



## Courthouse Project Update 06.05.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 06.25.2020

*New and/or updated items indicated by bold italics*

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**Dave Somers**  
County Executive

### 1. Schedule

#### a. Schedule

- **Current Status:**

- **COVID-19 EFFECTS:** On May 13, Hoffman Construction submitted to the Project Team a change order request for compensable time related to pandemic impacts. The County has responded, based on what is contractually allowable under force majeure.
- The County notified Hoffman and Performance Abatement, via letters dated April 7, 2020, that the pandemic constitutes a force majeure event. The County will not request or require Hoffman and Performance Abatement to continue work. Schedule time extensions, but not costs, are allowed under force majeure.
- As of April 9, both Hoffman and Performance have elected to continue working.
- Due to ongoing pandemic-related challenges regarding labor availability and supply chain impacts, building user groups will remain in temporary offices longer than originally scheduled.
- The exact length of any schedule delays is still being calculated and is based on pandemic-related impacts.
- Both Hoffman and Performance are fulfilling their contractual obligations to report potential cost and schedule impacts, and both continue to follow state guidelines in performing their work.

- **Resolved:**

- Hoffman absorbed impacts from the weather events of 1/13 to 1/15 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, was resolved without adding days to the project schedule.
- Elevators and exterior cladding, two trades on recovery schedules prior to Addition opening, have been resolved.
- Per contract, Hoffman is required to notify the County of any potential schedule impacts.

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

*Complete commissioning of the addition's building systems; finish building the concrete masonry unit (CMU) walls for holding and staging areas of the replacement Criminal Hearings Courtroom 1A; build covered walkways on the existing Courthouse's second floor; continue abatement and demolition in Level 1 corridors around the existing Courthouse elevators; begin renovations in the Office of Public Defense; form and pour*



*south shear wall in the tunnel; continue early structural work above ceilings in the Commissioner Courts chambers and Clerk Confirmations areas; prepare to renovate the existing Courthouse elevators; continue punchlist corrections in and around the Addition.*

**c. Progress to Date**

*Core drilled for the Courtroom 1A holding area plumbing fixtures; completed MEP (mechanical, electrical, and plumbing) demolition on the east side of Level 1; removed gypsum block in Level 1 vacated restrooms; began installation of the sprinkler lines in the existing Courthouse; demolition and removal of marble wall panels; connected the Addition and Courthouse at Levels 3 and 5; disconnected or rerouted electrical systems in selected areas of the existing Courthouse's second floor; began abatement and demolition of ceilings and floors in multiple areas of the existing Courthouse's first floor; poured the south shear wall footing; completed carpet and flooring removal in the vacated Jury Assembly and District Court Hearing Rooms.*

**2. Contract Metrics**

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Completion: 3/12/20
- c. Phase 2 Substantial Completion: 3/4/21
  - Subject to change due to pandemic-related schedule impacts. These are still being measured by Hoffman Construction and Performance Abatement and will then be reviewed and assessed by the Project Team.
  - The current substantial completion date reflects non-compensable time extensions 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 3/31/20:** \$50,535,539

**3. Changes**

- None at this time.

**4. Upcoming Project Decisions Needing Court Input**

Due Date	Item

**5. Stakeholder Concerns**

- a. **Phase 2 Office Move Plan** – *The general Phase 2 office moves plan has been distributed by Facilities and Fleet Management. Lynn Gray from Facilities is working with each building user group on moving specific offices and individuals at specific times, once their*



*destination spaces are ready. COVID-19 has impacted this schedule and user groups will be delayed moving to destination spaces.*

- 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 Ceremony Postponed** – In light of recent events in the State of Washington and in an abundance of caution, the formal ribbon-cutting ceremony for the Addition has been postponed indefinitely.*
  - b. **Current and Upcoming Courtroom and Chambers Work (2019-20)***
    - i. **Commissioner Chambers 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.*
  - c. **Meetings Going Forward** – Our next three scheduled meetings are June 25, July 23, and August 27. Per the current public health emergency, we will advise of any alternate meeting / teleconferencing arrangements, or of any cancellations or postponements.*
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Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 5/4/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Dingledy	
5C	Superior Dept 9	Farris	
5D	Superior Dept 10	Weiss	
4A	<b>NEW</b>	<b>TBD</b>	<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) in early 2021; temporarily relocating to Basement in 2020</i>
3D	N/A	<b><i>(shell space)</i></b>	
3E	Superior Dept 7	Okoloko	
3F	Superior Dept 8	Lucas	
2A	C201	Alexander	<i>high-profile trial courtroom</i>
2B	Superior Dept 1	Appel	<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) in late 2020</i>
NEW	CURRENT	COMMISSIONER	NOTES
1B	Commissioner A	Harness	
1C	Commissioner B	Nelson	
1D	Commissioner C	Brudvik	
1E	Commissioner D	Moriarty	

*The new courtroom numbering scheme represents the renovation’s wayfinding improvements and reflects upcoming courtroom assignments.*

Figure 2: Progress Photo.



*Vacated Level 1 restrooms, which will be transformed into (foreground to background) the Family Restroom, Interview Room, and Janitorial Closet across from the existing Courthouse's elevator lobby.*



**Hoffman's most recent 6-week lookahead (06/02/20, first page)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Snohomish County Courthouse (Current)</b>			117	24-Feb-20 A	06-Aug-20
<b>Milestones</b>			0	05-Jun-20	05-Jun-20
MS106	Milestone - Phase 1 - Restroom Renovations Complete	HCC	0		05-Jun-20
MS117	Milestone - Phase 1 - Basement / Restrooms / Addition Complete	HCC	0		05-Jun-20
<b>COVID-19</b>			46	13-Mar-20 A	30-Jun-20
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	46	13-Mar-20 A	30-Jun-20
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			25	01-Jun-20 A	06-Jul-20
<b>Phase 1 - New Addition</b>			15	15-Jun-20	06-Jul-20
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up</b>			5	15-Jun-20	19-Jun-20
<b>Phase 1 - New Addition - Interior Buildout &amp; Fit-Up - Elevators</b>			5	15-Jun-20	19-Jun-20
C1643	Addition Elevator - Punchlist Corrections	HCC	5	15-Jun-20*	19-Jun-20
<b>Phase 1 - New Addition - Commissioning &amp; Startup</b>			5	29-Jun-20	06-Jul-20
C2218	Addition Cx - Owner Training - Electrical and Fire Sprinkler Systems	VECA	5	29-Jun-20*	06-Jul-20
<b>Phase 1 - New Restroom Core in Existing Building</b>			5	01-Jun-20 A	05-Jun-20
<b>Phase 1 - New Restroom Core - Commissioning &amp; Startup</b>			5	01-Jun-20 A	05-Jun-20
C1642	New RR Core - Punchlist Corrections	HCC	5	01-Jun-20 A	05-Jun-20
<b>Phase 2 - Existing Courthouse Renovation</b>			108	24-Feb-20 A	24-Jul-20
<b>Phase 2 - South Shearwall</b>			32	08-Jun-20	22-Jul-20
<b>Phase 2 - Basement Shearwall</b>			32	08-Jun-20	22-Jul-20
C2432	SSW BL - Build Scaffolding / Demo / Abate Overhead (PAS Manpower Av	PAS	15	08-Jun-20*	26-Jun-20
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	29-Jun-20	30-Jun-20
C2433	SSW BL - Form Basement to Level 1	IW	7	01-Jul-20	10-Jul-20
C2434	SSW BL - Rebar Basement to Level 1	IW	8	13-Jul-20	22-Jul-20
<b>Phase 2 - Level 1 Renovation</b>			73	06-Apr-20 A	17-Jul-20
<b>Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)</b>			64	06-Apr-20 A	06-Jul-20
C2258	Existing L1 A - Abate GL C-F / 14-24 (East)	PAS	25	06-Apr-20 A	05-Jun-20
C2275	Existing L1 A - Layout / Top Track GL C-F / 15-24	AP	14	18-May-20 A	10-Jun-20
C2348	Existing L1 A - OH Mechanical Hangers	HP	13	19-May-20 A	10-Jun-20
C2414	Existing L1 A - OH Sprinkler Pipe Hangers / Burn Holes for Pipe	RHFP	13	19-May-20 A	10-Jun-20
C2347	Existing L1 A - OH Electrical Hangers	VECA	12	20-May-20 A	10-Jun-20
C2273	Existing L1 A - Install CMU E-F / East of 14 Line C.25 D.5 16.5-20	HEN	15	21-May-20 A	16-Jun-20
C2364	Existing L1 A - Spray Applied Fireproofing	AP	5	11-Jun-20	17-Jun-20
C2282	Existing L1 A - Steel Sprinkler Pipe	RHFP	4	18-Jun-20	23-Jun-20
C2287	Existing L1 A - CMU Clips GL C-F / 15-24	SK	5	18-Jun-20	24-Jun-20
C2277	Existing L1 A - Frame / Top Rock Early Walls C-F / 15-24	AP	5	24-Jun-20	30-Jun-20
C2274	Existing L1 A - OH RI Plumbing & Sheetmetal	HP	8	24-Jun-20	06-Jul-20



Hoffman's most recent 6-week lookahead (06/02/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
<b>Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)</b>			4	13-Jul-20	16-Jul-20
C2243	Existing L1 B - Demo Ceiling GL E-F / 7-14	PAS	4	13-Jul-20*	16-Jul-20
<b>Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)</b>			47	11-May-20 A	16-Jul-20
C2399	Existing L1 C - Abate	PAS	4	11-May-20 A	03-Jun-20
C2250	Existing L1 C - Demo Granite / CMU Wall	PAS	6	27-May-20 A	05-Jun-20
C2416	Existing L1 C - OH Mechanical Hangers	HP	1	27-May-20 A	08-Jun-20
C2400	Existing L1 C - Move Temporary Partition Wall	AP	1	08-Jun-20	08-Jun-20
C2417	Existing L1 C - OH Electrical Hangers	VECA	1	09-Jun-20	09-Jun-20
C2418	Existing L1 C - Layout Top Track	AP	1	10-Jun-20	10-Jun-20
C2419	Existing L1 C - Spray Applied Fireproofing	RHFP	2	11-Jun-20	12-Jun-20
C2422	Existing L1 C - Sprinkler RI	RHFP	2	15-Jun-20	16-Jun-20
C2420	Existing L1 C - OH RI Mechanical	HP	4	16-Jun-20	19-Jun-20
C2421	Existing L1 C - OH Electrical RI	VECA	4	16-Jun-20	19-Jun-20
C2369	Existing L1 C - Demo Terrazo GL C-E / 14-15.5	PAS	3	22-Jun-20	24-Jun-20
C2370	Existing L1 C - Pourback Metal Deck GL C-E / 14-15.5	IW	2	25-Jun-20	26-Jun-20
C2371	Existing L1 C - Install Hat Track / Frame Walls	AP	2	29-Jun-20	30-Jun-20
C2425	Existing L1 C - Wall Electrical RI	VECA	1	01-Jul-20	01-Jul-20
C2424	Existing L1 C - Install Sound Insulation	AP	1	02-Jul-20	02-Jul-20
C2426	Existing L1 C - Hang Rock	AP	2	06-Jul-20	07-Jul-20
C2372	Existing L1 C - Tape / Finish Walls	AP	4	08-Jul-20	13-Jul-20
C2373	Existing L1 C - Paint Walls	NWC	3	14-Jul-20	16-Jul-20
<b>Phase 2 - Level 1 Renovation - Shearwall / Collector Plates GL C / 5-15 (D)</b>			34	01-Jun-20 A	17-Jul-20
C2341	Existing L1 D - Demo / Abate for Shearwall Below Ceiling	PAS	4	01-Jun-20 A	04-Jun-20
C2461	Existing L1 D - Cut / Cap Sheetmetal	HP	1	05-Jun-20	05-Jun-20
C2244	Existing L1 D - Demo / Abate for Shearwall / Collector Plates Above Ceilin	PAS	10	08-Jun-20	19-Jun-20
C2361	Existing L1 D - Install Collector Plates	SK	5	22-Jun-20	26-Jun-20
C2362	Existing L1 D - Install Studs for Shearwall GL 8-11	SK	2	29-Jun-20	30-Jun-20
C2363	Existing L1 D - Framing for Shearwall Form	AP	2	01-Jul-20	02-Jul-20
C2253	Existing L1 D - Layout / Core Drill	IW	5	06-Jul-20	10-Jul-20
C2437	Existing L1 D - Form	IW	5	13-Jul-20	17-Jul-20
<b>Phase 2 - Level 1 Renovation - Standpipe (E)</b>			10	26-May-20 A	08-Jun-20
C2283	Existing L1 E - Stair 2 Standpipe (All Levels)	RHFP	10	26-May-20 A	08-Jun-20
<b>Phase 2 - Level 1 Renovation - CPVC Sprinklers (F)</b>			10	08-Jun-20	19-Jun-20
C2443	Existing L1 F - Install Decoshield Over CPVC	RHFP	10	08-Jun-20*	19-Jun-20
<b>Phase 2 - Level 2 Renovation</b>			33	09-Jun-20	24-Jul-20
<b>Phase 2 - Level 2 Renovation - Corridor 2220 / 2221 GL 16-24 (A)</b>			15	09-Jun-20	29-Jun-20
C2392	Existing L2 A - Make Safe Elec	VECA	2	09-Jun-20*	10-Jun-20
C2317	Existing L2 A - Demo Walls	PAS	1	11-Jun-20	11-Jun-20
C2401	Existing L2 A - Demo Ceiling	PAS	2	12-Jun-20	15-Jun-20
C2321	Existing L2 A - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	16-Jun-20	17-Jun-20
C2307	Existing L2 A - Abate	PAS	8	18-Jun-20	29-Jun-20
<b>Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)</b>			24	15-Jun-20	17-Jul-20
C2403	Existing L2 B - Make Safe Elec	VECA	2	15-Jun-20*	16-Jun-20
C2404	Existing L2 B - Demo Walls / Stairs	PAS	3	17-Jun-20	19-Jun-20
C2318	Existing L2 B - Demo / Abate Ceilings	PAS	3	22-Jun-20	24-Jun-20
C2406	Existing L2 B - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	25-Jun-20	26-Jun-20
C2407	Existing L2 B - Demo Elec / Mech OH	PAS	2	29-Jun-20	30-Jun-20
C2325	Existing L2 B - Abate	PAS	8	01-Jul-20	13-Jul-20
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	PAS	3	14-Jul-20	16-Jul-20



Hoffman's most recent 6-week lookahead (06/02/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2319	Existing L2 B - Layout / Top Track	AP	3	14-Jul-20	16-Jul-20
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	14-Jul-20	16-Jul-20
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	14-Jul-20	17-Jul-20
<b>Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14 (E)</b>			<b>25</b>	<b>09-Jun-20</b>	<b>14-Jul-20</b>
C2300	Existing L2 E - Build Covered Public Walkway / Access Scaffold	AP	4	09-Jun-20*	12-Jun-20
C2441	Existing L2 E - Make Safe Elec for OH Demo	VECA	1	15-Jun-20	15-Jun-20
C2302	Existing L2 E - Demo Ceiling	PAS	4	16-Jun-20	19-Jun-20
C2304	Existing L2 E - Cut / Cap Fitting & Sheetmetal	HP	2	22-Jun-20	23-Jun-20
C2305	Existing L2 E - Demo / Abate Above Ceiling	PAS	10	24-Jun-20	08-Jul-20
C2456	Existing L2 E - OH Hangers Sprinklers	RHFP	2	09-Jul-20	10-Jul-20
C2457	Existing L2 E - OH Hangers Electrical	VECA	2	09-Jul-20	10-Jul-20
C2458	Existing L2 E - OH Hangers Sheetmetal	HP	2	09-Jul-20	10-Jul-20
C2308	Existing L2 E - Install Collector Plates	SK	4	09-Jul-20	14-Jul-20
<b>Phase 2 - Level 2 Renovation - CPVC Sprinklers (F)</b>			<b>24</b>	<b>22-Jun-20</b>	<b>24-Jul-20</b>
C2444	Existing L2 F - CPVC Pipe Layout / Review	RHFP	4	22-Jun-20	25-Jun-20
C2445	Existing L2 F - Install / Pressure Test CPVC	RHFP	10	26-Jun-20	10-Jul-20
C2446	Existing L2 F - Install Decoshield Over CPVC	RHFP	10	13-Jul-20	24-Jul-20
<b>Phase 2 - Trial Courtroom Renovations</b>			<b>93</b>	<b>24-Feb-20 A</b>	<b>02-Jul-20</b>
<b>Phase 2 - Courtroom 2A</b>			<b>9</b>	<b>22-Jun-20</b>	<b>02-Jul-20</b>
C2462	Courtroom 2A - Remove Spline Ceiling	PAS	2	22-Jun-20*	23-Jun-20
C2463	Courtroom 2A - Layout for Plumbing Core Holes	HP	1	24-Jun-20	24-Jun-20
C2464	Courtroom 2A - Abate to Allow for Removal of Plumbing Waste Line for Le	PAS	3	25-Jun-20	29-Jun-20
C2465	Courtroom 2A - Core Holes for Waste Plumbing / Install Hangers	HP	3	30-Jun-20	02-Jul-20
<b>Phase 2 - Courtroom 3A</b>			<b>93</b>	<b>24-Feb-20 A</b>	<b>02-Jul-20</b>
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	02-Jul-20
C1706	Courtroom 3A - TCO	HCC	0		02-Jul-20
<b>Phase 3 - Existing Elevator Renovation</b>			<b>12</b>	<b>06-Jul-20</b>	<b>21-Jul-20</b>
<b>Phase 3 - Existing Elevator Renovation - Car 3</b>			<b>12</b>	<b>06-Jul-20</b>	<b>21-Jul-20</b>
C2472	Elev Car 3 - Mobilize On Site / Protection Of Finishes	KONE	1	06-Jul-20	06-Jul-20
C2536	Elev Car 3 - Turn Custody and Control Over to KONE	Owner	1	06-Jul-20	06-Jul-20
C2538	Elev Car 3 - Temporary Enclosure at Door	HCC	1	07-Jul-20	07-Jul-20
C2473	Elev Car 3 - Removal Of Existing Structure	KONE	2	07-Jul-20	08-Jul-20
C2474	Elev Car 3 - Sill Installation	KONE	2	09-Jul-20	10-Jul-20
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	13-Jul-20	21-Jul-20