



Courthouse Project Update 6.11.21

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

New and/or updated items indicated by bold italics

1. Schedule

a. Schedule

- **Current Status:**

- **COVID-19 EFFECTS:** Snohomish County has denied Hoffman Construction's claim for compensable schedule time related to the pandemic but has reached consensus with Hoffman on some COVID-compliance costs. Those costs are reflected in a recent executed change order.
- The County considers the pandemic to be a force majeure event. Both Hoffman and Performance continue to fulfill their contractual obligations in reporting potential cost and schedule impacts, and both continue to follow state guidelines in performing their work.
- Due to the pandemic's impacts upon labor availability and supply chain, 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.

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

Complete testing and balancing of HVAC systems in the renovation areas; complete wall tile in District Court Probation Urinalysis; apply final coats of paint to the reconfigured spaces on Levels 3 through 5; clean renovation spaces that are about to be turned back over to the County; close up Basement storage room walls around the footing for the south seismic shearwall; obtain final inspection sign-offs; obtain Project Team acceptance that construction is substantially complete; and perform punchlist corrections as identified internally by the architect and Project Team.

c. **Progress to Date**

Completed flooring installation on the east side of Level 4 and rubber base installation on Levels 3 and 4; completed plumbing accessories in the new Level 3, 4, and 5 family restrooms and janitor's closets; loaded out tools and scrap; renovated Courtrooms 3E and 5B; completed ceilings and overhead MEP (mechanical, electrical, and plumbing) in the building; replaced carpeting in Courtroom 3B; completed fireproofing and seismic bracing in the building; transformed vacated Sheriff offices and conference room into Courtroom 4A and its associated support spaces; transformed the vacated Courtroom C304 and nearby rooms into Courtroom 3C, District Court offices, and shell space; built out a new vestibule and jury restroom between Courtrooms 3A and 3B; completed ceilings and carpeting in the renovation spaces on all levels of the Courthouse; renovated Courtrooms 3E, 3F, and the Sheriff office suites; remodeled the existing Courthouse public elevators.



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 6/18/21 due to COVID-related schedule adjustments. The current substantial completion date also reflects non-compensable time extensions resulting from a regional labor dispute in 2018, 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 4/30/2021: \$68,972,787**

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** –Lynn Gray from Facilities and Fleet Management 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. **Temporary Office Use** – Given numerous unforeseen COVID impacts on the project, building user groups have been and will be in temporary offices longer than anticipated. This delay has caused some level of frustration within the user groups as well as for the Project Team. The Project Team is making every effort to minimize impacts and communicate known estimates and milestones as much as possible.

6. Announcements / Action Items

- a. **Project Substantial Completion and Subsequent Punch List and Warranty Phases** – While the substantial completion of Phase 2 (currently mid- to late June) is a significant milestone, it is not the cessation of all project activity. As is typical with major construction projects, the contractor will be on Campus throughout the summer to complete or correct punch list items which will be identified by the Project Team and architect. The Project Team will notify affected building tenant groups of any specific impacts; this also holds true for addressing any warranty items which may arise over the next 12 months.

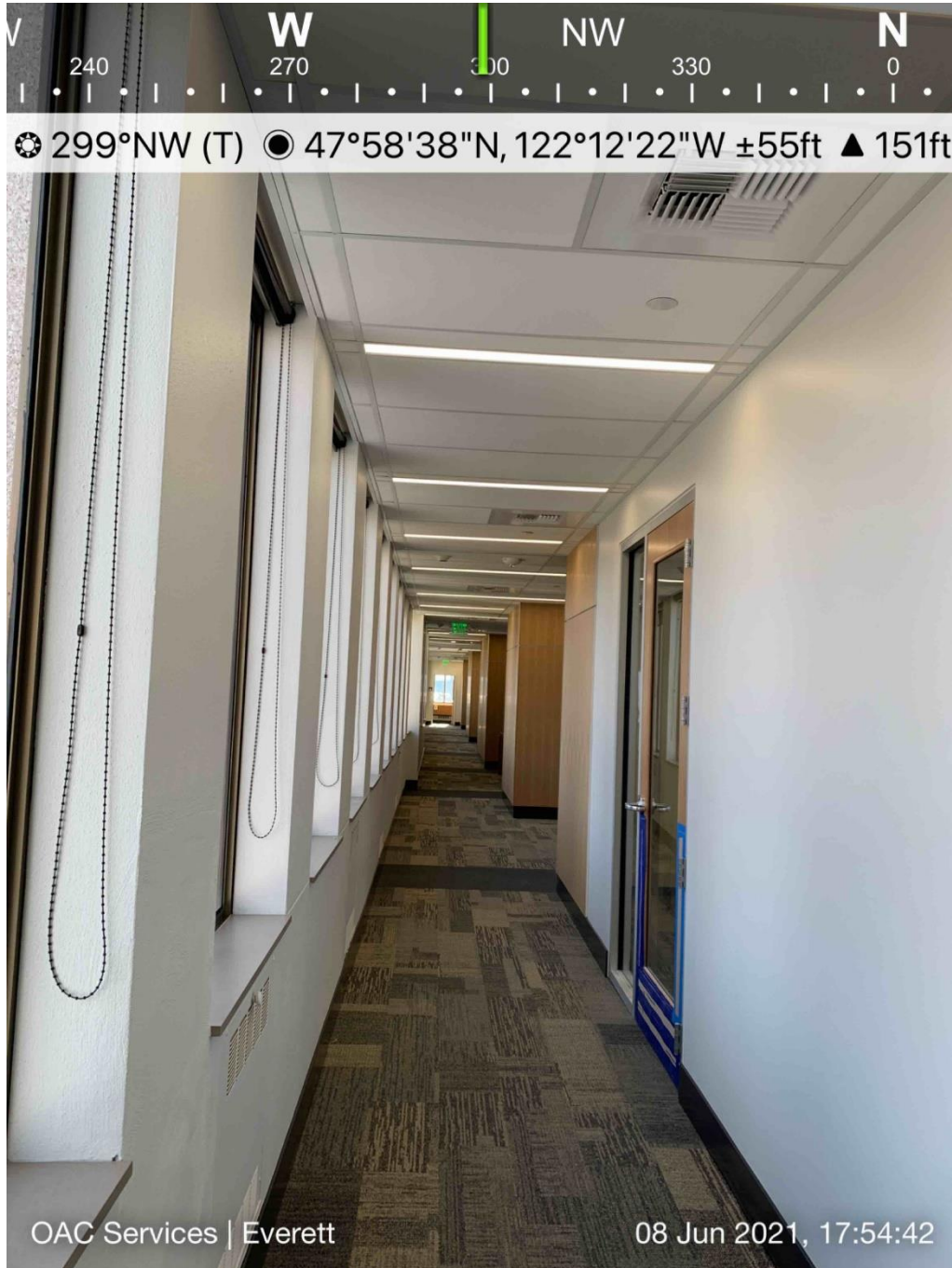


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Updated 1/8/2021

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 mid-2021; temporarily relocated to Basement in 2020</i>
3D	N/A	<i>(shell space)</i>	
3E	Superior Dept 7	Thompson	
3F	Superior Dept 8	Okoloko	
2A	C201	Alexander	<i>high-profile trial courtroom</i>
2B	Superior Dept 1	Appel	
2C	Superior Dept 2	Okrent	
2D	Superior Dept 3	Lopez-Shaw	
2E	Superior Dept 4	Langbehn	
1A	C304	<i>(Superior Court Criminal Hearings)</i>	<i>Operational since November 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 Fall 2021</i>
--	<i>Assigned to DJJC</i>	<i>Larsen</i>	<i>At DJJC until Fall 2021</i>
NEW	CURRENT	COMMISSIONER	NOTES
1B	Commissioner A	Waggoner	
1C	Commissioner B	Micheli	
1D	Commissioner C	Moriarty	
1E	Commissioner D	Harness	

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

Figure 2: Progress Photo



Wall accents and carpet tile complete in the third floor's main east-west corridor outside future District Court offices and Courtroom 3C.