



## Courthouse Project Update 08.21.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 08.27.2020

*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 July 10th, Hoffman Construction filed a claim in response to denial of their proposed change order, submitted May 13, requesting compensable time related to pandemic effects. The Project Team continues investigation of the claim.
- The County notified Hoffman and Performance Abatement, via letters dated April 7, 2020, that the pandemic constitutes a force majeure event. The County did not request or require Hoffman and Performance Abatement to continue work; both firms have continued work. Schedule time extensions, but not costs, are allowed under force majeure. The County has requested that Hoffman Construction provide COVID-related compliance costs for review as some may ultimately be considered compensable.
- 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.

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

*Continue demolition and abatement on Level 2 around the main corridor, above ceilings in Courtroom 2A, and in the mechanical penthouse; begin containment for additional wall demolition in Court Commissioner chambers; complete framing of the walls for the new entry vestibule in the Office of the Public Defense; continue overhead MEP (mechanical, electrical, and plumbing) and fire sprinkler installation on Level 2; continue installing the ceiling grid in the east half of the existing Courthouse's Level 1; begin installing tile flooring or carpeting in the east half of Level 1; remove the stairs between Levels 2 and 3; begin transforming the vacated Level 2 restrooms into a family restroom and lactation room; continue connecting sprinkler pipe branch lines in the existing Courthouse; form and pour the south shear wall in the tunnel; continue renovating the existing Courthouse elevators; complete punchlist corrections in and around the Addition.*



**c. Progress to Date**

*Began installing the ceiling grid around Courtroom 1A; touched up tape and primer at Public Lobby Level 1; removed the concrete retaining wall around Wall Street at Wetmore Avenue; poured a new concrete subfloor in the Level 1 main public corridor after removing terrazzo flooring; completed framing ceiling soffits over the main public corridor on Level 1; completed drywall in the new Level 1 family restroom and adjacent lobby; completed overhead and in-wall electrical work areas around Courtroom 1A and the family restroom; completed abatement, demolition, and seismic collector plates in the Office for Public Defense; installed new door frame in Office for Public Defense; framed, hung, and painted walls and ceiling soffits in Courtroom 1A and surrounding offices; completed above-ceiling demolition on the southwest side of the Courthouse's Level 2; began demolition of the vacated Level 2 restrooms; completed fireproofing spray above all areas on the east half of Level 1 and in the south public corridor on Level 2; completed demolition and abatement ahead of the south shear wall's basement segment; installed seismic collector plates above ceilings in Court Commissioner and Confirmations offices; poured the south shear wall footing.*

**2. Contract Metrics**

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Completion: 3/12/20
- c. Phase 2 Substantial Completion: Estimated to shift to approximately 6/9/21 due to COVID-related schedule adjustments.
  - 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 6/30/20: \$54,217.533**

**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. **Meetings Going Forward** – *Our next three scheduled meetings are August 27, September 24, and October 22. 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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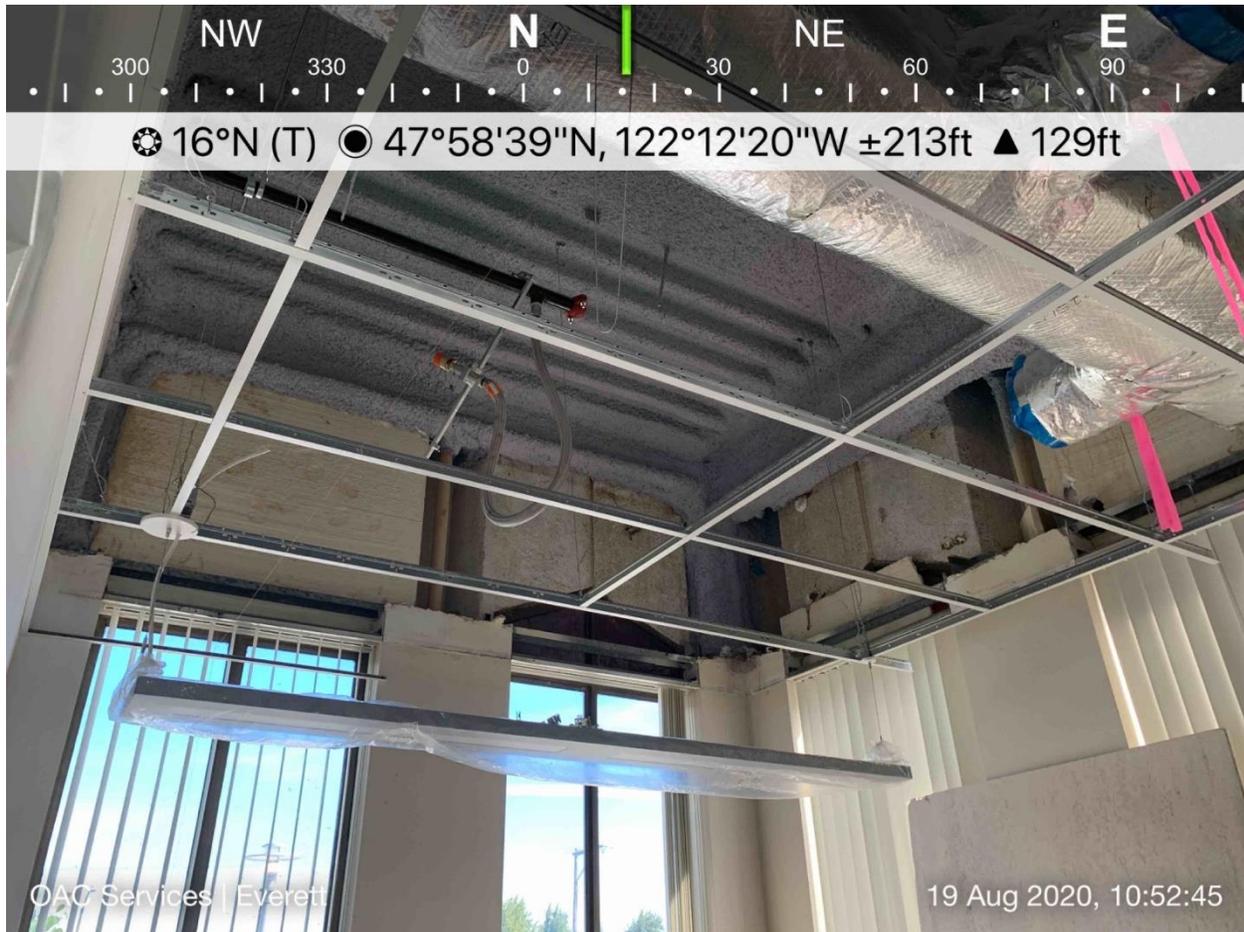


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 8/13/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Dingley	
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	
2C	Superior Dept 2	Okrent	
2D	Superior Dept 3	Thompson	
2E	Superior Dept 4	Langbehn	
1A	C304	<i>(Superior Court Criminal Hearings)</i>	<i>to be relocated from 3 (south side) in late 2020</i>
2F	<b><i>Assigned to Dept. 5 Mission Building</i></b>	Judge	
2G	<b><i>Assigned to Dept. 6 Mission Building</i></b>	Kurtz	
--	<b><i>Assigned to DJJC</i></b>	<i>Wilson</i>	<i>At DJJC until MM/DD/YYYY - TBD</i>
--	<b><i>Assigned to DJJC</i></b>	<i>Larsen</i>	<i>At DJJC until MM/DD/YYYY - TBD</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



*Ceiling grid and pendant lighting in a Level 1 North office.*



**Hoffman's most recent 6-week lookahead (08/18/20, first page)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Snohomish County Courthouse (Current)</b>			173	24-Feb-20 A	26-Oct-20
<b>COVID-19</b>			120	13-Mar-20 A	31-Aug-20
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	120	13-Mar-20 A	31-Aug-20
<b>Phase 1 - Addition, Existing Basement Remodel, RR Core</b>			60	03-Aug-20 A	26-Oct-20
<b>Phase 1 - New Addition</b>			60	03-Aug-20 A	26-Oct-20
<b>Phase 1 - New Addition - Site Finishes</b>			60	03-Aug-20 A	26-Oct-20
C2039	Site - Sitework / Landscaping West of 12.1 Line	A-1	60	03-Aug-20 A	26-Oct-20
<b>Phase 1 - New Addition - Commissioning &amp; Startup</b>			5	14-Sep-20	18-Sep-20
C2218	Addition Cx - Owner Training - Electrical and Fire Sprinkler Systems	VECA	5	14-Sep-20*	18-Sep-20
<b>Phase 2 - Existing Courthouse Renovation</b>			157	24-Feb-20 A	02-Oct-20
<b>Phase 2 - South Shearwall</b>			2	24-Aug-20	25-Aug-20
<b>Phase 2 - Basement Shearwall</b>			2	24-Aug-20	25-Aug-20
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	24-Aug-20*	25-Aug-20
<b>Phase 2 - Level 1 Renovation</b>			39	10-Aug-20 A	02-Oct-20
C1261	Existing L1 - Final Inspections / Test & Commission	HCC	20	04-Sep-20	02-Oct-20
C1234	Existing L1 - Install Furniture & Appliances	Owner	2	14-Sep-20	15-Sep-20
<b>Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)</b>			36	10-Aug-20 A	29-Sep-20
C2349	Existing L1 A - Paint Walls / Ceilings	NWC	7	10-Aug-20 A	18-Aug-20
C2289	Existing L1 A - Install ACT Grid GL C-F / 15-24	AP	8	13-Aug-20 A	24-Aug-20
C2276	Existing L1 A - Install Carpet Tile / Base at Rooms 1107 / 1108 / 1109	D9	2	20-Aug-20*	21-Aug-20
C2352	Existing L1 A - Install Lighting	VECA	2	25-Aug-20*	26-Aug-20
C2448	Existing L1 A - Sheetmetal Trim Out	HP	3	25-Aug-20	27-Aug-20
C2293	Existing L1 A - Install ACT Tiles	AP	4	25-Aug-20	28-Aug-20
C2351	Existing L1 A - Install Carpet Tile / Base at Criminal Hearing 1A	D9	4	25-Aug-20	28-Aug-20
C2415	Existing L1 A - Trim Out Sprinklers	RHFP	4	26-Aug-20	31-Aug-20
C2354	Existing L1 A - Install Doors & Hardware	BHW	3	31-Aug-20	02-Sep-20
C2353	Existing L1 A - Install Floor Tile Corridor 1220 / Family & Judicial Restroom	D9	15	08-Sep-20*	28-Sep-20
C2292	Existing L1 A - Millwork Courtroom GL C-E	ART	15	09-Sep-20*	29-Sep-20
C2350	Existing L1 A - Set Plumbing Fixtures	HP	2	21-Sep-20*	22-Sep-20
C2288	Existing L1 A - Plumbing Trim Out	HP	3	23-Sep-20	25-Sep-20
<b>Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)</b>			21	13-Aug-20 A	11-Sep-20
C2262	Existing L1 B - Elect OH RI / Lights GL E-F / 8-14	VECA	4	13-Aug-20 A	18-Aug-20
C2264	Existing L1 B - Rock Walls GL E-F / 8-14	AP	1	19-Aug-20	19-Aug-20
C2265	Existing L1 B - Tape / Finish Walls GL E-F / 8-14	AP	5	20-Aug-20	26-Aug-20
C2343	Existing L1 B - Paint Walls	NWC	4	27-Aug-20	01-Sep-20
C2263	Existing L1 B - Patch Spline Ceiling	AP	4	01-Sep-20	04-Sep-20
C2344	Existing L1 B - Doors & Hardware	BHW	1	02-Sep-20	02-Sep-20
C2345	Existing L1 B - Elec Trim Out	VECA	1	02-Sep-20	02-Sep-20
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9	2	02-Sep-20	03-Sep-20



Hoffman's most recent 6-week lookahead (08/18/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2366	Existing L1 B - Install Carpet 1520	D9	4	03-Sep-20	09-Sep-20
C2269	Existing L1 B - Install ACT Grid 1500	AP	1	08-Sep-20	08-Sep-20
C2270	Existing L1 B - Install ACT Tiles 1500	AP	1	10-Sep-20	10-Sep-20
C2268	Existing L1 B - Millwork	ART	2	10-Sep-20	11-Sep-20
C2367	Existing L1 B - Install Base 1500 / 1520 / 1520	D9	2	10-Sep-20	11-Sep-20
<b>Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)</b>			<b>21</b>	<b>19-Aug-20</b>	<b>17-Sep-20</b>
C2373	Existing L1 C - Paint Walls	NWC	3	19-Aug-20*	21-Aug-20
C2380	Existing L1 C - Install ACT Grid	AP	4	24-Aug-20	27-Aug-20
C2382	Existing L1 C - Install Lighting	VECA	4	28-Aug-20	02-Sep-20
C2423	Existing L1 C - Trim Out Fire Sprinklers	RHFP	1	03-Sep-20	03-Sep-20
C2381	Existing L1 C - Install ACT Tiles	AP	3	03-Sep-20	08-Sep-20
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	09-Sep-20	10-Sep-20
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	09-Sep-20	15-Sep-20
C2427	Existing L1 C - Install Rubber Base	D9	2	16-Sep-20	17-Sep-20
<b>Phase 2 - Level 2 Renovation</b>			<b>43</b>	<b>30-Jul-20 A</b>	<b>29-Sep-20</b>
<b>Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)</b>			<b>43</b>	<b>30-Jul-20 A</b>	<b>29-Sep-20</b>
C2325	Existing L2 B - Abate	PAS	8	30-Jul-20 A	27-Aug-20
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	21-Aug-20*	25-Aug-20
C2404	Existing L2 B - Demo Walls / Stairs	PAS	3	25-Aug-20*	27-Aug-20
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	SK	3	28-Aug-20	01-Sep-20
C2319	Existing L2 B - Layout / Top Track	AP	4	28-Aug-20	02-Sep-20
C2408	Existing L2 B - OH Sheetmetal & Plumbing Hangers	HP	2	31-Aug-20	01-Sep-20
C2409	Existing L2 B - OH Electrical Hangers	VECA	2	31-Aug-20	01-Sep-20
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	31-Aug-20*	03-Sep-20
C2391	Existing L2 B - Spray Applied Fireproofing	RHFP	5	03-Sep-20	10-Sep-20
C2390	Existing L2 B - Pourback Metal Deck Infill at Stairway	SK	2	04-Sep-20	08-Sep-20
C2429	Existing L2 B - Replace Spline Ceiling GL 19.6 Drag Strut	AP	1	11-Sep-20	11-Sep-20
C2320	Existing L2 B - Frame / Top Rock Early Walls	AP	4	11-Sep-20	16-Sep-20
C2322	Existing L2 B - OH RI Sheetmetal & Plumbing	HP	6	11-Sep-20	18-Sep-20
C2428	Existing L2 B - OH RI Steel Sprinkler Pipe	RHFP	6	11-Sep-20	18-Sep-20
C2323	Existing L2 B - OH RI Elec / Lights	VECA	7	11-Sep-20	21-Sep-20
C2326	Existing L2 B - Frame Walls / Set HM Frames	AP	4	21-Sep-20	24-Sep-20
C2327	Existing L2 B - Wall RI Sheetmetal & Plumbing	HP	3	25-Sep-20	29-Sep-20
C2412	Existing L2 B - Wall Elect RI	VECA	3	25-Sep-20	29-Sep-20
<b>Phase 2 - Level 2 Renovation - CPVC Sprinklers (F)</b>			<b>10</b>	<b>07-Aug-20 A</b>	<b>20-Aug-20</b>
C2446	Existing L2 F - Install Decoshield Over CPVC	RHFP	10	07-Aug-20 A	20-Aug-20
<b>Phase 2 - Level 2 Renovation - Standpipe (G)</b>			<b>10</b>	<b>26-Aug-20</b>	<b>09-Sep-20</b>
C2336	Existing L2 G - Stair 3 Standpipe (All Levels)	RHFP	10	26-Aug-20	09-Sep-20
<b>Phase 2 - Trial Courtroom Renovations</b>			<b>147</b>	<b>24-Feb-20 A</b>	<b>18-Sep-20</b>
<b>Phase 2 - Courtroom 2A</b>			<b>22</b>	<b>18-Aug-20</b>	<b>17-Sep-20</b>
C2464	Courtroom 2A - Abate to Allow for Removal of Plumbing Waste Line for Le	PAS	3	18-Aug-20*	20-Aug-20
C2465	Courtroom 2A - Core Holes for Waste Plumbing / Install Hangers	HP	3	21-Aug-20	25-Aug-20
C2466	Courtroom 2A - Spray Applied Fireproofing	RHFP	1	10-Sep-20	10-Sep-20
C2467	Courtroom 2A - Install Plumbing Waste Lines	HP	2	11-Sep-20	14-Sep-20
C2468	Courtroom 2A - Test Plumbing Waste Line	HP	1	15-Sep-20	15-Sep-20
C2469	Courtroom 2A - Replace Spline Ceiling	AP	2	16-Sep-20	17-Sep-20
<b>Phase 2 - Courtroom 3A</b>			<b>147</b>	<b>24-Feb-20 A</b>	<b>18-Sep-20</b>
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	18-Sep-20
C1706	Courtroom 3A - TCO	HCC	0		18-Sep-20



**Hoffman's most recent 6-week lookahead (08/18/20, continued)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Phase 3 - Existing Elevator Renovation</b>			30	19-Aug-20	30-Sep-20
<b>Phase 3 - Existing Elevator Renovation - Car 3</b>			22	19-Aug-20	18-Sep-20
C2538	Elev Car 3 - Temporary Enclosure at Door	KONE	1	19-Aug-20*	19-Aug-20
C2473	Elev Car 3 - Removal Of Existing Structure	KONE	2	20-Aug-20*	21-Aug-20
C2474	Elev Car 3 - Sill Installation	KONE	2	20-Aug-20	21-Aug-20
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	24-Aug-20	01-Sep-20
C2476	Elev Car 3 - Car Side Door Prep And Installation	KONE	7	02-Sep-20	11-Sep-20
C2537	Elev Car 3 - Commissioning / Adjusting	KONE	4	14-Sep-20	17-Sep-20
C2477	Elev Car 3 - State Inspection	KONE	1	18-Sep-20	18-Sep-20
C2478	Elev Car 3 - Back In Service	KONE	0		18-Sep-20
<b>Phase 3 - Existing Elevator Renovation - Car 2</b>			9	18-Sep-20	30-Sep-20
C2479	Elev Car 2 - Post Safety Signs	KONE	2	18-Sep-20	21-Sep-20
C2480	Elev Car 2 - Daily JHA And Task Reporting (Job Duration)	KONE	2	22-Sep-20	23-Sep-20
C2481	Elev Car 2 - Site Meeting / GC / Owner/ KONE Installers	KONE	1	24-Sep-20	24-Sep-20
C2482	Elev Car 2 - Mobilize On Site/Protection Of Finishes	KONE	4	25-Sep-20	30-Sep-20