



Courthouse Project Update 02.07.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next instance, 02.27.20

New and/or updated items indicated by bold italics

1. Schedule

a. ***Current Schedule Impacts***

- ***Ongoing:*** At this time, Hoffman and the Project Team are assessing any impacts from the weather events of 1/13-1/15.
- ***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.e.***

Complete the Addition elevators; install flooring and/or ceiling tiles in the remainder of the Addition (mainly elevator lobbies); 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 on the east face and stair tower; perform early structural work above ceilings in the Commissioner Courts chambers area; complete comm, data, and fiber installation; commission the Addition's building systems.

c. ***Progress to Date***

Poured the slab and concrete steps for the new entrance plaza; closed up the Addition stair tower after removing the man-lift (construction elevator); set carpet tile and rubber base on Addition Levels 2 through 5; set ceiling tiles on Addition Levels 2 through 5; replaced the cooling towers atop the Courthouse; built cab frames and set weights for both Addition elevator cars; 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; 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. **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.
 - iii. Based on her one-on-one meetings with building user groups, Lynn Gray from Facilities has provided, and the Project Team is reviewing, a final draft of the Phase 2 office moves plan.
- b. **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. **Ribbon-Cutting for the Addition** – A ceremony is planned for 3/16 at noon. Invitations and an official announcement are coming soon.
- b. **Water Shutdown, Saturday, 2/8** – Crews will be working on the fire standpipe and fire panel in the Courthouse Tunnel that morning. Facilities will distribute an impact notice to building occupants.
- c. **Hoffman Superintendent Transition** – Trent Dibble, Project Superintendent for Hoffman Construction, will retire in April. His replacement, Mike Rotter, has been on-site since mid-January.
- d. **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.
- e. **Current and Upcoming Courtroom and Chambers Work (2019-20)**



- i. **3A (District Court Department 2)** – Ongoing since April 1. Audio-visual installation is nearing completion; cleaning, punch list, and punch list corrections are next.
 - 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.
 - f. **Next Meetings in Series** – February 27, March 26, April 23.
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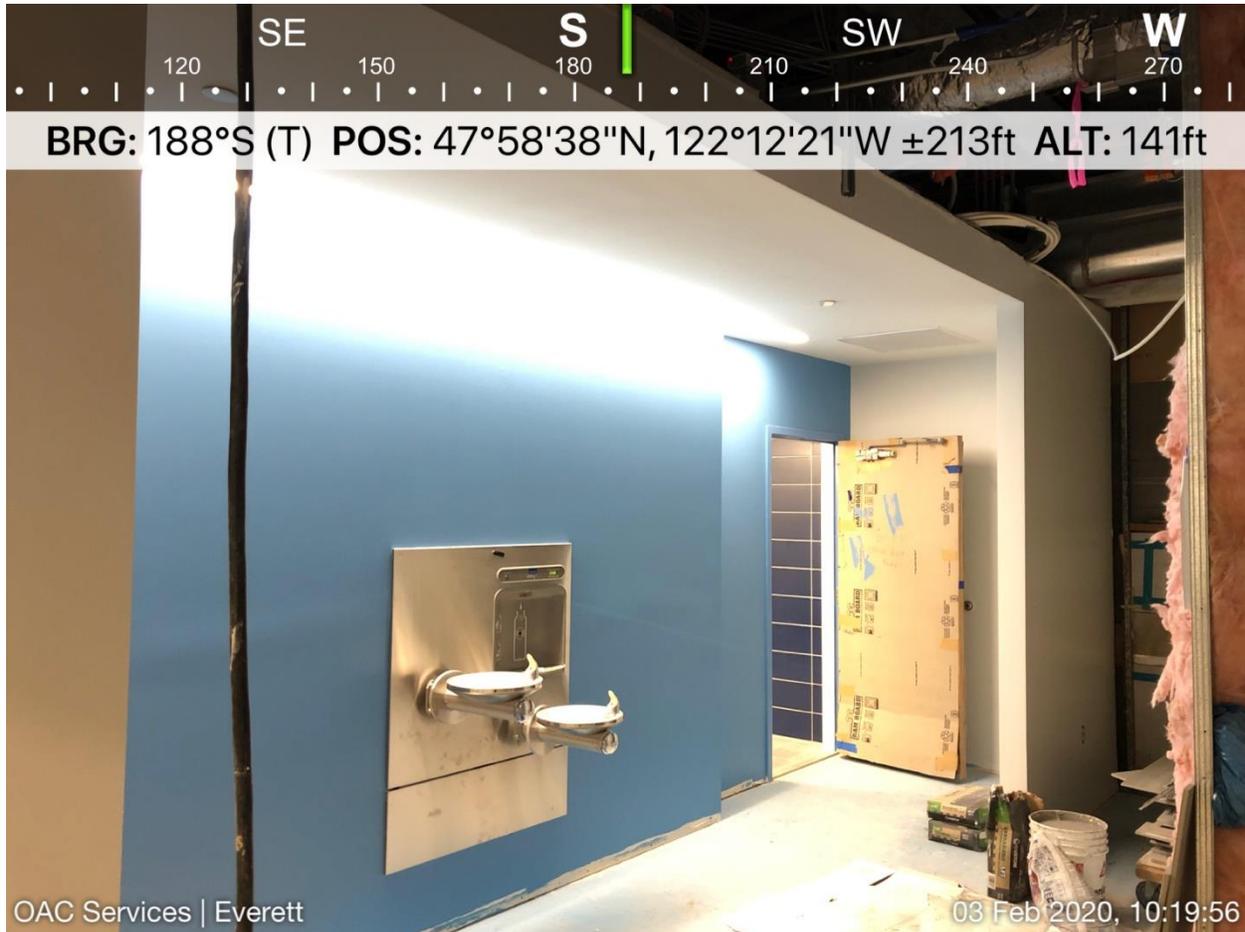
Figure 1: Courtroom Rosetta Stone

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	
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.



Restroom vestibule on Level 5 of the existing Courthouse, bordering the Addition.



Hoffman's most recent 6-week lookahead (02/04/20, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				90	25-Nov-19 A	02-Apr-20
Phase 1 - New Addition				90	25-Nov-19 A	02-Apr-20
Phase 1 - North Shearwall				15	13-Mar-20	02-Apr-20
C1656	NSW - Remove Temporary Partition Between Existing & New Buildings	AP		15	13-Mar-20	02-Apr-20
Phase 1 - New Addition - Building Envelope				22	27-Jan-20 A	25-Feb-20
Phase 1 - New Addition - Building Envelope - West L2 to Roof				22	27-Jan-20 A	25-Feb-20
C2028	Addition - Ext - (All Elevations) - Composite Metal Panels #1	KCO		10	27-Jan-20 A	07-Feb-20
C2179	Addition - Ext - (All Elevations) - Composite Metal Panels #2	KCO		10	30-Jan-20 A	12-Feb-20
C2181	Addition - Ext - (All Elevations) - Metal Panel Lead time Vestibule	KCO		14	30-Jan-20 A	18-Feb-20
C2182	Addition - Ext - (All Elevations) - Composite Metal Panels Vestibule	KCO		5	19-Feb-20	25-Feb-20
Phase 1 - New Addition - Interior Buildout & Fit-Up				67	09-Dec-19 A	12-Mar-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				36	02-Jan-20 A	20-Feb-20
C1492	Addition L1 - Install Flooring & Base	D9		15	02-Jan-20 A	12-Feb-20
C1485	Addition L1 - Install ACT	AP		5	05-Feb-20*	11-Feb-20
C1494	Addition L1 - Install Casework / Millwork / Interior Storefront	ART		5	06-Feb-20*	12-Feb-20
C1496	Addition L1 - Clean & Pre-Punchlist			3	11-Feb-20	13-Feb-20
C1493	Addition L1 - Construction Complete	HCC		0		12-Feb-20
C1497	Addition L1 - Pre-Punchlist Corrections	HCC		5	14-Feb-20	20-Feb-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators				37	22-Jan-20 A	12-Mar-20
C2099	Addition Elevator - Adjust / Commission	KONE		12	22-Jan-20 A	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
C1643	Addition Elevator - Punchlist Corrections	HCC		10	28-Feb-20	12-Mar-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Stairs				41	09-Dec-19 A	14-Feb-20
C2080	Addition Stairs - UHPC Panels at Stair 1	KCO		15	09-Dec-19 A	14-Feb-20
C2078	Addition Stairs - Painting Stair 1 Steel	NWC		8	27-Jan-20 A	14-Feb-20
Phase 1 - New Addition - Site Finishes				64	25-Nov-19 A	26-Feb-20
C2036	Site - Walls / Planters / Stairs / Upper Slab / ADA Ramp East of 12.1 Line	MM		42	25-Nov-19 A	14-Feb-20
C2172	Site - FRP Stairs ***Extreme Weather Week of 1/13/20	MM		9	22-Jan-20 A	07-Feb-20
C2221	Site - Grading for ADA Ramps and Curbs	IW		2	05-Feb-20*	06-Feb-20
C2222	Site - FRP ADA Ramps and Curbs	MM		6	07-Feb-20	14-Feb-20
C2037	Site - Landscape / Irrigation / Soil Installation East of 12.1 Line	A-1		5	10-Feb-20*	14-Feb-20
C2232	Site - Pour Stair Landings	MM		1	11-Feb-20*	11-Feb-20
C2234	Site - FRP Fire Lane	MM		8	17-Feb-20	26-Feb-20
Phase 1 - New Addition - Commissioning & Startup				49	06-Jan-20 A	12-Mar-20
C2183	Addition Cx - Lighting Control Programming	VECA		5	06-Jan-20 A	21-Feb-20
C1649	Addition - Final Inspections / Test & Commission	HCC		30	17-Jan-20 A	27-Feb-20
C2197	Addition Cx - TAB (Air Test)	HP		20	30-Jan-20 A	26-Feb-20
C2196	Addition Cx - VRF Front End Graphics	JCI		4	03-Feb-20 A	06-Feb-20
C2199	Addition Cx - FPTs HVAC	KBA		20	07-Feb-20*	05-Mar-20
C2200	Addition Cx - Fire Pump Testing	RHFP		1	11-Feb-20*	11-Feb-20
C2211	Addition Cx - Metering	VECA		1	12-Feb-20*	12-Feb-20
C2212	Addition Cx - Meter Integration	JCI		2	13-Feb-20	14-Feb-20
C2225	Addition - Interior Clean for Owner Punchlist	HCC		3	14-Feb-20	18-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
C2195	Addition Cx - Lighting Control - Basement Level	VECA		1	21-Feb-20	21-Feb-20



Hoffman's most recent 6-week lookahead 02/04/20, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C2204	Addition Cx - Lighting Control - Level 1	VECA	1	21-Feb-20	21-Feb-20	21-Feb-20
C2205	Addition Cx - Lighting Control - Level 2	VECA	1	21-Feb-20	21-Feb-20	21-Feb-20
C2206	Addition Cx - Lighting Control - Level 3	VECA	1	21-Feb-20	21-Feb-20	21-Feb-20
C2207	Addition Cx - Lighting Control - Level 4	VECA	1	21-Feb-20	21-Feb-20	21-Feb-20
C2208	Addition Cx - Lighting Control - Level 5	VECA	1	21-Feb-20	21-Feb-20	21-Feb-20
C1651	Addition - Phase 1 - Owner and A / E Punchlist Corrections	HCC	10	21-Feb-20	05-Mar-20	05-Mar-20
C2226	Addition - Exterior Clean for Owner Punchlist	HCC	3	26-Feb-20	28-Feb-20	28-Feb-20
C2203	Addition Cx - Fire Systems Final	RHFP	1	27-Feb-20*	27-Feb-20	27-Feb-20
C2214	Addition Cx - TAB Backcheck	KBA	2	27-Feb-20	28-Feb-20	28-Feb-20
C2210	Addition Cx - Fire Alarm Factory Start Up	VECA	5	28-Feb-20	05-Mar-20	05-Mar-20
C2217	Addition Cx - FPTs Fire Suppression / Alarm	KBA	1	02-Mar-20	02-Mar-20	02-Mar-20
C2220	Addition Cx - Owner Training - HVAC / Plumbing	HP	1	02-Mar-20*	02-Mar-20	02-Mar-20
C2224	Addition - Phase 1 - Owner and A / E Exterior Punchlist	Owner	1	02-Mar-20*	02-Mar-20	02-Mar-20
C2219	Addition Cx - Owner Training - BAS	JCI	2	02-Mar-20*	03-Mar-20	03-Mar-20
C2215	Addition Cx - Fire Marshall Inspection	VECA	1	05-Mar-20	05-Mar-20	05-Mar-20
C2216	Addition Cx - Fire Marshall DAS	VECA	1	05-Mar-20	05-Mar-20	05-Mar-20
C2218	Addition Cx - Owner Training - Electrical Systems	VECA	5	06-Mar-20*	12-Mar-20	12-Mar-20
Phase 1 - New Restroom Core in Existing Building				25	07-Feb-20	12-Mar-20
Phase 1 - New Restroom Core - Commissioning & Startup				25	07-Feb-20	12-Mar-20
C1640	New RR Core - Final Inspections / Test & Commission	HCC	15	07-Feb-20	27-Feb-20	27-Feb-20
C1641	New RR Core - Final Clean & Punchlist		5	28-Feb-20	05-Mar-20	05-Mar-20
C1642	New RR Core - Punchlist Corrections	HCC	5	06-Mar-20	12-Mar-20	12-Mar-20
Phase 2 - Existing Courthouse Renovation				203	17-Jun-19 A	02-Apr-20
Phase 2 - South Shearwall				203	17-Jun-19 A	02-Apr-20
C1984	SSW - FRP Shearwall Footing	IW	5	17-Jun-19 A	17-Feb-20	17-Feb-20
C1985	SSW - FRP Shearwall @ Basement Level	IW	5	13-Mar-20	19-Mar-20	19-Mar-20
C1302	SSW - Demo / Safe-Off & Reroute MEP Systems in Wall Cavity		15	13-Mar-20	02-Apr-20	02-Apr-20
Phase 2 - Level 1 Renovation				5	13-Mar-20	19-Mar-20
C1097	Existing L1 - Staff Relocations	Owner	5	13-Mar-20	19-Mar-20	19-Mar-20
Phase 2 - Trial Courtroom Renovations				19	04-Feb-20	28-Feb-20
Phase 2 - Commissioners Chambers				15	10-Feb-20	28-Feb-20
C2238	Commissioners Chambers - Phase 2 Early Work for C104 and C105	MULTI	15	10-Feb-20*	28-Feb-20	28-Feb-20
Phase 2 - Courtroom 3A				7	04-Feb-20	12-Feb-20
C2155	Courtroom 3A - Install Audio Visual Equipment		5	04-Feb-20*	10-Feb-20	10-Feb-20
C1704	Courtroom 3A - Final Clean & Punchlist	HCC	1	11-Feb-20	11-Feb-20	11-Feb-20
C1705	Courtroom 3A - Punchlist Corrections	HCC	1	12-Feb-20	12-Feb-20	12-Feb-20
C1706	Courtroom 3A - TCO	HCC	0		12-Feb-20	12-Feb-20
Phase 3 - Existing Elevator Renovation				10	13-Mar-20	26-Mar-20
C1268	Elevators - Build Temporary Partitions to Begin Elevator Demolition	AP	10	13-Mar-20	26-Mar-20	26-Mar-20