



Courthouse Project Update 02.21.20

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**

- **Resolved:**

- Hoffman has resolved the impacts from the 1/13 to 1/15 weather events without adding days to the project schedule.
- 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.**

Pour the remaining concrete walls, ramp, and slabs for the new Courthouse entrance plaza; complete the Addition elevators; complete audio-visual installation in the Addition; install ceiling tiles in the remainder of the Addition (mainly elevator lobbies); continue exterior site work on the North Campus; install the remainder of the Addition's building skin (north face of the stair tower); perform early structural work above ceilings in the Commissioner Courts chambers area; commission the Addition's building systems.

c. **Progress to Date**

Poured the walls for the entrance plaza's accessibility ramp; began installing audio-visual equipment in conference rooms and assembly spaces; poured the western 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; 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 12/31/19:** \$46,385,573

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. Key objective is to keep as many courtrooms open and operating as possible.
 - ii. Based on her one-on-one meetings with building user groups, Lynn Gray from Facilities has provided, and the Project Team has reviewed, 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 public ceremony will be held at noon on 3/16. Details to follow, in invitations and an official announcement.
- b. **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.
- c. **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. Posted signs 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.
- d. **Current and Upcoming Courtroom and Chambers Work (2019-20)**
 - i. **3A (District Court Department 2)** – Nearing 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 serve as swing space for Commissioners displaced by structural steel and shear wall work performed before and during Phase 2.
 - Facilities has installed a new temporary door to close off this hallway.
- e. **Next Meetings in Series** – February 27, March 26, April 23.

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.



Addition main entrance lobby security screening stations, as seen from the transition between the Courthouse and Addition on 02.19.2020.



Hoffman's most recent 6-week lookahead (02/18/20, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core				91	25-Nov-19 A	03-Apr-20
Phase 1 - New Addition				91	25-Nov-19 A	03-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				21	30-Jan-20 A	27-Feb-20
Phase 1 - New Addition - Building Envelope - West L2 to Roof				21	30-Jan-20 A	27-Feb-20
C2179	Addition - Ext - (All Elevations) - Composite Metal Panels #2	KCO		10	30-Jan-20 A	19-Feb-20
C2181	Addition - Ext - (All Elevations) - Metal Panel Lead time Vestibule	KCO		14	30-Jan-20 A	20-Feb-20
C2182	Addition - Ext - (All Elevations) - Composite Metal Panels Vestibule	KCO		5	21-Feb-20	27-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				43	02-Jan-20 A	02-Mar-20
C1492	Addition L1 - Install Flooring & Base	D9		15	02-Jan-20 A	28-Feb-20
C1485	Addition L1 - Install ACT	AP		5	05-Feb-20 A	21-Feb-20
C1494	Addition L1 - Install Casework / Millwork / Interior Storefront	ART		5	17-Feb-20 A	21-Feb-20
C1496	Addition L1 - Clean & Pre-Punchlist			3	21-Feb-20	25-Feb-20
C1493	Addition L1 - Construction Complete	HCC		0		21-Feb-20
C1497	Addition L1 - Pre-Punchlist Corrections	HCC		5	25-Feb-20	02-Mar-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators				20	14-Feb-20 A	12-Mar-20
C1096	Addition Elevator - Final Clean & Punchlist	HCC		10	14-Feb-20 A	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	21-Feb-20
C2080	Addition Stairs - UHPC Panels at Stair 1	KCO		15	09-Dec-19 A	21-Feb-20
C2078	Addition Stairs - Painting Stair 1 Steel	NWC		8	27-Jan-20 A	21-Feb-20
Phase 1 - New Addition - Site Finishes				67	25-Nov-19 A	02-Mar-20
C2036	Site - Walls / Planters / Stairs / Upper Slab / ADA Ramp East of 12.1 Line	MM		42	25-Nov-19 A	21-Feb-20
C2222	Site - FRP ADA Ramps and Curbs	MM		6	12-Feb-20 A	19-Feb-20
C2037	Site - Landscape / Irrigation / Soil Installation East of 12.1 Line	A-1		5	19-Feb-20*	25-Feb-20
C2234	Site - FRP Fire Lane	MM		8	20-Feb-20*	02-Mar-20
Phase 1 - New Addition - Commissioning & Startup				65	06-Jan-20 A	03-Apr-20
C2183	Addition Cx - Lighting Control Programming	VECA		5	06-Jan-20 A	21-Feb-20
C1743	Addition - Installation & Testing of Security System (by Owner)	Owner		10	13-Jan-20 A	19-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	28-Feb-20
C2202	Addition Cx - Audio Visual	VECA		2	31-Jan-20 A	21-Feb-20
C2196	Addition Cx - VRF Front End Graphics	JCI		4	03-Feb-20 A	25-Feb-20
C2199	Addition Cx - FPTs HVAC	KBA		20	10-Feb-20 A	06-Mar-20
C2210	Addition Cx - Fire Alarm Factory Start Up	VECA		5	17-Feb-20 A	21-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		3	19-Feb-20	21-Feb-20
C2204	Addition Cx - Lighting Control - Level 1	VECA		3	19-Feb-20	21-Feb-20
C2205	Addition Cx - Lighting Control - Level 2	VECA		3	19-Feb-20	21-Feb-20
C2206	Addition Cx - Lighting Control - Level 3	VECA		3	19-Feb-20	21-Feb-20
C2207	Addition Cx - Lighting Control - Level 4	VECA		3	19-Feb-20	21-Feb-20
C2208	Addition Cx - Lighting Control - Level 5	VECA		3	19-Feb-20	21-Feb-20
C2200	Addition Cx - Fire Pump Testing	RHFP		1	20-Feb-20*	20-Feb-20
C1651	Addition - Phase 1 - Owner and A / E Punchlist Corrections	HCC		10	21-Feb-20	05-Mar-20
C2216	Addition Cx - Fire Marshall DAS	VECA		1	24-Feb-20	24-Feb-20
C2217	Addition Cx - FPTs Fire Suppression / Alarm	KBA		1	24-Feb-20	24-Feb-20



Hoffman's most recent 6-week lookahead (02/18/20, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C2212	Addition Cx - Meter Integration	JCI		2	24-Feb-20*	25-Feb-20
C2225	Addition - Interior Clean for Owner Punchlist	HCC		3	25-Feb-20	27-Feb-20
C2226	Addition - Exterior Clean for Owner Punchlist	HCC		3	25-Feb-20	27-Feb-20
C2213	Addition Cx - FPTs Metering	KBA		1	26-Feb-20*	26-Feb-20
C2203	Addition Cx - Fire Systems Final	RHFP		1	27-Feb-20*	27-Feb-20
C2214	Addition Cx - TAB Backcheck	KBA		2	27-Feb-20	28-Feb-20
C2215	Addition Cx - Fire Marshall Inspection	VECA		1	02-Mar-20	02-Mar-20
C2224	Addition - Phase 1 - Owner and A / E Exterior Punchlist	Owner		1	02-Mar-20*	02-Mar-20
C2219	Addition Cx - Owner Training - BAS	JCI		5	23-Mar-20*	27-Mar-20
C2220	Addition Cx - Owner Training - HVAC / Plumbing	HP		5	23-Mar-20*	27-Mar-20
C2218	Addition Cx - Owner Training - Electrical Systems	VECA		5	30-Mar-20*	03-Apr-20
Phase 1 - New Restroom Core in Existing Building				25	07-Feb-20 A	12-Mar-20
Phase 1 - New Restroom Core - Commissioning & Startup				25	07-Feb-20 A	12-Mar-20
C1640	New RR Core - Final Inspections / Test & Commission	HCC		15	07-Feb-20 A	27-Feb-20
C1641	New RR Core - Final Clean & Punchlist			5	28-Feb-20	05-Mar-20
C1642	New RR Core - Punchlist Corrections	HCC		5	06-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	28-Feb-20
C1985	SSW - FRP Shearwall @ Basement Level	IW		5	13-Mar-20	19-Mar-20
C1302	SSW - Demo / Safe-Off & Reroute MEP Systems in Wall Cavity			15	13-Mar-20	02-Apr-20
C1633	SSW - Backfill Shearwall to Subgrade	IW		2	20-Mar-20	23-Mar-20
C1634	SSW - FRP SOG Replacement at South Shearwall	IW		3	24-Mar-20	26-Mar-20
Phase 2 - Level 1 Renovation				15	13-Mar-20	02-Apr-20
C1097	Existing L1 - Staff Relocations	Owner		5	13-Mar-20	19-Mar-20
C1098	Existing L1 - Barricade & Partition Off Remodel Spaces	AP		5	20-Mar-20	26-Mar-20
C1099	Existing L1 - Safe-Off MEP Systems			5	27-Mar-20	02-Apr-20
Phase 2 - Level 2 Renovation				10	20-Mar-20	02-Apr-20
C1140	Existing L2 - Staff Relocations	Owner		5	20-Mar-20	26-Mar-20
C1141	Existing L2 - Barricade & Partition Off Remodel Spaces	AP		5	27-Mar-20	02-Apr-20
Phase 2 - Trial Courtroom Renovations				17	10-Feb-20 A	03-Mar-20
Phase 2 - Commissioners Chambers				15	10-Feb-20 A	28-Feb-20
C2238	Commissioners Chambers - Phase 2 Early Work for C104 and C105	MULTI		15	10-Feb-20 A	28-Feb-20
Phase 2 - Courtroom 3A				7	24-Feb-20	03-Mar-20
C2155	Courtroom 3A - Install Audio Visual Equipment			5	24-Feb-20*	28-Feb-20
C1704	Courtroom 3A - Final Clean & Punchlist	HCC		1	02-Mar-20	02-Mar-20
C1705	Courtroom 3A - Punchlist Corrections	HCC		1	03-Mar-20	03-Mar-20
C1706	Courtroom 3A - TCO	HCC		0		03-Mar-20
Phase 3 - Existing Elevator Renovation				20	13-Mar-20	09-Apr-20
C1268	Elevators - Build Temporary Partitions to Begin Elevator Demolition	AP		10	13-Mar-20	26-Mar-20
C1269	Elevators - Disconnect / Safe-Off Existing Elevator for Demolition			10	27-Mar-20	09-Apr-20