



Courthouse Project Update 01.10.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next instance, 01.16.20

New and/or updated items indicated by bold italics

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Dave Somers
County Executive

1. Schedule

a. **Current Schedule Impacts**

- **Resolved:** Hoffman's previously reported schedule extension request, resulting from a series of requests for information regarding interior framing and window trim, has been resolved without adding days to the project schedule. Per contract, Hoffman is required to notify the County of any potential schedule impacts.
- Prior schedule impacts being monitored:
 - Hoffman's elevator subcontractor has been working since 11/14 to maintain a revised recovery schedule, due to delayed delivery and permitting.
 - Hoffman's 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.

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

Close up and weather-tighten the east face of the Addition stair tower; continue building the Addition elevators; pour the remaining concrete walls, ramp, and planters for the new Courthouse entrance plaza; continue exterior site work on the North Campus; install the remainder of the Addition's building skin; perform early structural work above ceilings near the Commissioner Courts chambers area; install cabinetry and ceiling tiles in the remainder of the Addition; install flooring and/or carpet tiles in the remainder of the Addition; complete comm, data, and fiber installation; commission the Addition's building systems.

c. **Progress to Date**

Removed the man-lift (construction elevator) from the east face of the Addition stair tower; set carpet tile and rubber base on Addition Levels 2, 3, and 4; set ceiling tiles on Addition Levels 3 and 4; connected each floor to the Addition's MEP (mechanical / electrical / plumbing) risers; replaced the cooling towers atop the Courthouse; built cab frames and set weights for both Addition elevator cars; installed ceiling grids in the Addition; poured the planter wall footings on the north and east sides of the Addition; framed and sheathed the Addition stair tower; installed cabinetry on Addition Levels 2 through 5; cut openings between the Courthouse and Addition at the Basement and Levels 2 and 4; installed the roof membrane; installed tile, partitions, and accessories in the future restroom core; hoisted the Addition's rooftop HVAC units into place; installed overhead and in-wall MEP on all levels of the Addition; performed renovations in Courtrooms 2B through 2E and 5A through 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 11/30/19:** \$41,232,134

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 has provided Superior Court with a plan for providing power and data to chairs so that jurors can plug in devices while waiting. The project architect, CBRE Heery, has provided Superior Court with a design for the room’s use as a ceremonial courtroom.
- 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.
 - 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. **Temporary Water Shutoff 1/18** – From 6 am to 10 am, crews will install a backflow prevention device. This shutoff will only affect the Courthouse. Facilities will distribute an impact notice to all building user groups.
- b. **Restroom Closure, Courthouse 2nd and 4th Floors** – Public restrooms on both floors are closed so that crews can make a connection between the Courthouse and Addition.
 - i. Signs posted will direct building users and visitors to other floors, or to the men’s room on the 2nd floor of the Mission Building.
 - ii. The men’s room on 2nd floor has been converted to a women’s room.
 - iii. Departmental restrooms on 4th floor will not be affected.
- c. **Current and Upcoming Courtroom and Chambers Work (2019-20)**
 - i. **3A (District Court Department 2)** – Ongoing since April 1. Millwork and casework are complete; audio-visual installation is near completion.



- ii. **Commissioner Chambers Early Phase 2 Work (2019-20)** – Install above-ceiling structural steel elements in two Court IT offices on Level 1, then continue with selected Commissioner chambers.
 - The IT offices will become swing space for Commissioners displaced by structural steel and shear wall work before and during Phase 2.
 - Facilities will install a new temporary door to close off this hallway.
- d. **Next Meetings in Series** – January 16, February 13, March 12.

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	Thompson	<i>high-profile trial courtroom</i>
2B	Superior Dept 1	Alexander	<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	Harness / Gaer	
1C	Commissioner B	Moriarty	
1D	Commissioner C	Harness / Gaer	
1E	Commissioner D	Waggoner	

The new courtroom numbering scheme represents the renovation’s wayfinding improvements.

Figure 2: Progress Photo.



Flooring installation in the future Entry / Screening Area, Addition Level 1, viewed looking northwest from the vicinity of the Marshals' Station.



Hoffman's most recent 6-week lookahead (01/07/20, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				113	18-Sep-19 A	27-Feb-20
Phase 1 - New Addition				113	18-Sep-19 A	27-Feb-20
Phase 1 - New Addition - Building Envelope				106	18-Sep-19 A	18-Feb-20
C1653	Addition - Ext - Close-Up Building Envelope After Manlift Removal	MULTI		22	30-Dec-19 A	29-Jan-20
Phase 1 - New Addition - Building Envelope - West L2 to Roof				106	18-Sep-19 A	18-Feb-20
C2027	Addition - Ext - (L2 - Roof - West) - UHPC Panels	KCO		13	18-Sep-19 A	14-Jan-20
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure #1	KCO		4	26-Dec-19 A	08-Jan-20
C2152	Addition - Ext - (All Elevations) - Vapor Barrier at Level 2 Canopy			7	30-Dec-19 A	08-Jan-20
C2177	Addition - Ext - (All Elevations) - Metal Panel Field Measure #2	KCO		4	30-Dec-19 A	10-Jan-20
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time #1	KCO		13	08-Jan-20	24-Jan-20
C2178	Addition - Ext - (All Elevations) - Metal Panel Lead time #2	KCO		14	10-Jan-20	29-Jan-20
C2028	Addition - Ext - (All Elevations) - Composite Metal Panels #1	KCO		10	27-Jan-20	07-Feb-20
C2180	Addition - Ext - (All Elevations) - Metal Panel Field Measure Vestibule	KCO		1	29-Jan-20*	29-Jan-20
C2179	Addition - Ext - (All Elevations) - Composite Metal Panels #2	KCO		10	30-Jan-20	12-Feb-20
C2181	Addition - Ext - (All Elevations) - Metal Panel Lead time Vestibule	KCO		14	30-Jan-20	18-Feb-20
Phase 1 - New Addition - Building Envelope - North L2 to Roof				17	29-Oct-19 A	16-Jan-20
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO		17	29-Oct-19 A	16-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up				57	09-Dec-19 A	27-Feb-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				30	02-Jan-20 A	12-Feb-20
C1492	Addition L1 - Install Flooring & Base	D9		15	02-Jan-20 A	22-Jan-20
C1488	Addition L1 - Install Wall Finishes	NWC		3	03-Jan-20 A	07-Jan-20
C1489	Addition L1 - Trim Out Mechanical	HP		3	15-Jan-20*	17-Jan-20
C1490	Addition L1 - Trim Out Electrical	VECA		3	15-Jan-20*	17-Jan-20
C1491	Addition L1 - Trim Out Fire Sprinklers	HP		3	15-Jan-20*	17-Jan-20
C1485	Addition L1 - Install ACT	AP		5	20-Jan-20*	24-Jan-20
C1494	Addition L1 - Install Casework / Millwork	ART		5	27-Jan-20	31-Jan-20
C1495	Addition L1 - Install Furniture & Appliances			2	28-Jan-20*	29-Jan-20
C1496	Addition L1 - Clean & Pre-Punchlist			5	30-Jan-20	05-Feb-20
C1493	Addition L1 - Construction Complete	HCC		0		31-Jan-20
C1497	Addition L1 - Pre-Punchlist Corrections	HCC		5	06-Feb-20	12-Feb-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				10	06-Jan-20 A	17-Jan-20
C1521	Addition L2 - Clean & Pre-Punchlist			5	07-Jan-20*	13-Jan-20
C1522	Addition L2 - Pre-Punchlist Corrections	HCC		5	13-Jan-20	17-Jan-20
Level 2 - Areas Affected by RFIs 0373 Rev 3 / 0429 Rev 2 / 0438				6	06-Jan-20 A	13-Jan-20
C2112	Addition L2 - MEP Trim Out	MULTI		4	06-Jan-20 A	09-Jan-20
C2113	Addition L2 - ACT Tiles	AP		2	10-Jan-20	13-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3				10	03-Jan-20 A	16-Jan-20
C1546	Addition L3 - Clean & Pre-Punchlist			5	03-Jan-20 A	09-Jan-20
C1547	Addition L3 - Pre-Punchlist Corrections	HCC		5	10-Jan-20	16-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4				10	03-Jan-20 A	16-Jan-20
C1571	Addition L4 - Clean & Pre-Punchlist			5	03-Jan-20 A	09-Jan-20
C1572	Addition L4 - Pre-Punchlist Corrections	HCC		5	10-Jan-20	16-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5				8	06-Jan-20 A	15-Jan-20
C1592	Addition L5 - Install Flooring & Base	D9		3	06-Jan-20 A	08-Jan-20
C1595	Addition L5 - Install Furniture & Appliances			2	07-Jan-20*	08-Jan-20
C1593	Addition L5 - Construction Complete	HCC		0		08-Jan-20
C1596	Addition L5 - Clean & Pre-Punchlist			2	09-Jan-20	10-Jan-20
C1597	Addition L5 - Pre-Punchlist Corrections	HCC		3	13-Jan-20	15-Jan-20



Hoffman's most recent 6-week lookahead (01/07/20, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators				38	07-Jan-20	27-Feb-20
C2095	Addition Elevator - Fixture Installation	KONE	1	07-Jan-20*	07-Jan-20	
C2096	Addition Elevator - Pipe / Wire Hatch Devices	KONE	5	08-Jan-20	14-Jan-20	
C2143	Addition Elevator - Car Run Capable	KONE	0		10-Jan-20*	
C2097	Addition Elevator - Install Selector / Complete Cab Equipment	KONE	1	15-Jan-20	15-Jan-20	
C2144	Addition Elevator - Flooring	KONE	2	16-Jan-20	17-Jan-20	
C2098	Addition Elevator - Terminate Controller	KONE	5	16-Jan-20	22-Jan-20	
C2145	Addition Elevator - Interior	KONE	2	20-Jan-20	21-Jan-20	
C2099	Addition Elevator - Adjust / Commission	KONE	12	22-Jan-20	06-Feb-20	
C2100	Addition Elevator - Pre Testing - Fire Life Safety	KONE	3	07-Feb-20	11-Feb-20	
C2101	Addition Elevator - Final Inspections - 2 Elevators	KONE	2	12-Feb-20	13-Feb-20	
C1096	Addition Elevator - Final Clean & Punchlist	HCC	10	14-Feb-20	27-Feb-20	
Phase 1 - New Addition - Interior Buildout & Fit-Up - Stairs				38	09-Dec-19 A	31-Jan-20
C2080	Addition Stairs - UHPC Panels at Stair 1	KCO	15	09-Dec-19 A	16-Jan-20	
C2077	Addition Stairs - Complete Framing / Interior Sheathing / GWB / Tape at S	AP	14	10-Dec-19 A	21-Jan-20	
C2079	Addition Stairs - Painting GWB at Stair 1	NWC	5	22-Jan-20	28-Jan-20	
C2078	Addition Stairs - Painting Stair 1 Steel	NWC	8	22-Jan-20	31-Jan-20	
Phase 1 - New Addition - Site Finishes				59	25-Nov-19 A	19-Feb-20
C2036	Site - Walls / Planters / Stairs / Upper Slab / ADA Ramp East of 12.1 Line	MM	42	25-Nov-19 A	27-Jan-20	
C2165	Site - Backfill from Entry to Decorative Band at Upper Plaza	MM	4	02-Jan-20 A	07-Jan-20	
C2163	Site - Strip Wall 3 / 3B	MM	1	07-Jan-20*	07-Jan-20	
C2231	Site - FRP South Planter Box Footing and Wall and North Planter Box Wa	MM	4	07-Jan-20*	10-Jan-20	
C2166	Site - Backfill / Drainage in Planters	IW	3	08-Jan-20	10-Jan-20	
C2167	Site - FRP Concrete from Building to Decorative Band	MM	2	09-Jan-20	10-Jan-20	
C2168	Site - Pour South Planter Boxes at Wall 8	MM	2	13-Jan-20	14-Jan-20	
C2229	Site - Establish Grade for Stairs / Lower Plaza and Planters	IW	3	13-Jan-20*	15-Jan-20	
C2176	Site - Steel / Framing / Sheathing / Weatherproofing at Vestibule	MULTI	9	13-Jan-20	23-Jan-20	
C2235	Site - Manlift Footing Demo and Grade	MM	2	14-Jan-20*	15-Jan-20	
C2228	Site - Pour Decorative Bands	MM	2	16-Jan-20	17-Jan-20	
C2236	Site - FRP Footing at Wall 8	MM	2	16-Jan-20	17-Jan-20	
C2172	Site - FRP Stairs	MM	9	16-Jan-20	28-Jan-20	
C2175	Site - Pour Lower Plaza	MM	1	20-Jan-20	20-Jan-20	
C2237	Site - FRP Wall 8	MM	3	20-Jan-20	22-Jan-20	
C2037	Site - Landscape / Irrigation / Soil Installation East of 12.1 Line	A-1	5	28-Jan-20	03-Feb-20	
C2232	Site - Pour Stair Landings	MM	1	29-Jan-20	29-Jan-20	
C2221	Site - Grading for ADA Ramps and Curbs	MM	2	30-Jan-20	31-Jan-20	
C2233	Site - Demo / Grading for Fire Lane	MM	5	03-Feb-20	07-Feb-20	
C2222	Site - FRP ADA Ramps and Curbs	MM	6	03-Feb-20	10-Feb-20	
C2234	Site - FRP Fire Lane	MM	8	10-Feb-20	19-Feb-20	
Phase 1 - New Addition - Commissioning & Startup				39	06-Jan-20 A	27-Feb-20
C2183	Addition Cx - Lighting Control Programming	VECA	5	06-Jan-20 A	10-Jan-20	
C2185	Addition Cx - Lighting Integration Graphics	JCI	1	09-Jan-20*	09-Jan-20	
C2186	Addition Cx - ERV 4-1 PGM / Point to Point	JCI	1	09-Jan-20	09-Jan-20	
C2187	Addition Cx - Power to Outdoor Units	VECA	1	09-Jan-20	09-Jan-20	
C2188	Addition Cx - EF PGM / Point to Point	JCI	1	10-Jan-20	10-Jan-20	
C2191	Addition Cx - DOAS PGM / Point to Point	JCI	1	13-Jan-20	13-Jan-20	
C2192	Addition Cx - System Readiness Checklist	VECA	1	13-Jan-20	13-Jan-20	
C2190	Addition Cx - Power to DOAS	VECA	2	13-Jan-20	14-Jan-20	



Hoffman's most recent 6-week lookahead (01/07/20, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C2189	Addition Cx - Fire Pump Install	RHFP		5	13-Jan-20	17-Jan-20
C1743	Addition - Installation & Testing of Security System (by Owner)	Owner		10	13-Jan-20	24-Jan-20
C2193	Addition Cx - Daikan VRF / DOAS Start Up	HP		5	16-Jan-20*	22-Jan-20
C1649	Addition - Final Inspections / Test & Commission	HCC		30	17-Jan-20	27-Feb-20
C2196	Addition Cx - URF Front End Graphics	JCI		4	21-Jan-20*	24-Jan-20
C2198	Addition Cx - FPTs Plumbing	KBA		1	23-Jan-20	23-Jan-20
C2197	Addition Cx - TAB (Air Test)	HP		20	23-Jan-20*	19-Feb-20
C2199	Addition Cx - FPTs HVAC	KBA		20	24-Jan-20	20-Feb-20
C2194	Addition Cx - FPTs - Safety / Security	KBA		1	27-Jan-20	27-Jan-20
C2195	Addition Cx - Lighting Control - Basement Level	VECA		1	27-Jan-20	27-Jan-20
C2200	Addition Cx - Fire Pump Testing	RHFP		1	27-Jan-20	27-Jan-20
C2201	Addition Cx - System Readiness FAATS	VECA		1	31-Jan-20*	31-Jan-20
C2202	Addition Cx - Audio Visual	VECA		2	31-Jan-20	03-Feb-20
C2203	Addition Cx - Fire Systems Final	RHFP		1	03-Feb-20*	03-Feb-20
C2204	Addition Cx - Lighting Control - Level 1	VECA		1	03-Feb-20	03-Feb-20
C2205	Addition Cx - Lighting Control - Level 2	VECA		1	04-Feb-20	04-Feb-20
C2209	Addition Cx - FPTs Irrigation	KBA		1	04-Feb-20	04-Feb-20
C2206	Addition Cx - Lighting Control - Level 3	VECA		1	05-Feb-20	05-Feb-20
C2207	Addition Cx - Lighting Control - Level 4	VECA		1	06-Feb-20	06-Feb-20
C2208	Addition Cx - Lighting Control - Level 5	VECA		1	07-Feb-20	07-Feb-20
C2225	Addition - Interior Clean for Owner Punchlist	HCC		3	10-Feb-20	12-Feb-20
C2211	Addition Cx - Metering	VECA		1	12-Feb-20	12-Feb-20
C2210	Addition Cx - Fire Alarm Factory Start Up	VECA		5	12-Feb-20*	18-Feb-20
C2212	Addition Cx - Meter Integration	JCI		2	13-Feb-20	14-Feb-20
C2213	Addition Cx - FPTs Metering	KBA		1	17-Feb-20*	17-Feb-20
C2223	Addition - Phase 1 - Owner and A / E Interior Punchlist	Owner		3	18-Feb-20*	20-Feb-20
Phase 1 - New Restroom Core in Existing Building				15	07-Feb-20	27-Feb-20
Phase 1 - New Restroom Core - Commissioning & Startup				15	07-Feb-20	27-Feb-20
C1640	New RR Core - Final Inspections / Test & Commission	HCC		15	07-Feb-20	27-Feb-20
Phase 2 - Existing Courthouse Renovation				169	17-Jun-19 A	14-Feb-20
Phase 2 - South Shearwall				5	17-Jun-19 A	24-Jan-20
C1984	SSW - FRP Shearwall Footing	IW		5	17-Jun-19 A	24-Jan-20
Phase 2 - Level 2 Renovation				2	30-Dec-19 A	10-Jan-20
Phase 2 - Level 2 Renovation - Early Work South of F Line				2	30-Dec-19 A	10-Jan-20
C2151	Existing L2 - Ceiling Tile at ACT Grid	AP		2	30-Dec-19 A	10-Jan-20
Phase 2 - Trial Courtroom Renovations				27	09-Jan-20	14-Feb-20
Phase 2 - Courtroom 3A				27	09-Jan-20	14-Feb-20
C1702	Courtroom 3A - Install Flooring & Base	D9		5	09-Jan-20*	15-Jan-20
C2155	Courtroom 3A - Install Audio Visual Equipment			5	27-Jan-20*	31-Jan-20
C2156	Courtroom 3A - Install Ceiling Tile	AP		2	03-Feb-20	04-Feb-20
C2157	Courtroom 3A - Final Paint	NWC		1	05-Feb-20	05-Feb-20
C1703	Courtroom 3A - Re-Install Courtroom Furniture	HCC		5	06-Feb-20	12-Feb-20
C1704	Courtroom 3A - Final Clean & Punchlist	HCC		1	13-Feb-20	13-Feb-20
C1705	Courtroom 3A - Punchlist Corrections	HCC		1	14-Feb-20	14-Feb-20
C1706	Courtroom 3A - TCO	HCC		0		14-Feb-20