	25-Nov-19	27-Nov-19	
C1564	Addition L4 - Trim Out Mechanical	HP	3	02-Dec-19	04-Dec-19	
C1565	Addition L4 - Trim Out Electrical	VECA	3	02-Dec-19	04-Dec-19	
C1566	Addition L4 - Trim Out Fire Sprinklers	HP	3	02-Dec-19	04-Dec-19	
C1567	Addition L4 - Install Flooring & Base	D9	5	05-Dec-19	11-Dec-19	
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5				26	04-Nov-19	11-Dec-19
C1584	Addition L5 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	04-Nov-19	11-Nov-19	
C1587	Addition L5 - Paint	NWC	3	14-Nov-19	18-Nov-19	
C1801	Addition L5 - LV Cabling	VECA	5	14-Nov-19	20-Nov-19	
C1585	Addition L5 - Install ACT	AP	5	18-Nov-19	22-Nov-19	
C1588	Addition L5 - Install Wall Finishes		3	25-Nov-19	27-Nov-19	
C1589	Addition L5 - Trim Out Mechanical	HP	3	02-Dec-19	04-Dec-19	
C1590	Addition L5 - Trim Out Electrical	VECA	3	02-Dec-19	04-Dec-19	
C1591	Addition L5 - Trim Out Fire Sprinklers	HP	3	02-Dec-19	04-Dec-19	
C1592	Addition L5 - Install Flooring & Base	D9	5	05-Dec-19	11-Dec-19	
Phase 1 - New Addition - Interior Buildout & Fit-Up - Roof Level				20	26-Sep-19 A	01-Nov-19
C1081	Addition RF - Install / Hookup / Test Roof Top Equipment	MULTI	20	26-Sep-19 A	01-Nov-19	
C1980	Addition RF - Electrical Power for Roof Top Equipment	VECA	10	26-Sep-19 A	01-Nov-19	
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators & Stairs				48	23-Oct-19 A	02-Jan-20
C2075	Addition Stairs - Exterior Framing / Sheathing / WAB at Stair 1	AP	8	23-Oct-19 A	01-Nov-19	
C1088	Addition Elevator - Build Elevators	KONE	45	28-Oct-19 A	02-Jan-20	
C2076	Addition Stairs - Curtainwall at Stair 1	GF	6	01-Nov-19	08-Nov-19	
C2078	Addition Stairs - Painting Stair 1 Steel	NWC	10	11-Nov-19	22-Nov-19	
C2080	Addition Stairs - UHPC Panels at Stair 1	KCO	10	11-Nov-19	22-Nov-19	
C2077	Addition Stairs - Interior Sheathing / GWB / Tape at Stair 1	AP	15	21-Nov-19	13-Dec-19	
Phase 1 - New Addition - Site Finishes				48	15-Nov-19	27-Jan-20
C2036	Site - Walls / Planters / Stairs / Upper Slab / ADA Ramp East of 12.1 Line	MM	48	15-Nov-19	27-Jan-20	
Phase 1 - Basement Level Renovation				10	28-Oct-19 A	08-Nov-19
C1612	Existing BL - Final Clean & Punchlist	HCC	5	28-Oct-19 A	01-Nov-19	
C1614	Existing BL - Punchlist Corrections	HCC	5	04-Nov-19	08-Nov-19	
C1613	Existing BL - Work Complete	HCC	0		08-Nov-19	
Phase 2 - Existing Courthouse Renovation				100	17-Jun-19 A	15-Nov-19
Phase 2 - South Shearwall				5	17-Jun-19 A	15-Nov-19
C1984	SSW - FRP Shearwall Footing	IW	5	17-Jun-19 A	15-Nov-19	
Phase 2 - Trial Courtroom Renovations				74	24-Jul-19 A	05-Nov-19
Phase 2 - Courtroom 3A				74	24-Jul-19 A	05-Nov-19
C1701	Courtroom 3A - Install Soffit / Ceiling / Fixtures	AP	10	24-Jul-19 A	05-Nov-19	
C1700	Courtroom 3A - Complete Cover Inspections	HCC	0		05-Nov-19*	