



Courthouse Project Update 08.28.20

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 09.24.2020

New and/or updated items indicated by bold italics

3000 Rockefeller Ave., M/S 404
Everett, WA 98201-4046
425.388.3087
www.snoco.org

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.**

Complete demolition and abatement on Level 2 around the main corridor, above ceilings in Courtroom 2A, and in the mechanical penthouse; perform additional wall demolition in Court Commissioner chambers and Confirmations ahead of shear wall construction; 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; begin installing the ceiling grid in the central corridors of the existing Courthouse's Level 1; continue 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

Installed the ceiling grid, lighting, and data cabling 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 and overhead and in-wall electrical work on the east side of Level 1; completed abatement, demolition, seismic collector plates, electrical, and lighting in the Office for Public Defense; created the new vestibule for the Office for Public Defense; 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. **Courtrooms 3E and 3F** – *As part of the 3rd-floor work expected to begin at the new year, the Project Team is requesting breakout schedules for these two courtrooms.*
 - b. **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.*
 - c. **Meetings Going Forward** – *Our next three scheduled meetings are September 24, October 22, and November 19. Per the current public health emergency, we will advise of any alternate meeting / teleconferencing arrangements, or of any cancellations or postponements.*
-



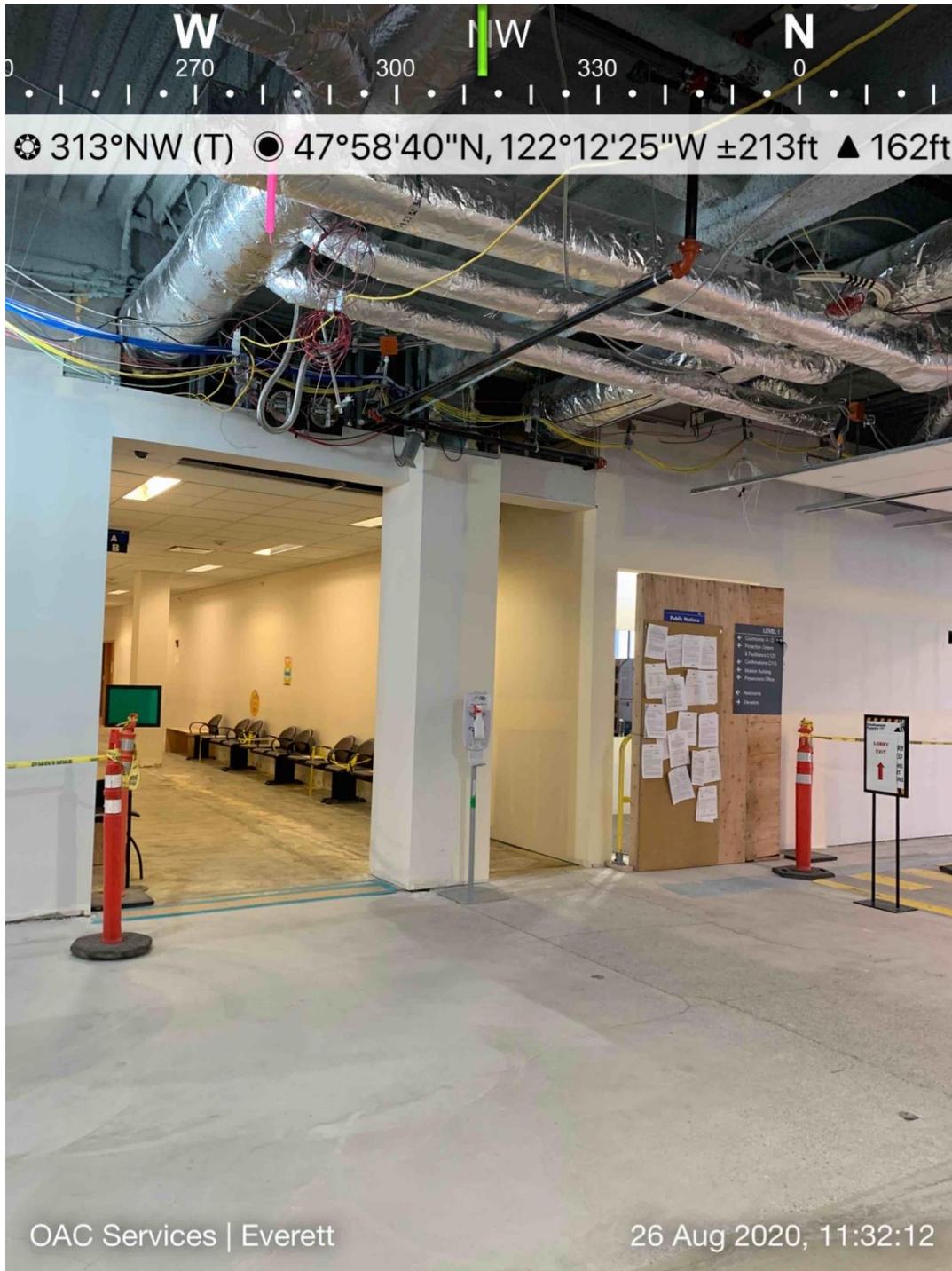
Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 8/13/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	Dingledy	
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) in early 2021; temporarily relocating to Basement in 2020</i>
3D	N/A	<i>(shell space)</i>	
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	<i>Assigned to Dept. 5 Mission Building</i>	Judge	
2G	<i>Assigned to Dept. 6 Mission Building</i>	Kurtz	
--	<i>Assigned to DJJC</i>	<i>Wilson</i>	<i>At DJJC until MM/DD/YYYY - TBD</i>
--	<i>Assigned to DJJC</i>	<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



Future vestibule for the Office of Public Defense.



Hoffman's most recent 6-week lookahead (08/25/20, first page)

ID	Activity Name	Sub	Dur	Start	Finish
Snohomish County Courthouse (Current)			173	24-Feb-20 A	26-Oct-20
Staff Relocation Notifications			0	02-Oct-20	02-Oct-20
SVT15	Notification - 74 Days Prior to Existing Building Level 4 Work	HCC	0		02-Oct-20
COVID-19			120	13-Mar-20 A	31-Aug-20
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	120	13-Mar-20 A	31-Aug-20
Phase 1 - Addition, Existing Basement Remodel, RR Core			60	03-Aug-20 A	26-Oct-20
Phase 1 - New Addition			60	03-Aug-20 A	26-Oct-20
Phase 1 - New Addition - Site Finishes			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
Phase 1 - New Addition - Commissioning & Startup			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
Phase 2 - Existing Courthouse Renovation			172	24-Feb-20 A	23-Oct-20
Phase 2 - South Shearwall			9	01-Oct-20	13-Oct-20
Phase 2 - Basement Shearwall			9	01-Oct-20	13-Oct-20
C2435	SSW BL - Demo SOMD for Rebar at Level 1	PAS	2	01-Oct-20	02-Oct-20
C2433	SSW BL - Form Basement to Level 1	IW	7	05-Oct-20*	13-Oct-20
Phase 2 - Level 1 Renovation			47	19-Aug-20 A	23-Oct-20
C1261	Existing L1 - Final Inspections / Test & Commission	HCC	20	28-Sep-20	23-Oct-20
Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)			25	25-Aug-20 A	29-Sep-20
C2276	Existing L1 A - Install Carpet Tile / Base at Rooms 1107 / 1108 / 1109	D9	2	25-Aug-20 A	26-Aug-20
C2352	Existing L1 A - Install Lighting	VECA	2	25-Aug-20 A	26-Aug-20
C2351	Existing L1 A - Install Carpet Tile / Base at Criminal Hearing 1A	D9	4	27-Aug-20*	01-Sep-20
C2354	Existing L1 A - Install Doors & Hardware	BHW	3	02-Sep-20	04-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
C2448	Existing L1 A - Sheetmetal Trim Out	HP	3	14-Sep-20	16-Sep-20
C2293	Existing L1 A - Install ACT Tiles	AP	4	14-Sep-20*	17-Sep-20
C2415	Existing L1 A - Trim Out Sprinklers	RHFP	4	15-Sep-20	18-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
Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)			16	20-Aug-20 A	11-Sep-20
C2265	Existing L1 B - Tape / Finish Walls GL E-F / 8-14	AP	5	20-Aug-20 A	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
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



Hoffman's most recent 6-week lookahead (08/25/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
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
Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)			27	19-Aug-20 A	25-Sep-20
C2373	Existing L1 C - Paint Walls	NWC	3	19-Aug-20 A	01-Sep-20
C2380	Existing L1 C - Install ACT Grid	AP	4	01-Sep-20	04-Sep-20
C2382	Existing L1 C - Install Lighting	VECA	4	08-Sep-20	11-Sep-20
C2423	Existing L1 C - Trim Out Fire Sprinklers	RHFP	1	14-Sep-20	14-Sep-20
C2381	Existing L1 C - Install ACT Tiles	AP	3	14-Sep-20	16-Sep-20
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	17-Sep-20	18-Sep-20
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	17-Sep-20	23-Sep-20
C2427	Existing L1 C - Install Rubber Base	D9	2	24-Sep-20	25-Sep-20
Phase 2 - Level 1 Renovation - Early Turnover Area (G)			15	21-Sep-20	09-Oct-20
C2540	Existing L1 G - Hoffman Punchlist Walk	HCC	1	21-Sep-20*	21-Sep-20
C2541	Existing L1 G - Hoffman Punchlist Corrections	HCC	6	22-Sep-20	29-Sep-20
C2542	Existing L1 G - FPT for Plumbing (Including Inmate Holding Plumbing Fixt	HP	2	28-Sep-20	29-Sep-20
C2543	Existing L1 G - Lighting Integration Graphics	JCI	3	28-Sep-20	30-Sep-20
C2544	Existing L1 G - Fire Alarm System Readiness	HCC	3	28-Sep-20	30-Sep-20
C2545	Existing L1 G - Point to Point for VAV & Exhaust Fans	HCC	5	28-Sep-20	02-Oct-20
C2546	Existing L1 G - Preliminary Sitewalk with City Inspector	KBA	1	05-Oct-20	05-Oct-20
C2548	Existing L1 G - FPT for Lighting	HP	2	05-Oct-20	06-Oct-20
C2549	Existing L1 G - Installation & Testing of Security System (Including Inmate	SMNS	5	05-Oct-20	09-Oct-20
C2550	Existing L1 G - TAB (Air Test)	KBA	5	05-Oct-20	09-Oct-20
C2547	Existing L1 G - Preliminary Sitewalk with Fire Marshal	SMNS	1	06-Oct-20	06-Oct-20
Phase 2 - Level 2 Renovation			49	30-Jul-20 A	07-Oct-20
Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)			49	30-Jul-20 A	07-Oct-20
C2325	Existing L2 B - Abate	PAS	8	30-Jul-20 A	01-Sep-20
C2404	Existing L2 B - Demo Walls / Stairs	PAS	3	26-Aug-20*	28-Aug-20
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	31-Aug-20*	02-Sep-20
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	31-Aug-20*	03-Sep-20
C2319	Existing L2 B - Layout / Top Track	AP	4	01-Sep-20	04-Sep-20
C2408	Existing L2 B - OH Sheetmetal & Plumbing Hangers	HP	2	02-Sep-20	03-Sep-20
C2409	Existing L2 B - OH Electrical Hangers	VECA	2	02-Sep-20	03-Sep-20
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	SK	3	02-Sep-20	04-Sep-20
C2390	Existing L2 B - Pourback Metal Deck Infill at Stairway	SK	2	04-Sep-20	08-Sep-20
C2391	Existing L2 B - Spray Applied Fireproofing	RHFP	5	08-Sep-20	14-Sep-20
C2429	Existing L2 B - Replace Spline Ceiling GL 19.6 Drag Strut	AP	1	15-Sep-20	15-Sep-20
C2320	Existing L2 B - Frame / Top Rock Early Walls	AP	4	15-Sep-20	18-Sep-20
C2322	Existing L2 B - OH RI Sheetmetal & Plumbing	HP	6	15-Sep-20	22-Sep-20
C2428	Existing L2 B - OH RI Steel Sprinkler Pipe	RHFP	6	15-Sep-20	22-Sep-20
C2323	Existing L2 B - OH RI Elec / Lights	VECA	7	15-Sep-20	23-Sep-20
C2326	Existing L2 B - Frame Walls / Set HM Frames	AP	4	23-Sep-20	28-Sep-20
C2327	Existing L2 B - Wall RI Sheetmetal & Plumbing	HP	3	29-Sep-20	01-Oct-20
C2412	Existing L2 B - Wall Elect RI	VECA	3	29-Sep-20	01-Oct-20
C2328	Existing L2 B - Rock Walls / Ceilings	AP	4	02-Oct-20	07-Oct-20
Phase 2 - Level 2 Renovation - Standpipe (G)			10	03-Sep-20	17-Sep-20
C2336	Existing L2 G - Stair 3 Standpipe (All Levels)	RHFP	10	03-Sep-20	17-Sep-20
Phase 2 - Level 4 Renovation			28	04-Sep-20	14-Oct-20
Phase 2 - Level 4 Renovation - Major Crime Unit & Offices (A)			28	04-Sep-20	14-Oct-20



Hoffman's most recent 6-week lookahead (08/25/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2562	Existing L4 A - Staff Relocations / Relocate Furniture	Owner	20	04-Sep-20*	02-Oct-20
C2563	Existing L4 A - Barricade & Partition Off Remodel Spaces	HSI	3	08-Sep-20	10-Sep-20
C2564	Existing L4 A - Cut Temp Worker Access Paths through Walls	PAS	3	08-Sep-20	10-Sep-20
C2566	Existing L4 A - Make Safe Electrical	VECA	4	08-Sep-20	11-Sep-20
C2565	Existing L4 A - Ceiling Removal & Salvage	PAS	5	08-Sep-20	14-Sep-20
C2567	Existing L4 A - Mark Duct for Demo	HP	4	14-Sep-20	17-Sep-20
C2568	Existing L4 A - Cut / Cap Demo Duct	PAS	3	21-Sep-20*	23-Sep-20
C2569	Existing L4 A - Demo / Abatement at Major Crimes Unit	PAS	15	24-Sep-20	14-Oct-20
Phase 2 - Trial Courtroom Renovations			148	24-Feb-20 A	21-Sep-20
Phase 2 - Courtroom 2A			18	26-Aug-20	21-Sep-20
C2465	Courtroom 2A - Core Holes for Waste Plumbing / Install Hangers	HP	3	26-Aug-20*	28-Aug-20
C2466	Courtroom 2A - Hand Patch Fireproofing	RHFP	1	14-Sep-20	14-Sep-20
C2467	Courtroom 2A - Install Plumbing Waste Lines	HP	2	15-Sep-20	16-Sep-20
C2468	Courtroom 2A - Test Plumbing Waste Line	HP	1	17-Sep-20	17-Sep-20
C2469	Courtroom 2A - Replace Spline Ceiling	AP	2	18-Sep-20	21-Sep-20
Phase 2 - Courtroom 3A			147	24-Feb-20 A	18-Sep-20
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	18-Sep-20
C1706	Courtroom 3A - TCO	HCC	0		18-Sep-20
Phase 3 - Existing Elevator Renovation			26	31-Aug-20	06-Oct-20
Phase 3 - Existing Elevator Renovation - Car 3			14	31-Aug-20	18-Sep-20
C2473	Elev Car 3 - Removal Of Existing Structure	KONE	2	31-Aug-20*	01-Sep-20
C2474	Elev Car 3 - Sill Installation	KONE	2	31-Aug-20	01-Sep-20
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	02-Sep-20	11-Sep-20
C2476	Elev Car 3 - Car Side Door Prep And Installation	KONE	7	03-Sep-20	14-Sep-20
C2537	Elev Car 3 - Commissioning / Adjusting	KONE	4	15-Sep-20	18-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
Phase 3 - Existing Elevator Renovation - Car 2			13	18-Sep-20	06-Oct-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
C2483	Elev Car 2 - Demo Machine Room	KONE	4	01-Oct-20	06-Oct-20