



Courthouse Project Update 4.23.21

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

MONTHLY MEETING SERIES: next scheduled instance, 4.29.2021

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:** 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.-6.c.**

Complete fireproofing, ceilings, and overhead MEP (mechanical, electrical, and plumbing) in the building; complete and then paint drywall in the reconfigured spaces on Levels 3 and 5, including District Court Probation Urinalysis; install seismic collector plates over Courtroom 5B; complete renovations in the central public corridor of Level 5; continue transforming the former Level 3, 4, and 5 restrooms into family restrooms and janitor's closets; complete drywall in Courtroom 4A and its support spaces; complete transforming the vacated Courtroom C304 and nearby rooms into Courtroom 3C and its support spaces; install ceiling grid in the corridor outside Courtrooms 3E and 3F; commission Courthouse elevator cars 1 and 2; complete renovations in and above Courtroom 3E and associated jury room.

c. **Progress to Date**

Framed and sheetrocked a new vestibule and jury restroom on Level 3; turned over two renovated Superior Court Commissioner offices and the Sheriff's Office Records bullpen area; completed the south seismic shearwall; installed seismic collector plates on the north side of Level 3; completed demolition and abatement on the fourth and fifth floors and most of the third; framed and fireproofed the future Courtroom 4A and associated spaces; completed the concrete masonry walls for Courtroom 4A's holding area; turned over Courtroom 3F and the new Sheriff's Office public lobby; began installing overhead MEP and in-wall electrical on the top three floors; 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 to shift to approximately 6/29/21 due to COVID-related schedule adjustments. The Project Team is working closely with Hoffman Construction and Performance Abatement to minimize COVID-related schedule impacts to the maximum extent possible. However, further adjustments to scheduled completion may be necessary due to continued COVID-related impacts. The Project Team will inform stakeholders when schedule adjustments become necessary and are further refined.
 - 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 3/31/2021: \$68,422,245**

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** – While most of the project work now occurs in the evening, the Project Team continues to provide advance notice to Superior and District Courts regarding daytime activities which may carry major noise impacts, especially those which must continue in order to maintain schedule.
- c. **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. **Central Corridor on Level 3 (Outside Courtrooms 3E and 3F)** – Renovations in this corridor will continue through March, completing once the Level 3 segment has been poured. As with the public corridors on Levels 1 and 2, the contractor will provide a walkable route.
 - b. **Courtroom 3E**– Renovations are starting and will continue throughout April and May.
 - c. **Meetings Going Forward** – Our next three scheduled meetings are April 29, May 27, and June 24. 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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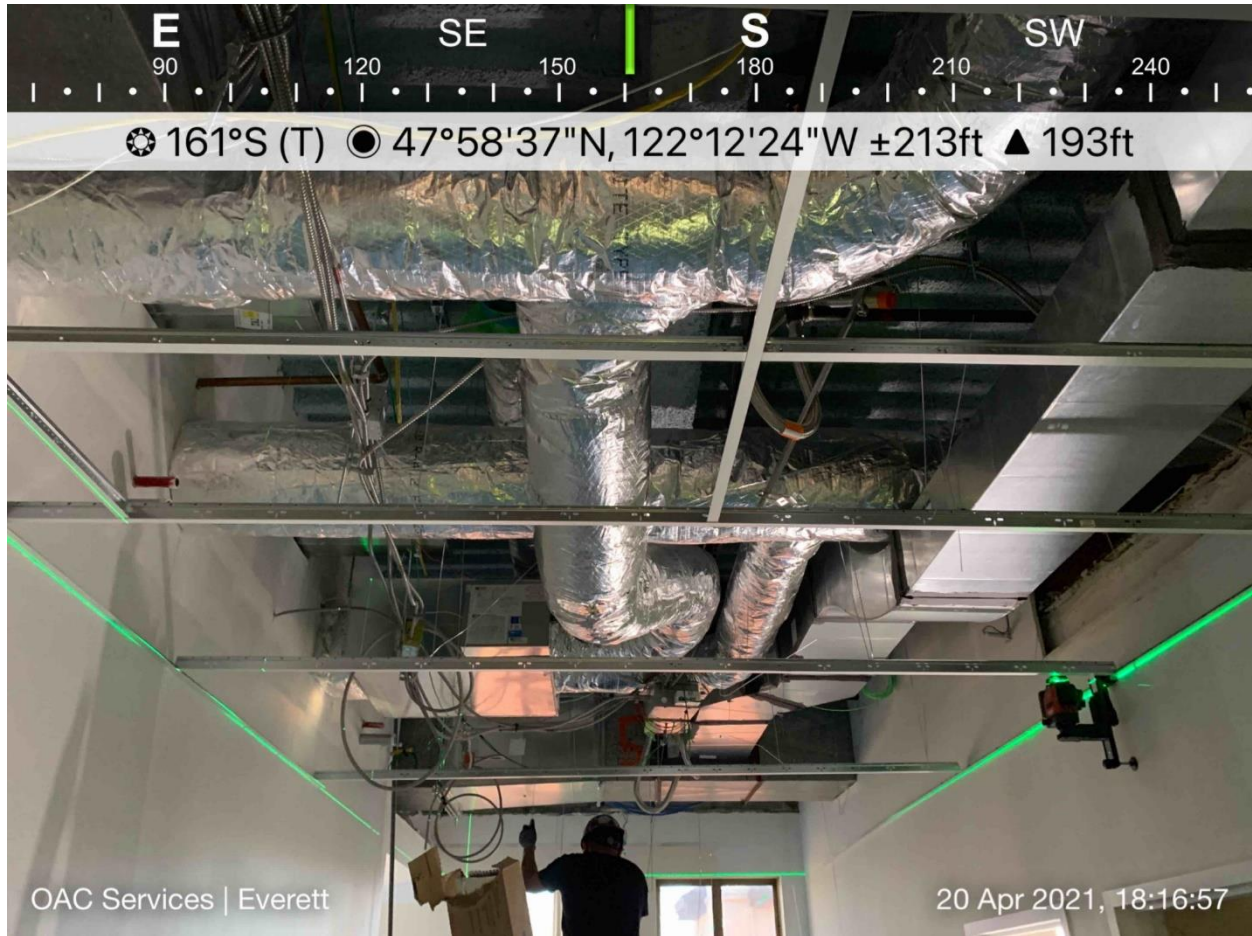


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Updated 1/8/2021

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 early 2021; temporarily relocating 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>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	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



Installing ceiling grid above the main north-south corridor on Level 4.



Hoffman's most recent 6-week lookahead (4/22/2021, first page)

ID	Activity Name	Sub	Dur	Start	Finish
Snohomish County Courthouse (Current)			328	24-Feb-20 A	07-Jun-21
Milestones			12	28-Apr-21	14-May-21
MS108	Milestone - Phase 2 - Existing Building Levels 1-2 Complete	HCC	0		28-Apr-21
MS107	Milestone - Phase 3 - Elevator Upgrades Complete	HCC	0		04-May-21
MS116	Milestone - Phase 2 - Courtroom Upgrades Complete / Substantial Compl	HCC	0		14-May-21
COVID-19			182	13-Mar-20 A	30-Apr-21
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	182	13-Mar-20 A	30-Apr-21
Phase 2 - Existing Courthouse Renovation			328	24-Feb-20 A	07-Jun-21
Phase 2 - Level 2 Renovation			3	26-Apr-21	28-Apr-21
Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14 (E)			3	26-Apr-21	28-Apr-21
C2386	Existing L2 E - Install ACT Tiles at Shearwall	AP	3	26-Apr-21*	28-Apr-21
C3119	Existing L2 E - Casework at Windows	ART	1	27-Apr-21*	27-Apr-21
Phase 2 - Level 3 Renovation			57	17-Mar-21 A	04-Jun-21
Phase 2 - Level 3 Renovation - Corridor 3220 GL 2.5-8.5 & Existing Corridor 1245 GL 8.5-9.5			2	26-Apr-21	27-Apr-21
C2750	Existing L3 B - Install Ceiling Tile	AP	1	26-Apr-21*	26-Apr-21
C2751	Existing L3 B - Clean	HSI	1	27-Apr-21	27-Apr-21
Phase 2 - Level 3 Renovation - East of 10 Line GL 10-19 / C-E			57	17-Mar-21 A	04-Jun-21
C2775	Existing L3 C - Prime Paint / First Coat	NWC	5	17-Mar-21 A	23-Apr-21
C2782	Existing L3 C - Install ACT Grid	AP	6	30-Mar-21 A	23-Apr-21
C2781	Existing L3 C - Install Fire Protection Trim in ACT Grid	RHFP	5	05-Apr-21 A	26-Apr-21
C2785	Existing L3 C - Install Mechanical Trim in ACT Grid	HP	5	05-Apr-21 A	26-Apr-21
C2783	Existing L3 C - Install Electrical Trim in ACT Grid	VECA	5	05-Apr-21 A	26-Apr-21
C2786	Existing L3 C - Install Ceiling Tile	AP	2	27-Apr-21	28-Apr-21
C2779	Existing L3 C - Paint Walls Final Coat	NWC	4	29-Apr-21	04-May-21
C2776	Existing L3 C - Install Carpet / LVT	D9	6	05-May-21	12-May-21
C2787	Existing L3 C - Clean	HSI	1	13-May-21	13-May-21
C3127	Existing L3 C - Siemens and Veca Electric Security Readiness Review	SMNS/VI	1	01-Jun-21*	01-Jun-21
C3128	Existing L3 C - Security Installation	SMNS	4	01-Jun-21	04-Jun-21
Phase 2 - Level 3 Renovation - East of 10 Line Turnover			30	22-Apr-21	03-Jun-21
C3018	Existing L3 C-T - FPT for Lighting	KBA	2	22-Apr-21	23-Apr-21
C3010	Existing L3 C-T - Preliminary Walk with City Inspector	HCC	1	29-Apr-21	29-Apr-21
C3011	Existing L3 C-T - Preliminary Walk with Fire Marshal	HCC	1	30-Apr-21	30-Apr-21
C3012	Existing L3 C-T - Hoffman Punchlist	HCC	1	05-May-21	05-May-21
C3013	Existing L3 C-T - Hoffman Punchlist Corrections	HCC	5	06-May-21	12-May-21
C3021	Existing L3 C-T - Clean for Owner/AE Punchlist	HCC	1	13-May-21	13-May-21
C3014	Existing L3 C-T - Lighting Integration Graphics	JCI	2	13-May-21	14-May-21
C3015	Existing L3 C-T - Fire Alarm System Readiness	VECA	2	13-May-21	14-May-21
C3016	Existing L3 C-T - Point to Point for VAV & Exhaust Fans	HP	2	13-May-21	14-May-21
C3017	Existing L3 C-T - FPT for Plumbing	KBA	1	17-May-21	17-May-21
C3024	Existing L3 C-T - Electrical Inspector Acceptance for Occupancy	VECA	1	17-May-21	17-May-21
C3025	Existing L3 C-T - Mechanical Inspector Acceptance for Occupancy	HP	1	17-May-21	17-May-21
C3026	Existing L3 C-T - Plumbing Inspector Acceptance for Occupancy	HP	1	17-May-21	17-May-21
C3027	Existing L3 C-T - Sprinkler & Fire Marshal Final / Acceptance for Occupa	RHFP	1	17-May-21	17-May-21



Hoffman's most recent 6-week lookahead (4/22/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C3028	Existing L3 C-T - Fire Alarm & Fire Marshal Final / Acceptance for Occup	VECA	1	17-May-21	17-May-21
C3019	Existing L3 C-T - FPT for HVAC	KBA	2	18-May-21	19-May-21
C3020	Existing L3 C-T - TAB (Air Test)	HP	3	18-May-21	20-May-21
C3029	Existing L3 C-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	21-May-21	21-May-21
C3030	Existing L3 C-T - City Inspector Final / Acceptance for Occupancy	HCC	1	24-May-21	24-May-21
C3226	Existing L3 C-T - Owner Move In	Owner	0		24-May-21
C3022	Existing L3 C-T - Owner / AE Punchlist	HCC	2	02-Jun-21*	03-Jun-21
Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325			33	20-Apr-21 A	04-Jun-21
C3136	Existing L3 D - Layout & Overhead Hangers Mechanical	HP	3	20-Apr-21 A	22-Apr-21
C3137	Existing L3 D - Layout & Overhead Hangers Electrical	VECA	3	20-Apr-21 A	22-Apr-21
C3138	Existing L3 D - Layout & Overhead Hangers / Rough-In Fire Protection	RHFP	3	22-Apr-21	26-Apr-21
C3203	Existing L3 D - Install Collector Plates	SK	3	27-Apr-21	29-Apr-21
C3139	Existing L3 D - Spray Applied Fireproofing	NORKO'	3	30-Apr-21	04-May-21
C3140	Existing L3 D - Layout & Frame Walls and Top Rock	AP	2	05-May-21	06-May-21
C3141	Existing L3 D - Rough-In Electrical	VECA	5	07-May-21	13-May-21
C3142	Existing L3 D - Rough-In Security	VECA	5	07-May-21	13-May-21
C3143	Existing L3 D - Rough-In LV Cabling	VECA	5	07-May-21	13-May-21
C3144	Existing L3 D - Rough-In Ductwork	HP	5	07-May-21	13-May-21
C3145	Existing L3 D - Rough-In Plumbing	HP	5	07-May-21	13-May-21
C3146	Existing L3 D - Insulate / Hang / Tape / Finish GWB	AP	7	14-May-21	24-May-21
C3147	Existing L3 D - Install Carpet / Base (3601B / 3603 / 3500 / 3510)	D9	3	21-May-21	25-May-21
C3148	Existing L3 D - Install Tile (3604)	D9	4	24-May-21	27-May-21
C3149	Existing L3 D - Prime / Paint	NWC	3	28-May-21	02-Jun-21
C3208	Existing L3 D - Siemens & Veca Electric Security Readiness Review	SMNS/VI	1	01-Jun-21*	01-Jun-21
C3157	Existing L3 D - Security Installation	SMNS	4	01-Jun-21	04-Jun-21
Phase 2 - Level 3 Renovation - Hazmat Clg Finish Schedule: Lobby 3100, Corridors 3104, 3			22	21-Apr-21 A	21-May-21
C3248	Existing L3 Lobby - Glove Bag for Hangers	PAS	2	21-Apr-21 A	22-Apr-21
C3249	Existing L3 Lobby - Rough-in Overhead Electrical	VECA	3	23-Apr-21	27-Apr-21
C3250	Existing L3 Lobby - Rough-in Overhead Mechanical	HP	3	23-Apr-21	27-Apr-21
C3251	Existing L3 Lobby - Rough-in Overhead Sprinkler	RHFP	3	23-Apr-21	27-Apr-21
C3252	Existing L3 Lobby - Install Ceiling Wires	PAS	1	28-Apr-21	28-Apr-21
C3253	Existing L3 Lobby - Install Ceiling Grid	AP	3	29-Apr-21	03-May-21
C3255	Existing L3 Lobby - Install Diffusers in Grid	HP	2	04-May-21	05-May-21
C3256	Existing L3 Lobby - Install Sprinklers in Grid	RHFP	2	04-May-21	05-May-21
C3254	Existing L3 Lobby - Install Lights in Grid	VECA	3	04-May-21	06-May-21
C3257	Existing L3 Lobby - Above Grid Ceiling Inspections Complete	MULTI	2	06-May-21	07-May-21
C3258	Existing L3 Lobby - Install Ceiling Tiles	AP	3	10-May-21	12-May-21
C3259	Existing L3 Lobby - Patch Walls	AP	3	10-May-21	12-May-21
C3260	Existing L3 Lobby - Prime & Final Paint Walls	NWC	3	13-May-21	17-May-21
C3261	Existing L3 Lobby - Install Carpet & Base	D9	4	18-May-21	21-May-21
Phase 2 - Level 4 Renovation			39	12-Apr-21 A	07-Jun-21
Phase 2 - Level 4 Renovation - GL C - F / 14 - 24			39	12-Apr-21 A	07-Jun-21
C2856	Existing L4 D - Install ACT Grid	AP	15	12-Apr-21 A	30-Apr-21
C2857	Existing L4 D - Install Lighting & Devices in ACT Grid	VECA	15	14-Apr-21 A	04-May-21
C2858	Existing L4 D - Install Mechanical Trim in ACT Grid	HP	15	14-Apr-21 A	04-May-21
C2859	Existing L4 D - Install Fire Protection Trim in ACT Grid	RHFP	15	14-Apr-21 A	04-May-21
C2855	Existing L4 D - Install Large Format Tile in Corridor 4050	D9	7	19-Apr-21 A	27-Apr-21
C2861	Existing L4 D - Install Casework	ART	15	26-Apr-21	14-May-21
C2884	Existing L4 D - Above Ceiling Grid MEP Inspection Complete	VECA	1	05-May-21	05-May-21



Hoffman's most recent 6-week lookahead (4/22/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2853	Existing L4 D - Install Carpet Tile at Superior Court 4A	D9	4	11-May-21	14-May-21
C2862	Existing L4 D - Install Ceiling Tile	AP	2	14-May-21	17-May-21
C2860	Existing L4 D - Install Doors & Hardware	BHW	3	14-May-21	18-May-21
C2854	Existing L4 D - Install LVT	D9	2	17-May-21	18-May-21
C2863	Existing L4 D - Final Coat Paint Walls	NWC	3	19-May-21	21-May-21
C2864	Existing L4 D - Clean	HSI	1	24-May-21	24-May-21
C3121	Existing L4 D - Siemens and Veca Electric Security Readiness Review	SMNS/VI	1	01-Jun-21*	01-Jun-21
C3122	Existing L4 D - Security Installation	SMNS	4	02-Jun-21	07-Jun-21
Phase 2 - Level 4 Renovation - GL D.4 - E / 15 - 19.5 and E-F / 19-24			34	20-Apr-21 A	07-Jun-21
C2910	Existing L4 E - Install Mechanical Trim in ACT Grid	HP	3	20-Apr-21 A	22-Apr-21
C2911	Existing L4 E - Install Lighting & Devices in ACT Grid	VECA	5	20-Apr-21 A	26-Apr-21
C2912	Existing L4 E - Install Fire Protection Trim in ACT Grid	RHFP	5	20-Apr-21 A	26-Apr-21
C2913	Existing L4 E - Install Doors & Hardware	BHW	2	27-Apr-21	28-Apr-21
C2921	Existing L4 E - Install Ceramic Tile at Restrooms (x 4 locations)	D9	8	27-Apr-21	06-May-21
C2922	Existing L4 E - Install Carpet Tile / LVT	D9	5	03-May-21*	07-May-21
C2914	Existing L4 E - Install Ceiling Tile	AP	3	05-May-21	07-May-21
C3130	Existing L4 E - Install Plumbing Fixtures at Restrooms (x 4 locations)	HP	6	05-May-21	12-May-21
C3131	Existing L4 E - Install Bathroom Accessories at Restrooms (x 4 locations)	BD	2	13-May-21	14-May-21
C2915	Existing L4 E - Final Coat Paint Walls	NWC	3	17-May-21	19-May-21
C2916	Existing L4 E - Clean	HSI	1	20-May-21	20-May-21
C3123	Existing L4 E - Siemens and Veca Electric Security Readiness Review	SMNS/VI	1	01-Jun-21*	01-Jun-21
C3124	Existing L4 E - Security Installation	SMNS	4	02-Jun-21	07-Jun-21
Phase 2 - Level 4 Renovation - GL C - F / 14 - 24 Turnover			12	18-May-21	03-Jun-21
C3031	Existing L4 D/E-T - Preliminary Walk with City Inspector	HCC	1	18-May-21	18-May-21
C3032	Existing L4 D/E-T - Preliminary Walk with Fire Marshal	HCC	1	19-May-21	19-May-21
C3033	Existing L4 D/E-T - Hoffman Punchlist	HCC	1	20-May-21	20-May-21
C3034	Existing L4 D/E-T - Hoffman Punchlist Corrections	HCC	5	21-May-21	27-May-21
C3035	Existing L4 D/E-T - Clean for Owner/AE Punchlist	HCC	1	28-May-21	28-May-21
C3036	Existing L4 D/E-T - Lighting Integration Graphics	JCI	2	28-May-21	01-Jun-21
C3037	Existing L4 D/E-T - Fire Alarm System Readiness	VECA	2	28-May-21	01-Jun-21
C3038	Existing L4 D/E-T - Point to Point for VAV & Exhaust Fans	HP	2	28-May-21	01-Jun-21
C3039	Existing L4 D/E-T - Owner / AE Punchlist	HCC	2	02-Jun-21*	03-Jun-21
Phase 2 - Level 5 Renovation			33	20-Apr-21 A	04-Jun-21
Phase 2 - Level 5 Renovation - C / 9-10.5 Line for Shearwall (5C/Dept.9)			3	12-May-21	14-May-21
C3231	Existing L5 A - Owner Punchlist / Corrections	Owner	3	12-May-21	14-May-21
C3232	Existing L5 A - Owner Move In	Owner	0		14-May-21
Phase 2 - Level 5 Renovation - C / 10.5 - 15 Line for Collector Plates			19	20-Apr-21 A	14-May-21
C2959	Existing L5 B - Abate Columns & C Channel (if required)	PAS	3	20-Apr-21 A	22-Apr-21
C2899	Existing L5 B - Collector Plates Grids 10.5-15	SK	3	29-Apr-21*	03-May-21
C2900	Existing L5 B - Spray Applied Fireproofing Grids 10.5-15	AP	2	05-May-21	06-May-21
C2901	Existing L5 B - Install Ceiling Grids 10.5-15	AP	1	07-May-21	07-May-21
C2960	Existing L5 B - Final Clean	HSI	1	10-May-21	10-May-21
C3233	Existing L5 B - Owner Walk	Owner	1	11-May-21	11-May-21
C3234	Existing L5 B - Owner Punchlist / Corrections	Owner	3	12-May-21	14-May-21
C3235	Existing L5 B - Owner Move In	Owner	0		14-May-21
Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line			32	21-Apr-21 A	04-Jun-21
C2997	Existing L5 C - Install Carpet / Base - 5500 - 5505	D9	4	21-Apr-21 A	26-Apr-21
C3004	Existing L5 C - Install Ceiling Tile	AP	5	21-Apr-21 A	27-Apr-21
C3000	Existing L5 C - Install Doors & Hardware	BHW	2	22-Apr-21	23-Apr-21



Hoffman's most recent 6-week lookahead (4/22/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2999	Existing L5 C - Final Paint	NWC	5	22-Apr-21	28-Apr-21
C2992	Existing L5 C - Install LVT Flooring at Elevator Lobby	D9	3	26-Apr-21	28-Apr-21
C2991	Existing L5 C - Install Large Format / Bathroom Tile / Base	D9	8	10-May-21*	19-May-21
C3002	Existing L5 C - Install / Trim Out Plumbing Fixtures	HP	3	20-May-21	24-May-21
C3003	Existing L5 C - Install Bathroom Accessories	BD	1	25-May-21	25-May-21
C3125	Existing L5 C - Siemens and Veca Electric Security Readiness Review	SMNS/VI	1	01-Jun-21*	01-Jun-21
C3126	Existing L5 C - Security Installation	SMNS	4	01-Jun-21	04-Jun-21
Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line Turnover			26	28-Apr-21	03-Jun-21
C3073	Existing L5 C-T - Preliminary Walk with City Inspector	HCC	1	28-Apr-21	28-Apr-21
C3074	Existing L5 C-T - Preliminary Walk with Fire Marshal	HCC	1	29-Apr-21	29-Apr-21
C3075	Existing L5 C-T - Hoffman Punchlist	HCC	1	30-Apr-21	30-Apr-21
C3076	Existing L5 C-T - Hoffman Punchlist Corrections	HCC	5	03-May-21	07-May-21
C3077	Existing L5 C-T - Clean for Owner/AE Punchlist	HCC	1	10-May-21	10-May-21
C3081	Existing L5 C-T - Lighting Integration Graphics	JCI	2	10-May-21	11-May-21
C3078	Existing L5 C-T - Fire Alarm System Readiness	VECA	2	10-May-21	11-May-21
C3079	Existing L5 C-T - Point to Point for VAV & Exhaust Fans	HP	2	10-May-21	11-May-21
C3083	Existing L5 C-T - Electrical Inspector Acceptance for Occupancy	VECA	1	12-May-21	12-May-21
C3084	Existing L5 C-T - Mechanical Inspector Acceptance for Occupancy	HP	1	12-May-21	12-May-21
C3085	Existing L5 C-T - Plumbing Inspector Acceptance for Occupancy	HP	1	12-May-21	12-May-21
C3086	Existing L5 C-T - Sprinkler & Fire Marshal Final / Acceptance for Occupa	RHFP	1	12-May-21	12-May-21
C3087	Existing L5 C-T - Fire Alarm & Fire Marshal Final / Acceptance for Occup	VECA	1	12-May-21	12-May-21
C3088	Existing L5 C-T - FPT for Plumbing	KBA	1	13-May-21	13-May-21
C3089	Existing L5 C-T - FPT for Lighting	KBA	2	13-May-21	14-May-21
C3090	Existing L5 C-T - FPT for HVAC	KBA	2	13-May-21	14-May-21
C3091	Existing L5 C-T - TAB (Air Test)	HP	3	13-May-21	17-May-21
C3092	Existing L5 C-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	18-May-21	18-May-21
C3093	Existing L5 C-T - City Inspector Final / Acceptance for Occupancy	HCC	1	19-May-21	19-May-21
C3080	Existing L5 C-T - Owner / AE Punchlist	HCC	2	02-Jun-21*	03-Jun-21
Phase 2 - Trial Courtroom Renovations			314	24-Feb-20 A	17-May-21
Phase 2 - Courtroom 3A			303	24-Feb-20 A	30-Apr-21
C2155	Courtroom 3A - Install Audio Visual Equipment	VECA	5	24-Feb-20 A	30-Apr-21
C1706	Courtroom 3A - TCO	HCC	0		30-Apr-21
Phase 2 - Courtroom 3E (East)			17	22-Apr-21	14-May-21
C2673	Courtroom 3E - Overhead Rough-In Electrical & Core Holes to Level 2 fo	VECA	4	22-Apr-21*	27-Apr-21
C2679	Courtroom 3E - Install Ceiling Tile	AP	2	23-Apr-21	26-Apr-21
C2680	Courtroom 3E - Paint Walls	NWC	2	27-Apr-21	28-Apr-21
C3238	Courtroom 3E - TAB	HP	2	27-Apr-21	28-Apr-21
C2681	Courtroom 3E - Prep Floor / Install Carpet	D9	4	29-Apr-21	04-May-21
C2682	Courtroom 3E - Clean	HSI	1	04-May-21	04-May-21
C2683	Courtroom 3E - Re-Install Courtroom Furniture	HCC	2	04-May-21	05-May-21
C2684	Courtroom 3E - HCC Final Clean	HCC	1	06-May-21	06-May-21
C3237	Courtroom 3E - Owner Punchlist	Owner	1	07-May-21	07-May-21
C2685	Courtroom 3E - HCC Punchlist Corrections	HCC	5	10-May-21	14-May-21
C2686	Courtroom 3E - Owner Move In	Owner	0		14-May-21
Phase 2 - Jury Deliberation Room 3325			8	22-Apr-21	03-May-21
C2705	Jury Room 3325 - Clean	HSI	1	22-Apr-21	22-Apr-21
C2706	Jury Room 3325 - Re-Install Courtroom Furniture	HCC	5	23-Apr-21	29-Apr-21
C2707	Jury Room 3325 - HCC Final Clean & Punchlist	HCC	1	30-Apr-21	30-Apr-21
C2708	Jury Room 3325 - HCC Punchlist Corrections	HCC	1	03-May-21	03-May-21



Hoffman's most recent 6-week lookahead (4/22/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2709	Jury Room 3325 - Owner Move In	Owner	0		03-May-21
Phase 2 - Jury Toilet 3106 Finish Schedule			18	19-Apr-21 A	17-May-21
C2052	Jury Toilet 3106 - Rough-in Plumbing	HP	3	19-Apr-21 A	23-Apr-21
C2123	Jury Toilet 3106 - Rough-in Electrical	VECA	2	26-Apr-21	27-Apr-21
C2127	Jury Toilet 3106 - Hang / Tape / Finish	AP	4	28-Apr-21	03-May-21
C2132	Jury Toilet 3106 - Prime & Paint 1st Coat	NWC	2	04-May-21	05-May-21
C2169	Jury Toilet 3106 - Install Ceramic Tile	D9	2	06-May-21	07-May-21
C2170	Jury Toilet 3106 - Trim-out Plumbing	HP	2	10-May-21	11-May-21
C2171	Jury Toilet 3106 - Trim-out Electrical	VECA	1	12-May-21	12-May-21
C2173	Jury Toilet 3106 - Trim-out HVAC	HP	1	13-May-21	13-May-21
C2174	Jury Toilet 3106 - Install Toilet Accessories	BD	1	14-May-21	14-May-21
C2186	Jury Toilet 3106 - Final Coat Paint	NWC	1	17-May-21	17-May-21
Phase 3 - Existing Elevator Renovation			2	03-May-21	04-May-21
Phase 3 - Existing Elevator Renovation - Car 2			2	03-May-21	04-May-21
C2505	Elev Car 2 - State Inspection	KONE	2	03-May-21*	04-May-21
C2506	Elev Car 2 - Back In Service	KONE	0		04-May-21
Phase 3 - Existing Elevator Renovation - Car 1			2	03-May-21	04-May-21
C2533	Elev Car 1 - State Inspection	KONE	2	03-May-21	04-May-21
C2535	Elev Car 1 - Back In Service	KONE	0		04-May-21



Snohomish County

Facilities & Fleet Management
Courthouse Project

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County Executive



Snohomish County Courthouse Renovation and Addition

Project Status Report March 2021 Update

Financial Reporting through March 31, 2021



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PROJECT DASHBOARD

Budget Status Summary

	Project As Approved 07/30/2018	Expended To Date 03/31/2021	Percentage Complete
Total Project Budget *	\$76,138,353	\$68,422,245	89.87%
Contingencies & Allowances **	\$4,014,016	\$2,262,761	56.38%
Project Duration***	152 weeks	140 weeks	92.11%

NOTES:

* Per scope approved by Council 7/30/2018, including removal of the Art Allowance. Scope remains unchanged from that which Council approved.

** Contingencies and allowances are included in the Total Project Budget. The total expended does not include the user-funded enhancements itemized to the right of this paragraph.

*** Based on Hoffman Construction's projected substantial completion. Per the most recent accepted schedule, the project duration is 136 weeks.

Schedule Status Summary

Council Approval / Notice To Proceed	07/30/2018
Phase 1 Completion	03/12/2020
Phase 2 Projected Completion*	06/29/2021*

* Source: Current Hoffman Construction schedule

Risks & Closely Monitored Issues

1. Risks to schedule and budget from pandemic-related labor shortages and social distancing safeguards; see *Coronavirus-Related Impacts* on p. 2 and *Pending Changes* on p. 4.
2. Potential for undiscovered conditions inside the Courthouse during Phase 2 renovations.
3. Minimizing disruptions to Superior and District Courts' operations. Communications between Courts and construction field supervision is frequent and well-managed.
4. Site Security: Securing and safeguarding tools / materials, controlling construction access.
5. Maintaining accessible walking routes within or through selected building renovation areas.

Owner Contingency Usage

DAC	Description	Approved to Date	Balance
	Original Balance		\$2,207,087
6005	Hoffman	\$848,168	
4118	Performance Abatement	\$187,218	
4122	Mayes	\$24,742	
4103	SLAM	\$41,440	
4109	OAC	\$554,450	
4601	OCIP / Builder's Risk Policy Extension	\$60,060	
Total:		\$1,716,078	\$491,009

User Funded Enhancements

Description	Approved to Date
Courtroom AV Revisions	\$312,925
Jury Assembly Room Platform	\$84,479
COVID Compliance	\$146,411
Total:	\$543,845

Hoffman Risk Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance		\$1,276,929
6005	2018 Usage	(\$0)	\$1,276,929
6005	2019 Usage	\$25,233	\$1,251,696
6005	Q1 2020 Usage	\$89,954	\$1,161,742
6005	Q2 2020 Usage	\$10,687	\$1,151,055
6005	Q3 2020 Usage	\$8,226	\$1,142,829
6005	Q4 2020 Usage	\$17,039	\$1,125,790
Total:		\$151,139	\$1,125,790

Hoffman Allowance Usage

DAC	Allowance Description	Approved to Date (Running Subtotals)	Balance
6005	Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Replace existing faulty piping	\$25,000	\$0
6005	Remove/reinstall items to facilitate work	\$54,133	\$45,867
6005	MEP temp workarounds not identified	\$112,078	\$17,922
6005	Non-backchargeable trade damage	\$19,145	\$50,855
6005	Selective OT to maintain schedule	\$34,126	\$5,874
6005	Allowance – Existing slab patching/infill not shown	\$1,062	\$13,938
Total:		\$395,544	\$134,456

Coronavirus-Related Impacts

Since previous report

COVID-19 has necessitated extending the duration of the project's owner-controlled insurance program (OCIP). Premiums for this extension are projected to total as high as \$60,060 and are captured in both the Project Dashboard and Appendix A, Budget Status.

The Project Team and Hoffman Construction reached consensus on some COVID-related compliance costs, which are reflected in Hoffman Change Order No. 25 for \$146,441. On September 1, the County denied Hoffman Construction's claim, which Hoffman filed in response to a declined change order for a compensable schedule time extension. Should Hoffman elect to pursue the claim after the project's substantial completion, then, per contract, Hoffman and the County must complete non-binding confidential mediation within 240 days of substantial completion.

The County views the COVID-19 pandemic as a force majeure event. (*Other examples of force majeure are natural disasters and unusually severe weather conditions.*) Hoffman Construction and Performance Abatement continue to perform their contractual duties.

As a result of pandemic-related impacts to contractors, subcontractors, and suppliers, building user groups will remain in temporary offices longer than originally scheduled. The exact length of schedule delays is still being calculated and is dependent upon available labor.

Construction Progress

March 2021 and early April 2021

Hoffman Construction and/or Performance Abatement have:

- Completed and turned over the following:
 - Courtroom 5C.
 - Superior Court Commissioner Offices D and E.
 - Clerk Confirmations Office.
 - Sheriff's Office Records Bullpen.
- Continued transforming the east half of fourth floor into Courtroom 4A, its chambers and jury room, a family restroom, the janitor's closet, and associated public and private corridors.
 - Completed drywall in the courtroom and associated chambers.
 - Framed and closed soffits in the courtroom.
 - Installed plumbing connections and hard-lid ceilings in the associated judicial, jury, and family restrooms.
 - Installed plumbing connections in the new janitor's closet.
 - Completed masonry walls and detention-grade furniture for the associated in-custody defendant holding and staging area.
 - Began painting walls in the courtroom.
 - Began installing the ceiling grid in associated corridors and staff elevator lobby.
- Completed the abatement and demolition necessary to begin renovation of Courtroom 3E.
- Prepared to install above-ceiling seismic collector plates in Courtroom 5B.
- Continued reconfiguring the Superior Court Programs office suites on the north side of fifth floor.
- Continued transformation of the old Superior Court Criminal Hearings

Courtroom (C304) into District Court Hearing Courtroom 3C and its support offices.

- Hung and primed drywall.
- Continued overhead MEP (mechanical, electrical, and plumbing) and in-wall electrical and audio-visual.
- Poured floor infills above the demolished stairwell between the second and third floors.
- Completed the demolition and abatement necessary to begin renovations on the north central side of third floor; these renovations will include construction of the District Court Probation Urinalysis Office.
- Continued construction of the family restrooms and janitor's closets on the top three floors of the courthouse.
- Completed overhead installation and MEP reroutes above public corridors on the third, fourth, and fifth floors.
- Began final painting areas undergoing renovations on fifth floor:
 - Superior Court Programs office suite
 - Family restroom
 - Janitor closet
 - Storage room and Court IT office.
- Began construction of a new jury restroom between District Court Courtrooms 3A and 3B.

Upcoming Construction Activities April and May 2021

Hoffman and Performance are actively working on the following:

- Complete courtroom and jury room renovations on the third floor.
- Complete demolition and abatement on the north central side of third floor, to enable completion of overhead fireproofing in the building.
- Complete walls, ceilings, and new MEP connections at the south seismic shearwall on multiple floors.
- Complete Superior Court Courtroom 4A, District Court Courtroom 3C, and their support offices.
- Complete ceilings, tile flooring, and carpet tile on third, fourth, and fifth floors.
- Continue building out the north central side of third floor, including the District Court Probation Urinalysis Office.
- Complete commissioning and adjustment of the renovated existing Courthouse non-custody elevator cars.
- Install above-ceiling seismic collector plates in Courtroom 5B, and then return it to Superior Court.
- Complete ceilings above the public corridors on fifth floor.
- Complete reconfiguration of the Superior Court Programs office suite on fifth floor.
- Complete the new jury restroom, and begin renovations to existing jury deliberation rooms and restrooms, in the District Court portion of third floor.

Project Scope

This project will occur in two phases:

- Phase 1 substantially complete in March 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 is in progress and, subject to change due to COVID-19, completion is estimated to be near the end of June 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shearwall on the building's south face.
 - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - Remodel of selected Superior and District Court courtrooms.
 - Refurbish the existing public elevators.

Pending Changes

- Revisions (see *Cost Events Approved Within The Last 60 Days*, pages 10-11):
 - Hoffman Change Order No. 27 is the most recently approved and executed change order, as of February 15.
- Additional premiums for extending the duration of the project's OCIP / Builder's Risk insurance policy (see *Coronavirus-Related Impacts*, page 2).
- The project team is reviewing several changes requested:
 - Cooling tower access revisions for the existing Courthouse.
 - Casework revisions for District Court.
 - Wall removal and replacement for fourth-floor electrical room.
 - Lighting control revisions for the existing Courthouse.
 - Additional demolition and abatement to accommodate renovation work.
 - Deleted acoustical glazing.
 - Seismic bracing for the roof mechanical and elevator rooms.

Communications

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impact of construction.

Methods of communication include:

- Recurring virtual meetings with key building user groups during the current public health emergency.
- Weekly written project update, in lieu of physical meetings, for all building user groups and representatives of the Council and Executive's Office.
- Public Website:
<https://snohomishcountywa.gov/4094/Campus-Courthouse>
- *Snohomish County Connects* articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

Appendix A: Budget Status

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of March 2021. Year-end reconciliations for 2020 are included in these figures.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.

Additionally, as of December 2020, we are tracking the remodel of the Sheriff’s Civil / Records area under Architect’s Supplemental Instructions (ASI) No. 58 under a new Designated Accounting Code (DAC) suffix for the project (6012).

2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved and executed change orders and the contingency status in Sections D and E.
3. **UPDATE:** The yellow-highlighted row represents a change in tracking expenditures to date, as building commissioning services are being provided under the aegis of GCCM compliance and project and construction management. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.
4. Building User-Funded Project Enhancements, which are externally funded by Courthouse tenant organizations (i.e., not funded by the project budget). This line reflects enhancements approved and included in executed change orders, using project contingencies as a “pass-through” to pay for them and to receive reimbursement funds from user groups. Expenditures and reimbursements will balance without impact on the project budget. Values are illustrated for tracking and overall accounting purposes.

To date, the project has tracked \$543,845 in user-funded project enhancements, which have been reimbursed as of year’s-end reconciliation.

ITEM	AMOUNT	YEAR
CE 432 - ASI 53 - Jury Assembly Platform	\$ 84,479	2020
CE 340 - RFI 395 Series AV Revisions	\$ 312,925	2020
CE 544 – COVID Compliance Costs	\$ 146,441	2020

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Concrete Interw est	\$ 4,490,500	\$ 4,490,500	\$ -
6005	Masonry Henson	\$ 220,160	\$ 128,171	\$ 91,989
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ 122,515	\$ -
6005	Structural Steel Framing Steelkorr	\$ 1,592,304	\$ 1,592,304	\$ -
6005	Decorative Metal McClean	\$ 212,308	\$ 212,308	\$ -
6005	Finish Carpentry & Milw ork Artek	\$ 609,449	\$ 466,619	\$ 142,830
6005	Waterproofing Milw aukie Floors	\$ 43,100	\$ 43,100	\$ -
6005	Membrane Roofing Snyder	\$ 421,450	\$ 421,450	\$ -
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ 1,406,415	\$ -
6005	Doors, Frames & Hardw are Builders Hardw are	\$ 364,625	\$ 364,625	\$ -
6005	Overhead Coiling Grilles Zesbaugh	\$ 13,463	\$ 13,463	\$ -
6005	Folding Doors Won-Door	\$ 150,848	\$ 150,848	\$ -
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 1,594,491	\$ 2,293
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 3,737,872	\$ 224,032
6005	Tiling Division 9	\$ 583,637	\$ 583,637	\$ -
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ 411,128	\$ 176,479
6005	Fabric Wrapped Panels Architextures	\$ 35,000	\$ 35,000	\$ -
6005	Painting and Intumescent Coating NW Complete	\$ 307,207	\$ 247,814	\$ 59,393
6005	Signage Sign Wizards	\$ 18,524	\$ 18,524	\$ -
6005	Toilet Compartments Barclay Dean	\$ 74,509	\$ 38,670	\$ 35,839
6005	Toilet and Bath Accessories Barclay Dean	\$ 52,166	\$ 52,166	\$ -
6005	Fire Protective Smoke Curtains Interior Tech	\$ 78,869	\$ 78,869	\$ -
6005	Security/Detention Equipment CML Security	\$ 156,745	\$ 152,472	\$ 4,273
6005	Window Washing Equipment Steelkorr	\$ 66,089	\$ 66,089	\$ -
6005	Window Treatments Iris	\$ 112,776	\$ 45,605	\$ 67,171
6005	Elevators Kone	\$ 2,872,300	\$ 2,732,203	\$ 140,097
6005	Mechanical Holaday-Parks	\$ 7,756,887	\$ 7,282,532	\$ 474,355
6005	Electrical VECA	\$ 8,930,683	\$ 7,455,824	\$ 1,474,859
6005	Earthw ork, Site Demo & Utilities Interw est	\$ 679,053	\$ 679,053	\$ -
6005	Site Concrete MidMountain	\$ 785,000	\$ 785,000	\$ -
6005	Fences & Gates Secure-A-Site	\$ 23,175	\$ 647	\$ 22,528
6005	Irrigation and Planting A-1 Landscape	\$ 612,434	\$ 612,434	\$ -
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 36,022,348	\$ 2,916,138
6005	Provisional Sums / Allow ances / Phasing	\$ 380,000	\$ 115,517	\$ 264,483
6005	Design Contingency	\$ 150,000	\$ 150,000	\$ -
6005	Negotiated Support Services	\$ 3,095,813	\$ 2,088,099	\$ 1,007,714
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	\$ 1,262,898
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 2,367,647	\$ 2,535,095
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 38,389,995	\$ 5,451,233
	GCCM General Conditions and Fee		\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 2,565,843	\$ -
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 2,193,776	\$ 280,559
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 4,759,619	\$ 280,559
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$154,583	\$0
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$61,041	\$0
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$172,886	\$0
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$65,007	\$0
6005	Hoffman Construction (HCC) Change Order 8	(\$10,228)	(\$10,228)	\$0
6005	Hoffman Construction (HCC) Change Order 9	\$5,379	\$5,379	\$0
6005	Hoffman Construction (HCC) Change Order 10	\$44,604	\$44,604	\$0
6005	Hoffman Construction (HCC) Change Order 11	\$18,611	\$18,611	\$0
6005	Hoffman Construction (HCC) Change Order 12	\$36,506	\$36,506	\$0

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Hoffman Construction (HCC) Change Order 13	\$67,303	\$67,303	\$0
6005	Hoffman Construction (HCC) Change Order 14	\$36,573	\$36,573	\$0
6005	Hoffman Construction (HCC) Change Order 15	\$94,612	\$94,612	\$0
6005	Hoffman Construction (HCC) Change Order 16	\$32,513	\$32,513	\$0
6005	Hoffman Construction (HCC) Change Order 17	\$109,224	\$109,224	\$0
6005	Hoffman Construction (HCC) Change Order 18	\$327,812	\$327,812	\$0
6005	Hoffman Construction (HCC) Change Order 19	\$46,958	\$46,958	\$0
6005	Hoffman Construction (HCC) Change Order 20	\$6,066	\$6,066	\$0
6005	Hoffman Construction (HCC) Change Order 21	\$29,207	\$29,207	\$0
6005	Hoffman Construction (HCC) Change Order 22	\$46,124	\$46,124	\$0
6005	Hoffman Construction (HCC) Change Order 23	\$14,169	\$14,169	\$0
6005	Hoffman Construction (HCC) Change Order 24	\$49,710	\$49,710	\$0
6005	Hoffman Construction (HCC) Change Order 25	\$146,441	\$146,441	\$0
6005	Hoffman Construction (HCC) Change Order 26	\$16,004	\$16,004	\$0
6005	Hoffman Construction (HCC) Change Order 27	\$29,602	\$29,602	\$0
6005	MACC + GCCM General Conditions and Fee	\$50,273,112	\$ 44,541,320	\$ 5,731,792
6004	GCCM Preconstruction Services			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	Total Construction Cost (TCC):	\$ 51,856,772	\$ 45,851,939	\$ 6,004,833
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 4,207,100	\$ 688,011
6005	Total Construction Cost + Sales Tax:	\$ 56,751,883	\$ 50,059,039	\$ 6,692,844
DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
Project Soft Costs / Owner-direct Work				
DAC	Owner Direct Work		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 671,438	\$ (25,358)
2013	Personnel Benefits	\$ 223,188	\$ 239,182	\$ (15,994)
3110	Miscellaneous Supplies	\$ 10,000	\$ 10,063	\$ (63)
4101	Professional Services	\$ 20,000	\$ 17,246	\$ 2,754
4901	CH Project Misc	\$ 109,131	\$ 118,903	\$ (9,772)
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ 0
4601	OCIP Program/ Builder's Risk	\$ 788,901	\$ 788,901	\$ (0)
4601	<i>OCIP / Builder's Risk Policy Extension due to pandemic</i>	<i>\$ 60,060</i>	<i>\$ -</i>	<i>\$ 60,060</i>
9101	Interfund Professional Services	\$ -	\$ 36	\$ (36)
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ 5
9905	Interfund Training	\$ 879	\$ 900	\$ (21)
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 165,322	\$ 9,678
3101	Artwork Allowance	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ 48,815	\$ 156,185
6411	Technology Equipment >5k	\$ 55,000	\$ 140,832	\$ (85,832)
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ 50	\$ 149,950
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 748,194	\$ (291,654)
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ 22,063	\$ 170,460
4902	Moves / Staff Relocations / TIs	\$ 718,719	\$ 870,517	\$ (151,799)
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ 0
4103	AE Design Development through Project Closeout	\$ 3,968,766	\$ 3,776,175	\$ 192,591
4103	<i>AE Additional Services Requests (through ASR #12)</i>	<i>\$ 41,440</i>	<i>\$ 41,440</i>	<i>\$ 0</i>
4105	Mission Building Clerk's TI	\$ -	\$ (0)	\$ 0
6596	Siemens Security & Access Control	\$ 503,084	\$ 551,735	\$ (48,651)
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,514,860	\$ 2,455,001	\$ 59,859
4114	<i>Commissioning (merged into 4109 above)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
Project Soft Costs / Owner-direct Work				
4109	OAC Services Amendment No. 5	\$ 554,450		\$ 554,450
4115	Construction Auditor	\$ -	\$ -	\$ -
4116	Cost Estimating	\$ -	\$ -	\$ -
4117	Geotechnical Investigation / Report	\$ -	\$ -	\$ -
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 4,403,976	\$ 275,609
4118	Performance Abatement Change Orders Through No. 2	\$ 187,218	\$ 187,218	\$ -
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 843,002	\$ (62,673)
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ 1,921
4120	Legal	\$ 15,000	\$ 10,178	\$ 4,822
4121	Security Consulting	\$ -	\$ -	\$ -
4122	Testing / Special Inspection	\$ 325,000	\$ 287,380	\$ 37,621
4122	Mayes / Terracon Additional Services	\$ 24,742		\$ 24,742
4123	Survey Work	\$ 40,000	\$ 31,057	\$ 8,943
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
6012	ASI 58 - Sheriff's Records Remodel (2020-21)	\$ -	\$ 1,233	\$ (1,233)
	Owner Work Subtotal:	\$ 19,439,305	\$ 18,363,206	\$ 1,076,100
	ADJUSTMENT: Building User-Funded Project Enhancements	\$ (543,845)		
	Remaining Owner Project Contingency			\$491,009
	Subtotal Soft Costs:	\$ 19,386,470	\$ 18,363,206	\$ 1,567,109
	Totals:	\$ 76,138,352	\$ 68,422,245	\$ 7,716,108

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770
Art Allowance Reduction: \$ (441,417)
TOTAL APPROVED BUDGET: \$ 76,138,353

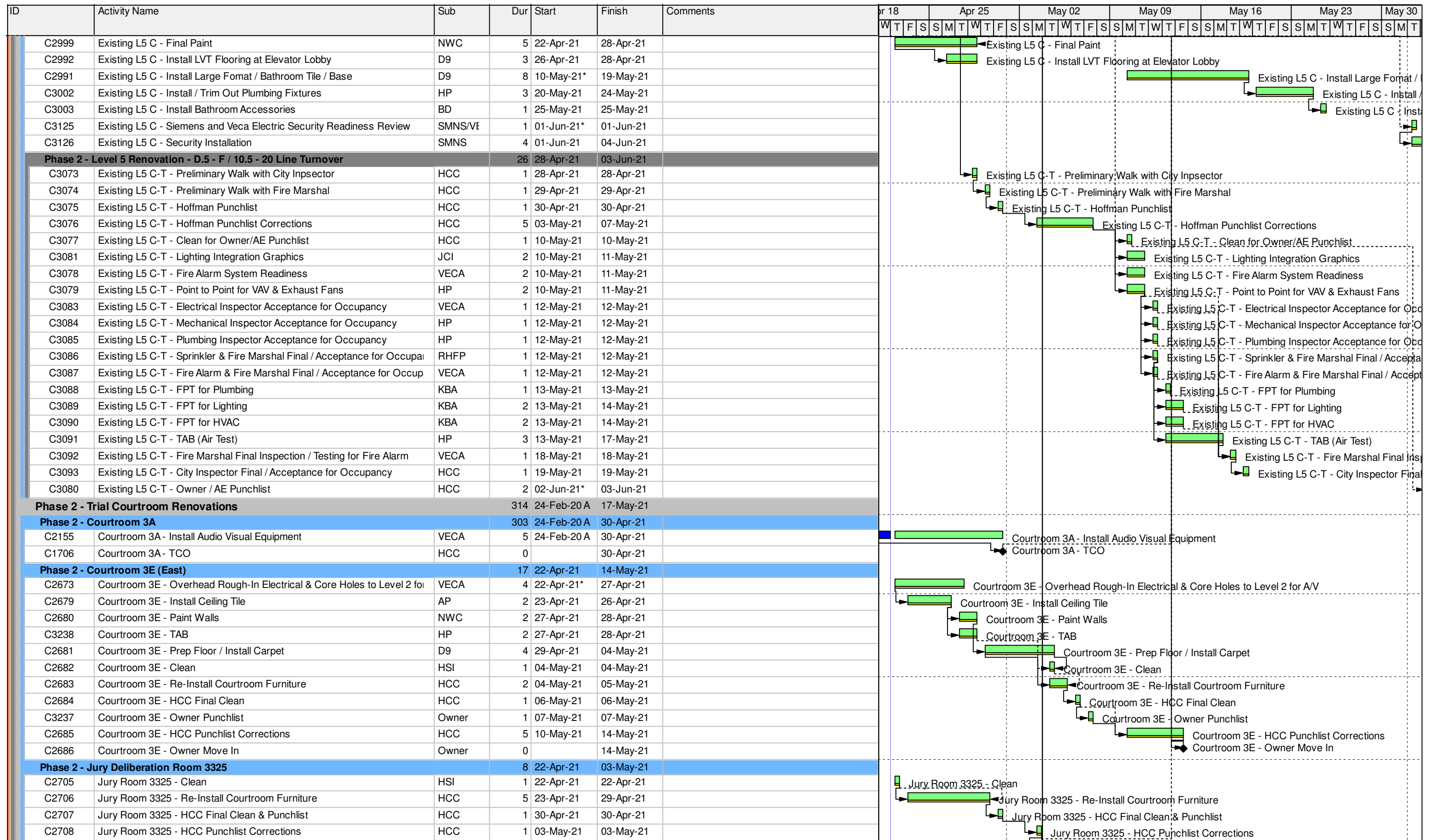
Cost Events Approved Within The Past 60 Days

6005	HCC	Balance Forward: Previous Months	\$ 1,883,851
4118	PAS		\$ 187,218
4103	SLAM		\$ 41,440
4122	MAY		\$ 24,742
4109	OAC		\$ 554,450
		User-Funded Enhancements	(\$543,845)
6005		CE 589 - Proposed Fireproofing Mobilization	\$12,556.00
4118		PAS 033 - Basement Demo Near Inmate Elevator	\$600.20
4118		PAS 044 - Bathroom GWB Abatement	\$20,903.78
4118		PAS 056 - RFI 620 - Sanitary Vent Line Cleanup	\$1,261.51
4118		PAS 057 - Basement TSI ACM Removal	\$15,851.88
4118		PAS 058 - Level 1 ACM Cleanup Above Ceilings	\$1,381.80
4118		PAS 065 - RFI 0640 - Bulkhead Removal	\$2,688.45
4118		PAS 045 - Remove Level 1 Electrical Closets	\$7,422.35
4118		PAS 052 - RFI 0622 Overspray Cleanup	\$3,439.71
4118		PAS 053 - MEP Removal on Level 2	\$16,327.39
4118		PAS 067 - RFI 0573 - Roof Lead Paint Removal	\$16,366.45
4118		PAS 071 - Level 2 Central Floor Abatement	\$1,425.00
4601		Aon Risk Premiums for OCIP / Builder's Risk Policy Extension	\$60,060
		Total Approved To Date:	\$ 2,308,141

HCC: Hoffman Construction. PAS: Performance Abatement. MAY: Mayes / Terracon Special Inspections
 SLAM: S/L/A/M Collaborative Architecture (formerly Heery Architecture | Justice Group).
 OAC: OAC Services, Inc.

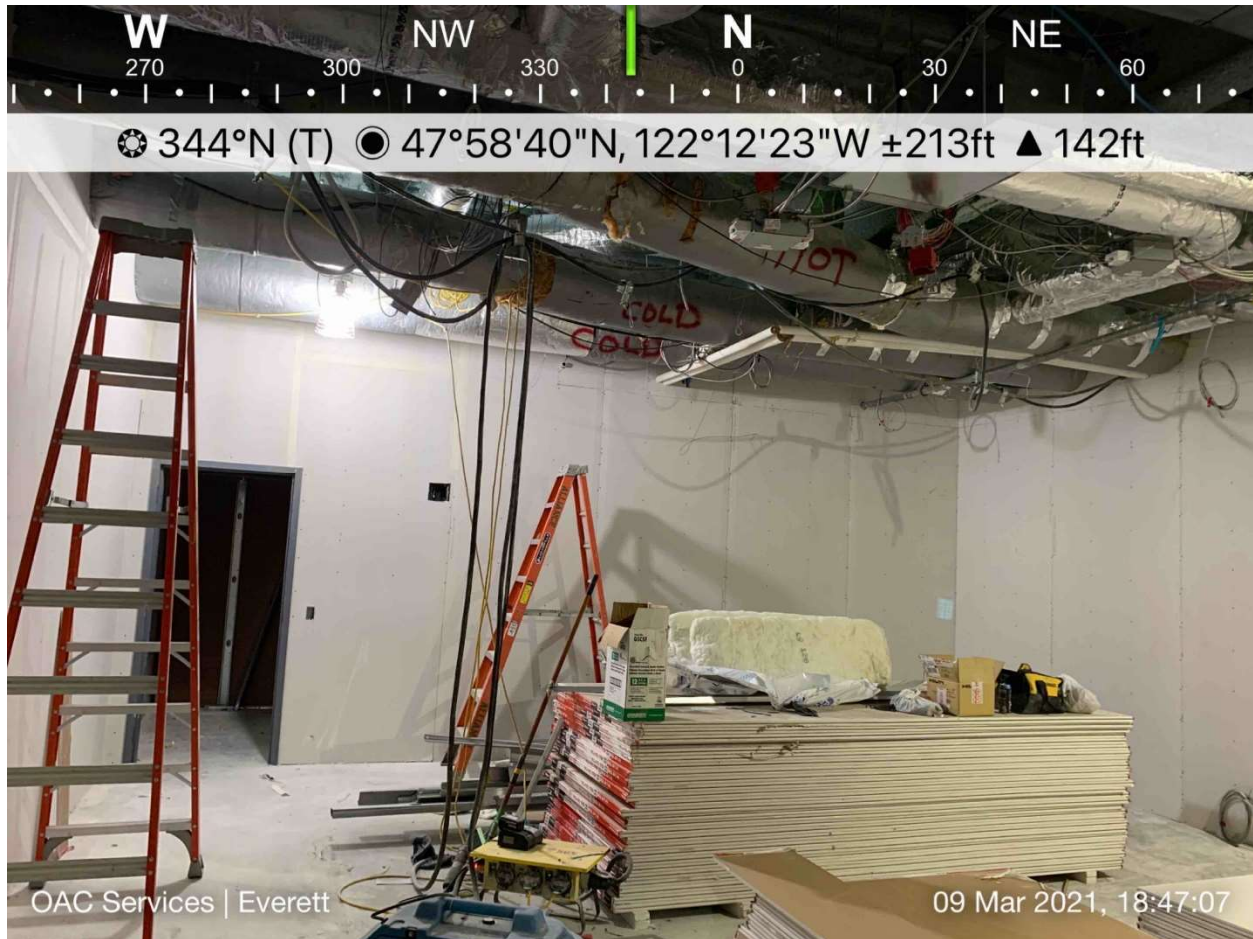
ID	Activity Name	Sub	Dur	Start	Finish	Comments	Apr 18		Apr 25		May 02		May 09		May 16		May 23		May 30			
							W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T
C3028	Existing L3 C-T - Fire Alarm & Fire Marshal Final / Acceptance for Occup	VECA	1	17-May-21	17-May-21																	
C3019	Existing L3 C-T - FPT for HVAC	KBA	2	18-May-21	19-May-21																	
C3020	Existing L3 C-T - TAB (Air Test)	HP	3	18-May-21	20-May-21																	
C3029	Existing L3 C-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	21-May-21	21-May-21																	
C3030	Existing L3 C-T - City Inspector Final / Acceptance for Occupancy	HCC	1	24-May-21	24-May-21																	
C3226	Existing L3 C-T - Owner Move In	Owner	0		24-May-21																	
C3022	Existing L3 C-T - Owner / AE Punchlist	HCC	2	02-Jun-21*	03-Jun-21																	
Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325				33	20-Apr-21 A	04-Jun-21																
C3136	Existing L3 D - Layout & Overhead Hangers Mechanical	HP	3	20-Apr-21 A	22-Apr-21																	
C3137	Existing L3 D - Layout & Overhead Hangers Electrical	VECA	3	20-Apr-21 A	22-Apr-21																	
C3138	Existing L3 D - Layout & Overhead Hangers / Rough-In Fire Protection	RHFP	3	22-Apr-21	26-Apr-21																	
C3203	Existing L3 D - Install Collector Plates	SK	3	27-Apr-21	29-Apr-21																	
C3139	Existing L3 D - Spray Applied Fireproofing	NORKO1	3	30-Apr-21	04-May-21																	
C3140	Existing L3 D - Layout & Frame Walls and Top Rock	AP	2	05-May-21	06-May-21																	
C3141	Existing L3 D - Rough-In Electrical	VECA	5	07-May-21	13-May-21																	
C3142	Existing L3 D - Rough-In Security	VECA	5	07-May-21	13-May-21																	
C3143	Existing L3 D - Rough-In LV Cabling	VECA	5	07-May-21	13-May-21																	
C3144	Existing L3 D - Rough-In Ductwork	HP	5	07-May-21	13-May-21																	
C3145	Existing L3 D - Rough-In Plumbing	HP	5	07-May-21	13-May-21																	
C3146	Existing L3 D - Insulate / Hang / Tape / Finish GWB	AP	7	14-May-21	24-May-21																	
C3147	Existing L3 D - Install Carpet / Base (3601B / 3603 / 3500 / 3510	D9	3	21-May-21	25-May-21																	
C3148	Existing L3 D - Install Tile (3604)	D9	4	24-May-21	27-May-21																	
C3149	Existing L3 D - Prime / Paint	NWC	3	28-May-21	02-Jun-21																	
C3208	Existing L3 D - Siemens & Veca Electric Security Readiness Review	SMNS/VE	1	01-Jun-21*	01-Jun-21																	
C3157	Existing L3 D - Security Installation	SMNS	4	01-Jun-21	04-Jun-21																	
Phase 2 - Level 3 Renovation - Hazmat Clg Finish Schedule: Lobby 3100, Corridors 3104, 3105				22	21-Apr-21 A	21-May-21																
C3248	Existing L3 Lobby - Glove Bag for Hangers	PAS	2	21-Apr-21 A	22-Apr-21																	
C3249	Existing L3 Lobby - Rough-in Overhead Electrical	VECA	3	23-Apr-21	27-Apr-21																	
C3250	Existing L3 Lobby - Rough-in Overhead Mechanical	HP	3	23-Apr-21	27-Apr-21																	
C3251	Existing L3 Lobby - Rough-in Overhead Sprinkler	RHFP	3	23-Apr-21	27-Apr-21																	
C3252	Existing L3 Lobby - Install Ceiling Wires	PAS	1	28-Apr-21	28-Apr-21																	
C3253	Existing L3 Lobby - Install Ceiling Grid	AP	3	29-Apr-21	03-May-21																	
C3255	Existing L3 Lobby - Install Diffusers in Grid	HP	2	04-May-21	05-May-21																	
C3256	Existing L3 Lobby - Install Sprinklers in Grid	RHFP	2	04-May-21	05-May-21																	
C3254	Existing L3 Lobby - Install Lights in Grid	VECA	3	04-May-21	06-May-21																	
C3257	Existing L3 Lobby - Above Grid Ceiling Inspections Complete	MULTI	2	06-May-21	07-May-21																	
C3258	Existing L3 Lobby - Install Ceiling Tiles	AP	3	10-May-21	12-May-21																	
C3259	Existing L3 Lobby - Patch Walls	AP	3	10-May-21	12-May-21																	
C3260	Existing L3 Lobby - Prime & Final Paint Walls	NWC	3	13-May-21	17-May-21																	
C3261	Existing L3 Lobby - Install Carpet & Base	D9	4	18-May-21	21-May-21																	
Phase 2 - Level 4 Renovation				39	12-Apr-21 A	07-Jun-21																
Phase 2 - Level 4 Renovation - GL C - F / 14 - 24				39	12-Apr-21 A	07-Jun-21																
C2856	Existing L4 D - Install ACT Grid	AP	15	12-Apr-21 A	30-Apr-21																	
C2857	Existing L4 D - Install Lighting & Devices in ACT Grid	VECA	15	14-Apr-21 A	04-May-21																	
C2858	Existing L4 D - Install Mechanical Trim in ACT Grid	HP	15	14-Apr-21 A	04-May-21																	
C2859	Existing L4 D - Install Fire Protection Trim in ACT Grid	RHFP	15	14-Apr-21 A	04-May-21																	
C2855	Existing L4 D - Install Large Format Tile in Corridor 4050	D9	7	19-Apr-21 A	27-Apr-21																	
C2861	Existing L4 D - Install Casework	ART	15	26-Apr-21	14-May-21																	
C2884	Existing L4 D - Above Ceiling Grid MEP Inspection Complete	VECA	1	05-May-21	05-May-21																	

Print Date: 21-Apr-21
Data Date: 22-Apr-21



ID	Activity Name	Sub	Dur	Start	Finish	Comments	Apr 18							Apr 25							May 02							May 09							May 16							May 23							May 30						
							W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T
C2709	Jury Room 3325 - Owner Move In	Owner	0		03-May-21		Jury Room 3325 - Owner Move In																																																
Phase 2 - Jury Toilet 3106 Finish Schedule			18	19-Apr-21 A	17-May-21																																																		
C2052	Jury Toilet 3106 - Rough-in Plumbing	HP	3	19-Apr-21 A	23-Apr-21		Jury Toilet 3106 - Rough-in Plumbing																																																
C2123	Jury Toilet 3106 - Rough-in Electrical	VECA	2	26-Apr-21	27-Apr-21		Jury Toilet 3106 - Rough-in Electrical																																																
C2127	Jury Toilet 3106 - Hang / Tape / Finish	AP	4	28-Apr-21	03-May-21		Jury Toilet 3106 - Hang / Tape / Finish																																																
C2132	Jury Toilet 3106 - Prime & Paint 1st Coat	NWC	2	04-May-21	05-May-21		Jury Toilet 3106 - Prime & Paint 1st Coat																																																
C2169	Jury Toilet 3106 - Install Ceramic Tile	D9	2	06-May-21	07-May-21		Jury Toilet 3106 - Install Ceramic Tile																																																
C2170	Jury Toilet 3106 - Trim-out Plumbing	HP	2	10-May-21	11-May-21		Jury Toilet 3106 - Trim-out Plumbing																																																
C2171	Jury Toilet 3106 - Trim-out Electrical	VECA	1	12-May-21	12-May-21		Jury Toilet 3106 - Trim-out Electrical																																																
C2173	Jury Toilet 3106 - Trim-out HVAC	HP	1	13-May-21	13-May-21		Jury Toilet 3106 - Trim-out HVAC																																																
C2174	Jury Toilet 3106 - Install Toilet Accessories	BD	1	14-May-21	14-May-21		Jury Toilet 3106 - Install Toilet Accessories																																																
C2186	Jury Toilet 3106 - Final Coat Paint	NWC	1	17-May-21	17-May-21		Jury Toilet 3106 - Final Coat Paint																																																
Phase 3 - Existing Elevator Renovation			2	03-May-21	04-May-21																																																		
Phase 3 - Existing Elevator Renovation - Car 2			2	03-May-21	04-May-21																																																		
C2505	Elev Car 2 - State Inspection	KONE	2	03-May-21*	04-May-21		Elev Car 2 - State Inspection																																																
C2506	Elev Car 2 - Back In Service	KONE	0		04-May-21		Elev Car 2 - Back In Service																																																
Phase 3 - Existing Elevator Renovation - Car 1			2	03-May-21	04-May-21																																																		
C2533	Elev Car 1 - State Inspection	KONE	2	03-May-21	04-May-21		Elev Car 1 - State Inspection																																																
C2535	Elev Car 1 - Back In Service	KONE	0		04-May-21		Elev Car 1 - Back In Service																																																

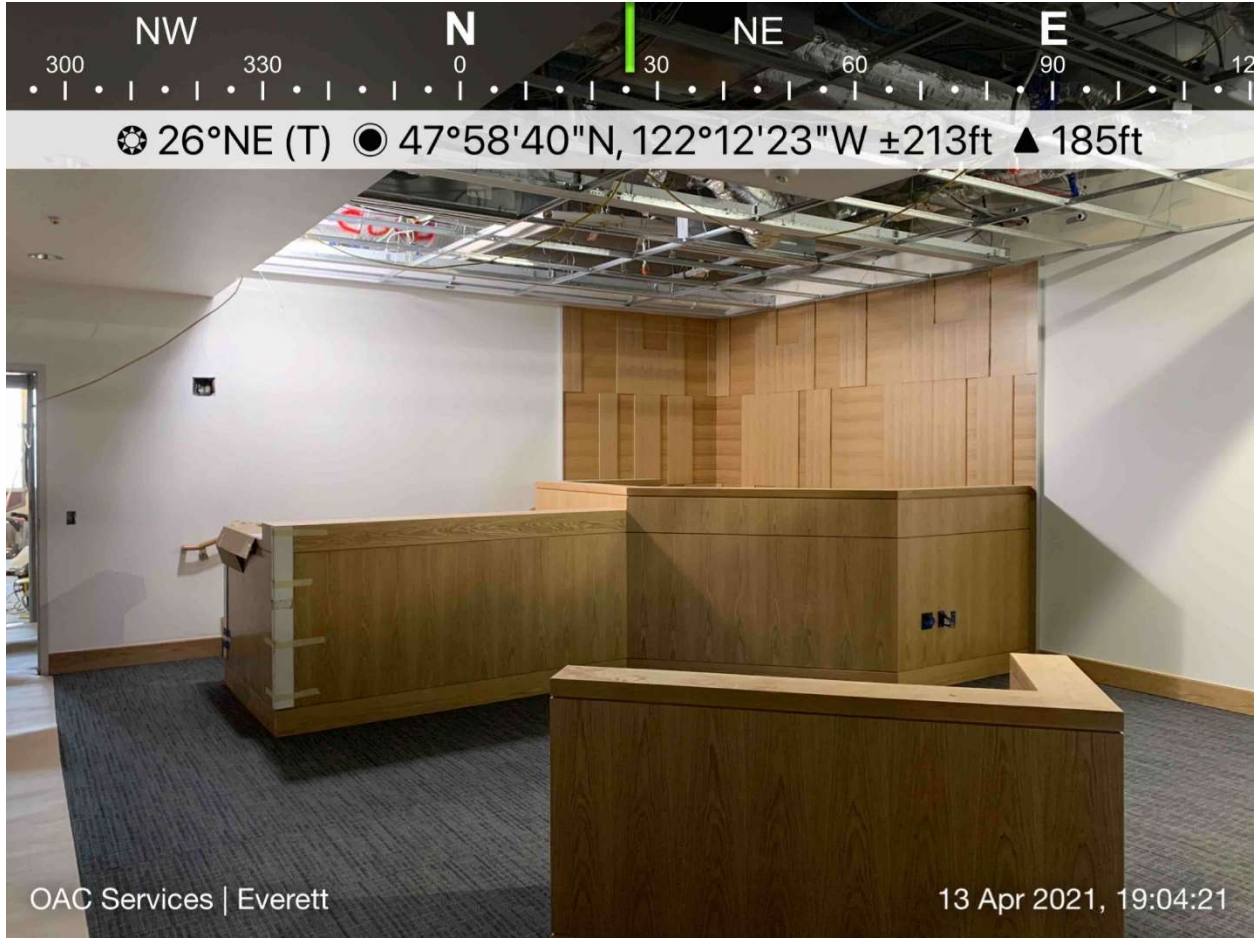
Appendix C: Photos of Progress Since Previous Report



District Court Courtroom 3C in early March.



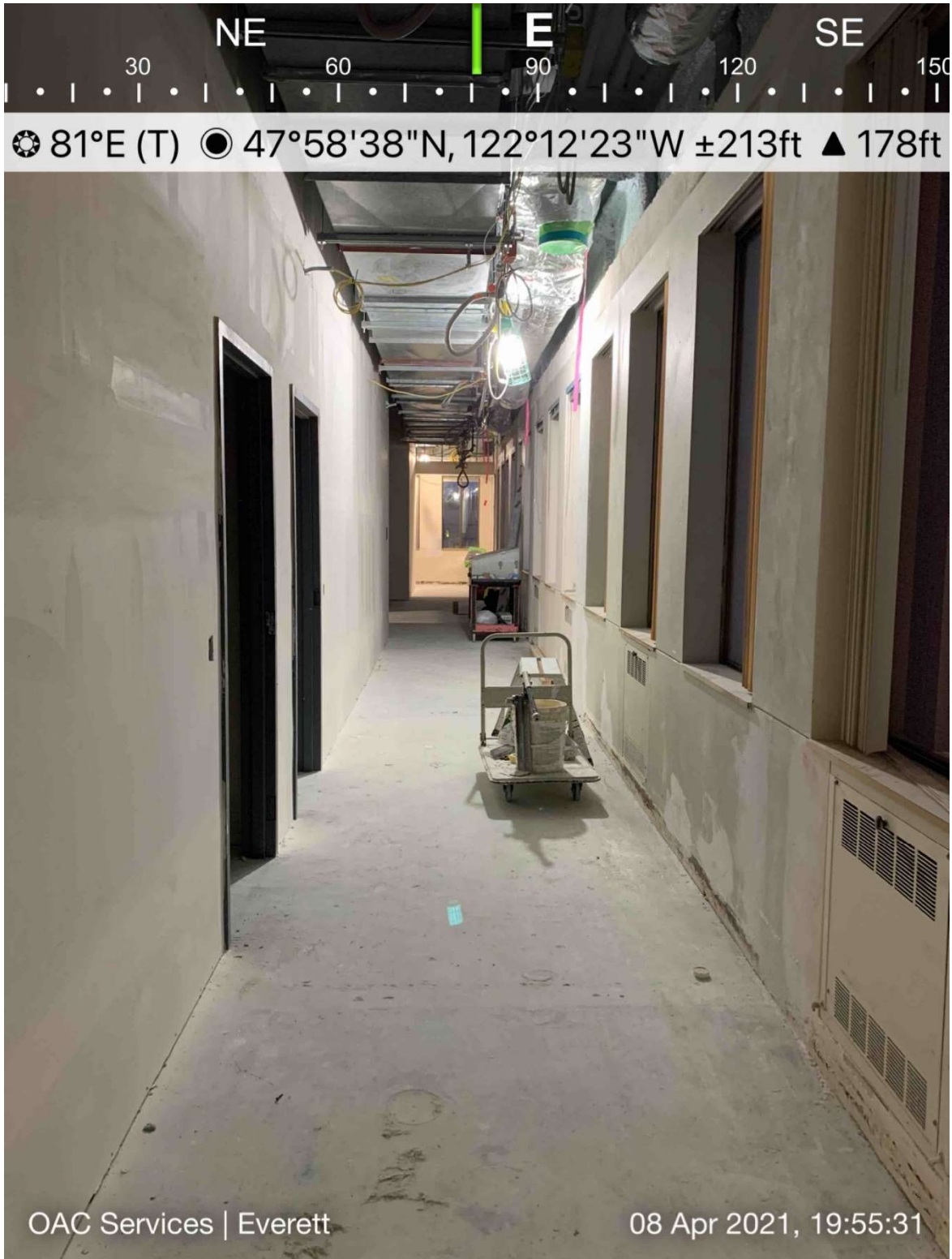
Assembling the bench in Courtroom 3C in late March.



Courtroom 3C in mid-April.



East-west public corridor on fourth floor in mid-March.



Same corridor in early April.



Courtroom 4A in mid-March. View is from bench entrance to gallery entrances.



Similar view of Courtroom 4A in late March.



Courtroom 4A in mid-April. Vantage point is the same as the two previous photos, but view is across well and gallery toward east gallery entrance and south edge of jury box.