



Courthouse Project Update 11.21.19

8:15 a.m. | MT. BAKER CONFERENCE ROOM – RJD

MONTHLY MEETING SERIES: next instance, 12.19.19

New and/or updated items indicated by bold italics

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Dave Somers
County Executive

1. Schedule

a. ***Current Schedule Impacts***

- On 10/17, Hoffman Construction informed the Project Team that elevator delivery had been rescheduled to 10/28, representing a potential two-week delay to the project schedule. Elevator delivery occurred 10/29.
- The elevator subcontractor received their permit on 11/13 and resumed work the following day.
- Hoffman has requested the elevator subcontractor's revised recovery schedule, which the Project Team will evaluate for schedule impacts.
- Hoffman also reported that its exterior cladding subcontractor is on a recovery schedule due to delayed mobilization. The exterior cladding is a non-critical path item and should not impact substantial completion.
- At this time, Hoffman has not requested a schedule extension.

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

Continue building the Addition elevators, continue exterior site work on the North Campus, install the remainder of the Addition's building skin, 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, start building the new Courthouse entry on the east side of the Addition, install cabinetry in the remainder of the Addition, install ceiling grids in the Addition, and complete build-out of the restroom core (inspections).

c. ***Progress to Date***

Began framing and sheathing the Addition stair tower; began installing cabinetry on Addition Levels 2 and 3; hung and painted drywall on Addition Levels 1 through 5; painted drywall on Addition Levels 1 through 4; weather-tightened the Addition; cut openings between the Courthouse and Addition at the Basement and Level 2; installed the roof membrane; installed tile, partitions, and accessories in the future restroom core; hoisted the Addition's rooftop HVAC units into place; 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; installed overhead and in-wall MEP on all levels of the Addition; 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 9/30/19:** \$33,933,461

3. Changes

- None at this time.

4. Upcoming Project Decisions Needing Court Input

Due Date	Item

5. Stakeholder Concerns

- a. **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.
 - i. The Project Team has given Hoffman notice to proceed with the electrical portion of this work.
 - ii. Superior Court has requested options to maximize seating in this space.
 - iii. Project architect, CBRE Heery, will follow up with Superior Court on ceremonial dais options.
- b. **Phase 2 Office Move Planning** – The Project Team 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. **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.

6. Announcements / Action Items

- a. **Notable Work**
 - i. **Restroom Closure, Courthouse 2nd Floor** – Starting 11/13, Hoffman has taken the women’s room offline for a cut-through between the Courthouse and Addition.
 1. The adjacent men’s room will be converted to a women’s room.
 2. The men’s room on Level 2 of the Mission Building will be available for public use.
 3. New restrooms will be open in Phase 2.



- ii. **Near-Future Milestones**
 - 1. Courthouse cooling tower replacement and inactive antennae removal have been scheduled to occur in early December.
 - 2. Cut-through between the Courthouse and Addition on Level 4, prior to the end of 2019, will take a public 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. 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 (December 2019)** – 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 swing space for Commissioners displaced by structural steel and shear wall work before Phase 2.
 - ii. A new temporary door will be installed to close off this hallway.
- e. **Next Meetings in Series** –December 19, January 16, February 13, March 12.

MEETING ATTENDANCE

	SUPERIOR COURT		DISTRICT COURT		EXECUTIVE'S OFFICE
X	Judge Bruce Weiss		Judge Anthony Howard	X	Ken Klein
X	Judge Linda Krese		Judge Tam Bui		Josh Dugan
X	Judge George Appel	X	Marianne Boggie		
X	Judge Millie Judge	X	Lonnie Enyeart		COUNCIL STAFF
	Commissioner Susan Gaer			X	Heidi Beazizo
	Shane Nybo		SHERIFF'S OFFICE		
X	Andrew Somers		Ty Trenary		OFFICE for PUBLIC DEFENSE
		X	Jeff Brand		Jason Schwarz
	CLERK'S OFFICE	X	Sean Gillespie		Kristin Crane
	Sonya Kraski				
	Mark Allen		PROSECUTING ATTORNEY		INFORMATION TECHNOLOGY
	Shelia Postle		Michael Held	X	JD Braathen
				X	Kirk Copple
	FACILITIES & FLEET		LAW LIBRARY		
X	Mark Thunberg		Lettice Parker		OAC SERVICES
X	Jeff Hencz			X	Kevin Fromm
X	Steve Slawson		BAR ASSOCIATION	X	Glen Lyons
	Lolly Huggins		Joyce Wood		Mary Ganz



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.



Soffits, ceiling grid, HVAC, and fire sprinklers in Courtroom 3A (District Court Dept. 2), looking straight east from the back of the gallery toward the bench area.



Hoffman's most recent 6-week lookahead (11/19/19, 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				72	18-Sep-19 A	31-Dec-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof				72	18-Sep-19 A	31-Dec-19
C2027	Addition - Ext - (L2 - Roof - West) - UHPC Panels	KCO		13	18-Sep-19 A	02-Dec-19
C2085	Addition - Ext - (All Elevations) - Sheathing and WAB at Level 2 Canopy			5	21-Nov-19*	27-Nov-19
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure	KCO		7	02-Dec-19	10-Dec-19
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time	KCO		14	11-Dec-19	31-Dec-19
Phase 1 - New Addition - Building Envelope - North L2 to Roof				17	29-Oct-19 A	06-Dec-19
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO		17	29-Oct-19 A	06-Dec-19
Phase 1 - New Addition - Building Envelope - East L2 to Roof				18	17-Oct-19 A	06-Dec-19
C2031	Addition - Ext (L2 - Roof - East (Partial North Elevation)) - UHPC Panels	KCO		18	17-Oct-19 A	06-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up				43	04-Nov-19 A	07-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				12	16-Dec-19	02-Jan-20
C1486	Addition L1 - Install Doors & Hardware	BHW		5	16-Dec-19*	20-Dec-19
C1797	Addition L1 - LV Cabling	VECA		8	20-Dec-19*	02-Jan-20
C1485	Addition L1 - Install ACT	AP		5	26-Dec-19	02-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				37	11-Nov-19 A	07-Jan-20
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
C1520	Addition L2 - Install Furniture & Appliances			2	11-Dec-19	12-Dec-19
C1511	Addition L2 - Install Doors & Hardware	BHW		2	16-Dec-19*	17-Dec-19
C1518	Addition L2 - Construction Complete	HCC		0		20-Dec-19
C1521	Addition L2 - Clean & Pre-Punchlist			5	23-Dec-19	30-Dec-19
C1522	Addition L2 - Pre-Punchlist Corrections	HCC		5	31-Dec-19	07-Jan-20
Level 2 - Areas Affected by RFIs 0373 Rev 3 / 0429 Rev 2 / 0438				27	11-Nov-19 A	20-Dec-19
C2107	Addition L2 - Frame / Hang / Tape Finish Drywall	AP		8	11-Nov-19 A	22-Nov-19
C2106	Addition L2 - Install Sill Extensions	GF		2	19-Nov-19*	20-Nov-19
C2109	Addition L2 - Paint	NWC		3	25-Nov-19	27-Nov-19
C2110	Addition L2 - Install Shades			3	02-Dec-19	04-Dec-19
C2111	Addition L2 - Install Grid	AP		4	05-Dec-19	10-Dec-19
C2112	Addition L2 - MEP Trim Out	MULTI		3	11-Dec-19	13-Dec-19
C2113	Addition L2 - ACT Tiles	AP		2	16-Dec-19	17-Dec-19
C2115	Addition L2 - Install Flooring & Base	D9		3	18-Dec-19	20-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3				33	12-Nov-19 A	31-Dec-19
C1799	Addition L3 - LV Cabling	VECA		8	12-Nov-19 A	21-Nov-19
C1535	Addition L3 - Install ACT	AP		5	15-Nov-19 A	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
C1544	Addition L3 - Install Casework / Millwork	ART		5	11-Dec-19	17-Dec-19
C1545	Addition L3 - Install Furniture & Appliances			2	16-Dec-19	17-Dec-19



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

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1545	Addition L3 - Install Furniture & Appliances			2	16-Dec-19	17-Dec-19
C1536	Addition L3 - Install Doors & Hardware	BHW		2	17-Dec-19*	18-Dec-19
C1543	Addition L3 - Construction Complete	HCC		0		23-Dec-19
C1546	Addition L3 - Clean & Pre-Punchlist			5	24-Dec-19	31-Dec-19
Level 3 - Areas Affected by RFIs 0373 Rev 3 / 0429 Rev 2 / 0438				26	14-Nov-19 A	23-Dec-19
C2121	Addition L3 - Frame / Hang / Tape Finish Drywall	AP		10	14-Nov-19 A	27-Nov-19
C2116	Addition L3 - Install Sill Extensions	GF		3	21-Nov-19	25-Nov-19
C2122	Addition L3 - Paint	NWC		3	02-Dec-19	04-Dec-19
C2124	Addition L3 - Install Grid	AP		5	05-Dec-19	11-Dec-19
C2125	Addition L3 - MEP Trim Out	MULTI		3	12-Dec-19	16-Dec-19
C2126	Addition L3 - ACT Tiles	AP		4	17-Dec-19	20-Dec-19
C2128	Addition L3 - Install Flooring & Base	D9		1	23-Dec-19	23-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4				31	15-Nov-19 A	02-Jan-20
C1800	Addition L4 - LV Cabling	VECA		8	15-Nov-19 A	26-Nov-19
C1560	Addition L4 - Install ACT	AP		5	20-Nov-19	26-Nov-19
C1563	Addition L4 - Install Wall Finishes			3	27-Nov-19	03-Dec-19
C1564	Addition L4 - Trim Out Mechanical	HP		3	04-Dec-19	06-Dec-19
C1565	Addition L4 - Trim Out Electrical	VECA		3	04-Dec-19	06-Dec-19
C1566	Addition L4 - Trim Out Fire Sprinklers	HP		3	04-Dec-19	06-Dec-19
C1567	Addition L4 - Install Flooring & Base	D9		5	05-Dec-19*	11-Dec-19
C1569	Addition L4 - Install Casework / Millwork	ART		1	12-Dec-19	12-Dec-19
C1570	Addition L4 - Install Furniture & Appliances			2	13-Dec-19	16-Dec-19
C1561	Addition L4 - Install Doors & Hardware	BHW		2	18-Dec-19*	19-Dec-19
Level 4 - Areas Affected by RFIs 0373 Rev 3 / 0429 Rev 2 / 0438				24	26-Nov-19	02-Jan-20
C2129	Addition L4 - Install Sill Extensions	GF		3	26-Nov-19	02-Dec-19
C2130	Addition L4 - Frame / Hang / Tape Finish Drywall	AP		8	27-Nov-19	10-Dec-19
C2131	Addition L4 - Paint	NWC		3	11-Dec-19	13-Dec-19
C2133	Addition L4 - Install Grid	AP		5	16-Dec-19	20-Dec-19
C2134	Addition L4 - MEP Trim Out	MULTI		3	23-Dec-19	26-Dec-19
C2135	Addition L4 - ACT Tiles	AP		4	27-Dec-19	02-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5				38	04-Nov-19 A	30-Dec-19
C1584	Addition L5 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP		6	04-Nov-19 A	22-Nov-19
C1587	Addition L5 - Paint	NWC		3	25-Nov-19	27-Nov-19
C1801	Addition L5 - LV Cabling	VECA		5	25-Nov-19	03-Dec-19
C1585	Addition L5 - Install ACT	AP		5	27-Nov-19	05-Dec-19
C1588	Addition L5 - Install Wall Finishes			3	06-Dec-19	10-Dec-19
C1592	Addition L5 - Install Flooring & Base	D9		5	09-Dec-19	13-Dec-19
C1589	Addition L5 - Trim Out Mechanical	HP		3	11-Dec-19	13-Dec-19
C1590	Addition L5 - Trim Out Electrical	VECA		3	11-Dec-19	13-Dec-19
C1591	Addition L5 - Trim Out Fire Sprinklers	HP		3	11-Dec-19	13-Dec-19
C1594	Addition L5 - Install Casework / Millwork	ART		3	16-Dec-19	18-Dec-19
C1595	Addition L5 - Install Furniture & Appliances			2	19-Dec-19	20-Dec-19
C1586	Addition L5 - Install Doors & Hardware	BHW		2	19-Dec-19*	20-Dec-19
C1593	Addition L5 - Construction Complete	HCC		0		20-Dec-19
C1596	Addition L5 - Clean & Pre-Punchlist			2	23-Dec-19	24-Dec-19
C1597	Addition L5 - Pre-Punchlist Corrections	HCC		3	26-Dec-19	30-Dec-19
Level 5 - Areas Affected by RFIs 0373 Rev 3 / 0429 Rev 2 / 0438				6	15-Nov-19 A	22-Nov-19
C2139	Addition L5 - Frame / Hang / Tape Finish Drywall	AP		6	15-Nov-19 A	22-Nov-19



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

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators				31	14-Nov-19 A	31-Dec-19
C2088	Addition Elevator - Install Pit Rails / Sling / CWT Frame / Cab B	KONE	7	14-Nov-19 A		22-Nov-19
C2142	Addition Elevator - Machine Room Work and Piping	KONE	6	21-Nov-19		02-Dec-19
C2089	Addition Elevator - TIRAK / Governor Rope	KONE	1	25-Nov-19		25-Nov-19
C2090	Addition Elevator - Rails / Set Machine	KONE	9	26-Nov-19		10-Dec-19
C2093	Addition Elevator - Set Door Frames / Hang Doors	KONE	6	11-Dec-19		18-Dec-19
C2091	Addition Elevator - Pipe / Wire Machine / Rope Car	KONE	7	19-Dec-19		30-Dec-19
C2092	Addition Elevator - Remove TIRAK	KONE	1	31-Dec-19		31-Dec-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Stairs				40	06-Nov-19 A	06-Jan-20
C2076	Addition Stairs - Curtainwall at Stair 1	GF	6	06-Nov-19 A		21-Nov-19
C2078	Addition Stairs - Painting Stair 1 Steel	NWC	8	22-Nov-19		05-Dec-19
C2080	Addition Stairs - UHPC Panels at Stair 1	KCO	10	22-Nov-19		09-Dec-19
C2077	Addition Stairs - Interior Sheathing / GWB / Tape at Stair 1	AP	15	06-Dec-19		27-Dec-19
C2079	Addition Stairs - Painting GWB at Stair 1	NWC	5	30-Dec-19		06-Jan-20
Phase 1 - New Addition - Site Finishes				42	25-Nov-19	27-Jan-20
C2036	Site - Walls / Planters / Stairs / Upper Slab / ADA Ramp East of 12.1 Line	MM	42	25-Nov-19		27-Jan-20
Phase 1 - Basement Level Renovation				18	04-Nov-19 A	27-Nov-19
C1614	Existing BL - Punchlist Corrections	HCC	5	04-Nov-19 A		26-Nov-19
C1613	Existing BL - Work Complete	HCC	0			27-Nov-19
Phase 2 - Existing Courthouse Renovation				139	17-Jun-19 A	03-Jan-20
Phase 2 - South Shearwall				5	17-Jun-19 A	04-Dec-19
C1984	SSW - FRP Shearwall Footing	IW	5	17-Jun-19 A		04-Dec-19
Phase 2 - Level 2 Renovation				14	21-Nov-19	12-Dec-19
Phase 2 - Level 2 Renovation - Early Work South of F Line				14	21-Nov-19	12-Dec-19
C2146	Existing L2 - Complete Framing	AP	2	21-Nov-19*		22-Nov-19
C2147	Existing L2 - GWB Hang / Tape / Finish (Complete MEP at Jury Restroom I	AP	5	25-Nov-19		03-Dec-19
C2148	Existing L2 - Paint	NWC	2	04-Dec-19		05-Dec-19
C2149	Existing L2 - Install ACT Grid	AP	1	06-Dec-19		06-Dec-19
C2150	Existing L2 - MEP RI at ACT Grid	MULTI	2	09-Dec-19		10-Dec-19
C2151	Existing L2 - Ceiling Tile at ACT Grid	AP	2	11-Dec-19		12-Dec-19
Phase 2 - Trial Courtroom Renovations				31	18-Nov-19 A	03-Jan-20
Phase 2 - Courtroom 2B				10	19-Dec-19	03-Jan-20
C2002	Courtroom 2B - Hang Acoustical Panels	ARCH	3	19-Dec-19		23-Dec-19
C2003	Courtroom 2B - Install New Sprinklers	IT	3	19-Dec-19		23-Dec-19
C1662	Courtroom 2B - Install Flooring & Base	D9	5	19-Dec-19*		26-Dec-19
C1663	Courtroom 2B - Re-Install Courtroom Furniture	HCC	5	27-Dec-19		03-Jan-20
Phase 2 - Courtroom 3A				20	18-Nov-19 A	17-Dec-19
C2105	Courtroom 3A - Mechanical and Electrical Trim Out in Grid Ceiling	MULTI	2	18-Nov-19 A		19-Nov-19
C2104	Courtroom 3A - Install Cabinetry		3	25-Nov-19*		27-Nov-19
C1702	Courtroom 3A - Install Flooring & Base	D9	5	02-Dec-19		06-Dec-19
C1703	Courtroom 3A - Re-Install Courtroom Furniture	HCC	5	09-Dec-19		13-Dec-19
C1704	Courtroom 3A - Final Clean & Punchlist	HCC	1	16-Dec-19		16-Dec-19
C1705	Courtroom 3A - Punchlist Corrections	HCC	1	17-Dec-19		17-Dec-19
C1706	Courtroom 3A - TCO	HCC	0			17-Dec-19
Phase 2 - Courtroom 5B				8	23-Dec-19	03-Jan-20
C2081	Courtroom 5A/ B Chambers - Demo / Abate	PAS	5	23-Dec-19*		30-Dec-19
C2082	Courtroom 5A/ B Chambers - Install Collector Plates / Ex Braces	SK	5	27-Dec-19		03-Jan-20