



## Courthouse Project Update 09.04.20

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*

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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.**

*Complete MEP (mechanical, electrical, and plumbing) reroutes above ceilings in Courtroom 2A; perform additional wall demolition in Court Commissioner chambers and Confirmations ahead of shear wall construction; continue overhead MEP (mechanical, electrical, and plumbing) and fire sprinkler installation on Level 2; install the ceiling tiles in the central corridors of the existing Courthouse's Level 1; 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**

*Complete demolition and abatement on Level 2 around the main corridor, above ceilings in Courtroom 2A, and in the mechanical penthouse; installed carpeting in Court Commissioner hallway and in select offices and rooms on Level 1; installed the ceiling grid, lighting, and data cabling around Courtroom 1A; touched up tape and primer at the Level 1 main public lobby; 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; framed 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, lighting, and drywall 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; completed demolition of the vacated Level 2 restrooms; 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 3<sup>rd</sup>-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.*
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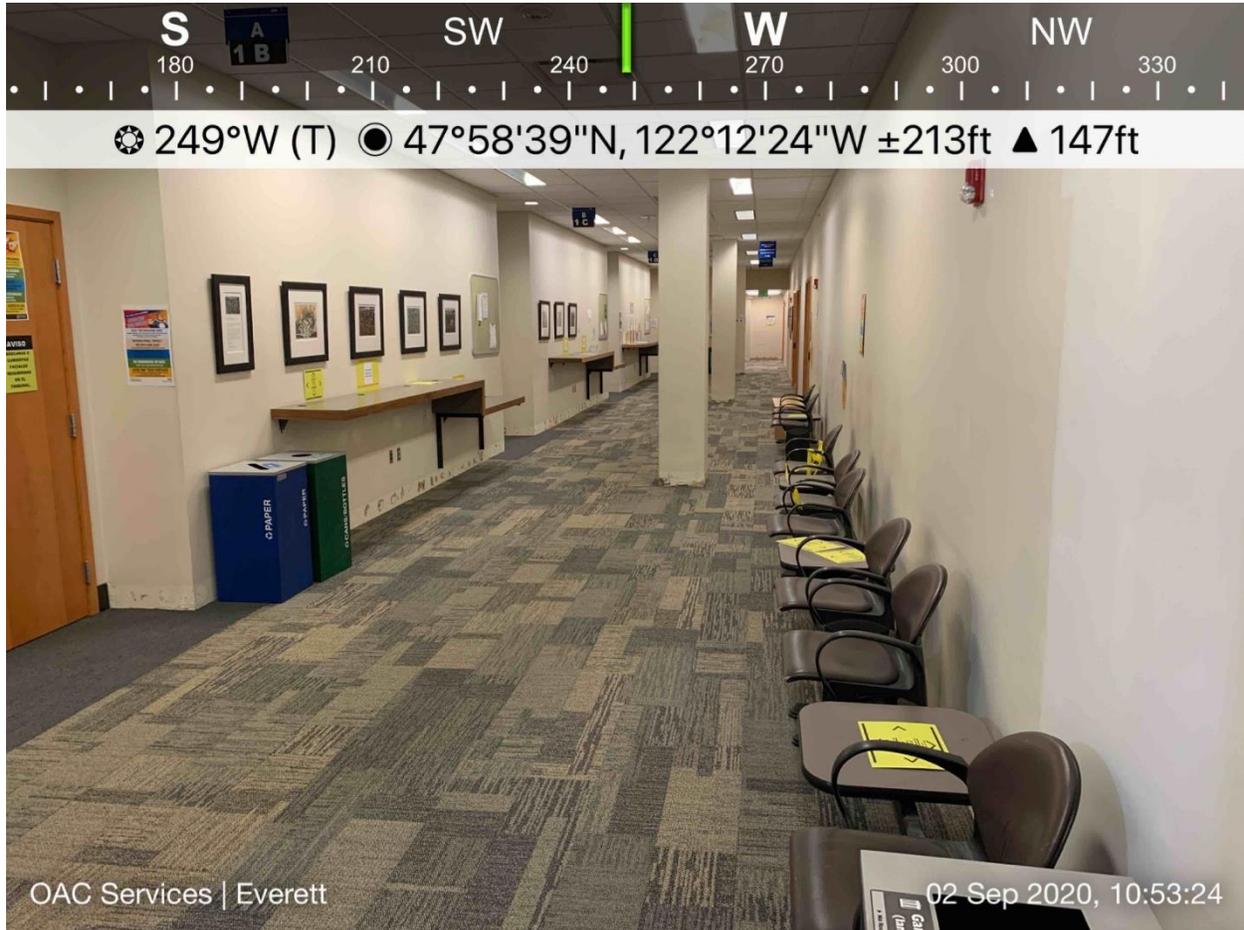


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Effective 8/13/20

COURTROOM DESIGNATIONS BY FLOOR AND BY JUDGE			
NEW	CURRENT	JUDGE	NOTES
5A	Superior Dept 12	Ellis	
5B	Superior Dept 11	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	
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



*New carpet and tile in the public corridor in front of the Commissioner Courts, looking east to west.*



Hoffman's most recent 6-week lookahead (09/01/20, first page)

ID	Activity Name	Sub	Dur	Start	Finish
<b>Snohomish County Courthouse (Current)</b>			173	24-Feb-20 A	26-Oct-20
<b>Staff Relocation Notifications</b>			5	02-Oct-20	09-Oct-20
SVT15	Notification - 74 Days Prior to Existing Building Level 4 Work	HCC	0		02-Oct-20
SVT14	Notification - 74 Days Prior to Existing Building Level 3 Work	HCC	0		09-Oct-20
<b>COVID-19</b>			141	13-Mar-20 A	30-Sep-20
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	141	13-Mar-20 A	30-Sep-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>			171	24-Feb-20 A	22-Oct-20
<b>Phase 2 - South Shearwall</b>			9	01-Oct-20	13-Oct-20
<b>Phase 2 - Basement Shearwall</b>			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
<b>Phase 2 - Level 1 Renovation</b>			40	27-Aug-20 A	22-Oct-20
C1261	Existing L1 - Final Inspections / Test & Commission	HCC	20	25-Sep-20	22-Oct-20
<b>Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A (A)</b>			31	27-Aug-20 A	09-Oct-20
C2351	Existing L1 A - Install Carpet Tile / Base at Criminal Hearing 1A	D9	4	27-Aug-20 A	01-Sep-20
C2353	Existing L1 A - Install Floor Tile Corridor 1220 / Family & Judicial Restroom	D9	15	08-Sep-20*	28-Sep-20
C2293	Existing L1 A - Install ACT Tiles	AP	4	14-Sep-20*	17-Sep-20
C2350	Existing L1 A - Set Plumbing Fixtures (includes Family Restroom 1019)	HP	4	14-Sep-20*	17-Sep-20
C2288	Existing L1 A - Plumbing Trim Out	HP	3	18-Sep-20	22-Sep-20
C2292	Existing L1 A - Millwork Courtroom GL C-E	ART	15	21-Sep-20*	09-Oct-20
C2354	Existing L1 A - Install Doors & Hardware	BHW	3	28-Sep-20*	30-Sep-20
<b>Phase 2 - Level 1 Renovation - Office of Public Defense Rooms 1500 / 1510 / 1515 / 1520 (B)</b>			21	31-Aug-20 A	29-Sep-20
C2366	Existing L1 B - Install Carpet 1520	D9	4	31-Aug-20 A	02-Sep-20
C2269	Existing L1 B - Install ACT Grid 1500	AP	1	14-Sep-20	14-Sep-20
C2345	Existing L1 B - Elec Trim Out	VECA	1	14-Sep-20*	14-Sep-20
C2263	Existing L1 B - Patch Spline Ceiling	AP	4	14-Sep-20*	17-Sep-20
C2270	Existing L1 B - Install ACT Tiles 1500	AP	1	16-Sep-20	16-Sep-20
C2268	Existing L1 B - Millwork	ART	2	24-Sep-20*	25-Sep-20
C2344	Existing L1 B - Doors & Hardware	BHW	1	28-Sep-20*	28-Sep-20
C2365	Existing L1 B - Install Vinyl Tile 1500 / 1520	D9	2	28-Sep-20	29-Sep-20
C2367	Existing L1 B - Install Base 1500 / 1520 / 1520	D9	2	28-Sep-20	29-Sep-20
<b>Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A (C)</b>			14	31-Aug-20 A	18-Sep-20
C2382	Existing L1 C - Install Lighting	VECA	4	31-Aug-20 A	03-Sep-20
C2423	Existing L1 C - Trim Out Fire Sprinklers	RHFP	1	04-Sep-20	04-Sep-20
C2381	Existing L1 C - Install ACT Tiles	AP	3	04-Sep-20	09-Sep-20
C2460	Existing L1 C - Install Carpet in Waiting Room 1300	D9	2	10-Sep-20	11-Sep-20
C2290	Existing L1 C - Install Large Format Floor Tile & Grout	D9	5	10-Sep-20	16-Sep-20



Hoffman's most recent 6-week lookahead (09/01/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2427	Existing L1 C - Install Rubber Base	D9	2	17-Sep-20	18-Sep-20
<b>Phase 2 - Level 1 Renovation - Early Turnover Area (G)</b>			<b>17</b>	<b>21-Sep-20</b>	<b>13-Oct-20</b>
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
C2550	Existing L1 G - TAB (Air Test)	KBA	7	01-Oct-20	09-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
C2547	Existing L1 G - Preliminary Sitewalk with Fire Marshal	SMNS	1	06-Oct-20	06-Oct-20
C2551	Existing L1 G - FPT for Security System	SMNS	1	12-Oct-20	12-Oct-20
C2552	Existing L1 G - FPT for HVAC	KBA	2	12-Oct-20	13-Oct-20
C2553	Existing L1 G - Clean for Owner/AE Punchlist	HCC	2	12-Oct-20	13-Oct-20
<b>Phase 2 - Level 2 Renovation</b>			<b>31</b>	<b>31-Aug-20 A</b>	<b>13-Oct-20</b>
<b>Phase 2 - Level 2 Renovation - GL C-E 14-19 (B)</b>			<b>31</b>	<b>31-Aug-20 A</b>	<b>13-Oct-20</b>
C2324	Existing L2 B - OH Steel Sprinkler Pipe Hangers	RHFP	3	31-Aug-20 A	02-Sep-20
C2310	Existing L2 B - Install Drag Strut GL E-E.5 / 19.6	SK	3	02-Sep-20*	04-Sep-20
C2319	Existing L2 B - Layout / Top Track	AP	1	08-Sep-20*	08-Sep-20
C2389	Existing L2 B - Install Steel / Metal Deck Infill at Stairway	SK	4	08-Sep-20*	11-Sep-20
C2408	Existing L2 B - OH Sheetmetal & Plumbing Hangers	HP	2	09-Sep-20	10-Sep-20
C2409	Existing L2 B - OH Electrical Hangers	VECA	2	09-Sep-20	10-Sep-20
C2390	Existing L2 B - Pourback Metal Deck Infill at Stairway	SK	2	14-Sep-20	15-Sep-20
C2391	Existing L2 B - Spray Applied Fireproofing	RHFP	5	14-Sep-20*	18-Sep-20
C2429	Existing L2 B - Replace Spline Ceiling GL 19.6 Drag Strut	AP	1	21-Sep-20	21-Sep-20
C2320	Existing L2 B - Frame / Top Rock Early Walls	AP	4	21-Sep-20	24-Sep-20
C2322	Existing L2 B - OH RI Sheetmetal & Plumbing	HP	6	21-Sep-20	28-Sep-20
C2428	Existing L2 B - OH RI Steel Sprinkler Pipe	RHFP	6	21-Sep-20	28-Sep-20
C2323	Existing L2 B - OH RI Elec / Lights	VECA	7	21-Sep-20	29-Sep-20
C2326	Existing L2 B - Frame Walls / Set HM Frames	AP	4	29-Sep-20	02-Oct-20
C2327	Existing L2 B - Wall RI Sheetmetal & Plumbing	HP	3	05-Oct-20	07-Oct-20
C2412	Existing L2 B - Wall Elect RI	VECA	3	05-Oct-20	07-Oct-20
C2328	Existing L2 B - Rock Walls / Ceilings	AP	4	08-Oct-20	13-Oct-20
<b>Phase 2 - Level 2 Renovation - Standpipe (G)</b>			<b>10</b>	<b>03-Sep-20</b>	<b>17-Sep-20</b>
C2336	Existing L2 G - Stair 3 Standpipe (All Levels)	RHFP	10	03-Sep-20	17-Sep-20
<b>Phase 2 - Level 4 Renovation</b>			<b>32</b>	<b>08-Sep-20</b>	<b>21-Oct-20</b>
<b>Phase 2 - Level 4 Renovation - Major Crime Unit &amp; C Line Offices GL 4 -13 (A)</b>			<b>32</b>	<b>08-Sep-20</b>	<b>21-Oct-20</b>
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 - Prep for Containment	PAS	10	24-Sep-20	07-Oct-20
C2570	Existing L4 A - Abatement at MCU & Offices: Grids C / 4-14	PAS	10	08-Oct-20	21-Oct-20
<b>Phase 2 - Trial Courtroom Renovations</b>			<b>150</b>	<b>24-Feb-20 A</b>	<b>23-Sep-20</b>
<b>Phase 2 - Courtroom 2A</b>			<b>4</b>	<b>18-Sep-20</b>	<b>23-Sep-20</b>



Hoffman's most recent 6-week lookahead (09/01/20, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2466	Courtroom 2A- Hand Patch Fireproofing	RHFP	1	18-Sep-20	18-Sep-20
C2468	Courtroom 2A- Test Plumbing Waste Line	HP	1	21-Sep-20	21-Sep-20
C2469	Courtroom 2A- Replace Spline Ceiling	AP	2	22-Sep-20	23-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
<b>Phase 3 - Existing Elevator Renovation</b>			<b>32</b>	<b>01-Sep-20</b>	<b>15-Oct-20</b>
<b>Phase 3 - Existing Elevator Renovation - Car 3</b>			<b>16</b>	<b>01-Sep-20</b>	<b>23-Sep-20</b>
C2473	Elev Car 3 - Removal Of Existing Structure	KONE	2	01-Sep-20*	02-Sep-20
C2474	Elev Car 3 - Sill Installation	KONE	2	03-Sep-20	04-Sep-20
C2475	Elev Car 3 - Hall Side Door Prep And Installation	KONE	7	08-Sep-20	16-Sep-20
C2476	Elev Car 3 - Car Side Door Prep And Installation	KONE	7	09-Sep-20	17-Sep-20
C2537	Elev Car 3 - Commissioning / Adjusting	KONE	4	18-Sep-20	23-Sep-20
C2477	Elev Car 3 - State Inspection	KONE	1	23-Sep-20	23-Sep-20
C2478	Elev Car 3 - Back In Service	KONE	0		23-Sep-20
<b>Phase 3 - Existing Elevator Renovation - Car 2</b>			<b>17</b>	<b>23-Sep-20</b>	<b>15-Oct-20</b>
C2479	Elev Car 2 - Post Safety Signs	KONE	2	23-Sep-20	24-Sep-20
C2480	Elev Car 2 - Daily JHA And Task Reporting (Job Duration)	KONE	2	25-Sep-20	28-Sep-20
C2481	Elev Car 2 - Site Meeting / GC / Owner/ KONE Installers	KONE	1	29-Sep-20	29-Sep-20
C2482	Elev Car 2 - Mobilize On Site/Protection Of Finishes	KONE	4	30-Sep-20	05-Oct-20
C2483	Elev Car 2 - Demo Machine Room	KONE	4	06-Oct-20	09-Oct-20
C2484	Elev Car 2 - Demo Machine - Partial Hoistway Demo	KONE	4	12-Oct-20	15-Oct-20