



## Courthouse Project Update 5.28.21

### 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.-6.c.**

*Return Courtrooms 3E and 5B to Superior Court; complete ceilings and overhead MEP (mechanical, electrical, and plumbing) in the building; complete testing and balancing of HVAC systems in the renovation areas; complete tile floors and carpeting on Levels 3 and 4; complete plumbing installation and wall tile in District Court Probation Urinalysis; apply final coats of paint to the reconfigured spaces on Levels 3 and 5; complete the transformation of the former Level 3, 4, and 5 restrooms into family restrooms and janitor's closets; commission Courthouse elevator cars 1 and 2; and perform punchlist corrections as identified internally and, in June, by the architect and Project Team.*

##### c. **Progress to Date**

*Replaced carpeting in Courtroom 3B; completed fireproofing and seismic bracing in the building; built out 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 ceiling tiles on Level 4 and over the public corridors of Level 3; completed the south seismic shearwall; turned over Courtroom 3F and the new Sheriff's Office public lobby; installed 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 6/18/21 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 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** – *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 project work still occurs in the evening, the Project Team continues to provide advance notice to Superior and District Courts regarding daytime activities which may carry 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. ***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.*
  - b. ***Courtroom 3E***– *Renovations will continue throughout May, and the contractor will address punch list items specific to this courtroom in early June.*
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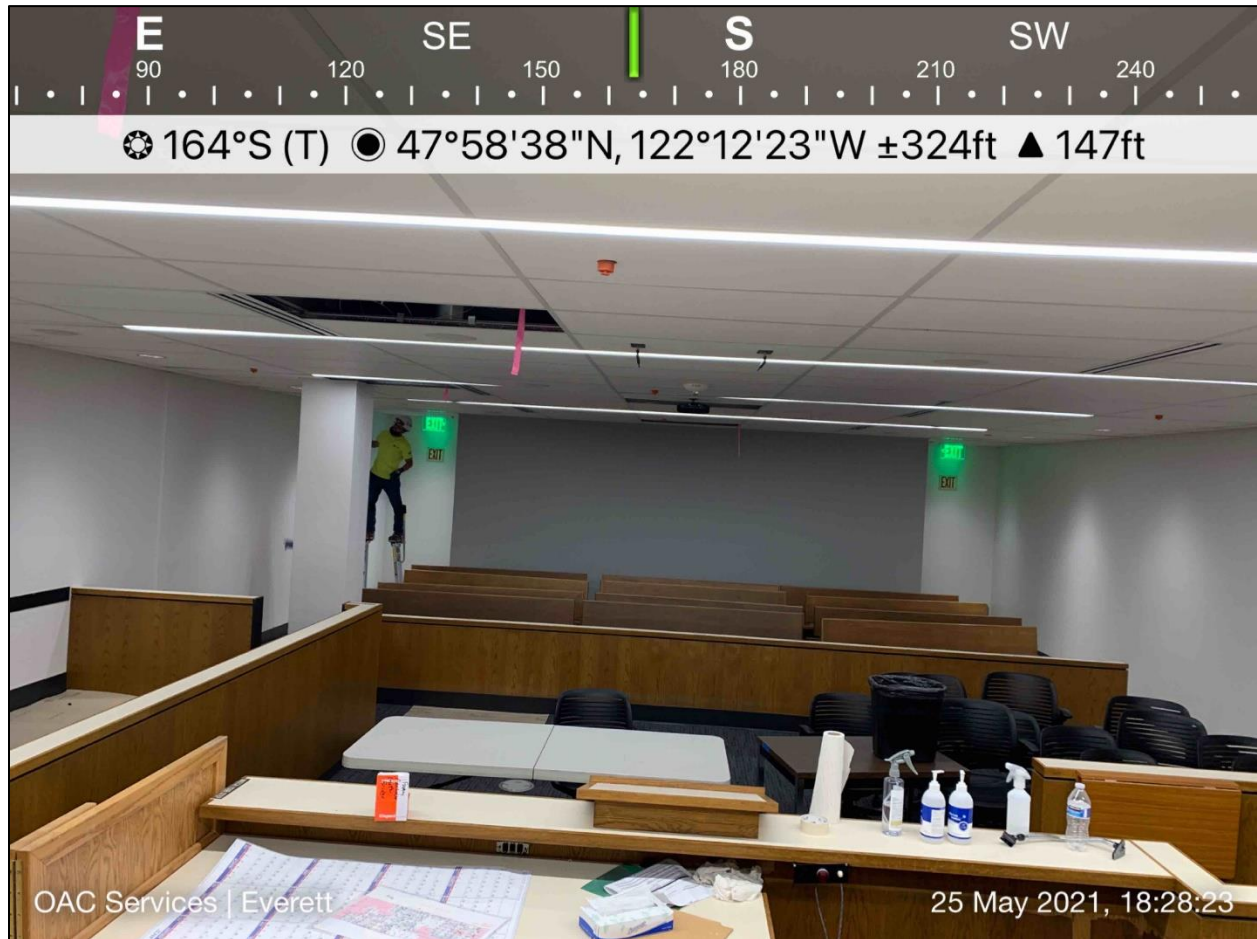


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Updated 1/8/2021

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	<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 mid-2021; temporarily relocated to Basement in 2020</i>
3D	N/A	<b><i>(shell space)</i></b>	
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	<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 Fall 2021</i>
--	<b><i>Assigned to DJJC</i></b>	<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



View from the bench in Courtroom 3E as its renovations near completion. Laborer on stilts in the center left background is installing the last ceiling tile. Open tile near foreground is to accommodate HVAC testing.



**Hoffman's most recent 6-week lookahead (5/26/2021, first page)**

ID	Activity Name	Sub	Dur	Start	Finish
<b>Snohomish County Courthouse (Current)</b>			387	13-Mar-20 A	14-Sep-21
<b>Milestones</b>			12	02-Jun-21	18-Jun-21
MS107	Milestone - Phase 3 - Elevator Upgrades Complete	HCC	0		02-Jun-21
MS116	Milestone - Phase 2 - Courtroom Upgrades Complete / Substantial Compl	HCC	0		17-Jun-21
MS111	Milestone - Phase 2 - Existing Building Levels 3-5 Complete	HCC	0		18-Jun-21
MS114	Milestone - Project Substantial Completion	HCC	0		18-Jun-21*
<b>COVID-19</b>			182	13-Mar-20 A	28-May-21
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	182	13-Mar-20 A	28-May-21
<b>Phase 2 - Existing Courthouse Renovation</b>			31	06-May-21 A	18-Jun-21
<b>Phase 2 - Basement</b>			13	20-May-21 A	08-Jun-21
C3269	Install HVAC	HP	5	20-May-21 A	26-May-21 A
C3270	Frame Walls	AP	3	27-May-21	01-Jun-21
C3271	Hang / Tape / Finish Walls	AP	4	01-Jun-21	04-Jun-21
C3268	Set Sprinkler Heads	RHFP	1	02-Jun-21	02-Jun-21
C3272	Paint Walls	NWC	2	07-Jun-21	08-Jun-21
<b>Phase 2 - Level 3 Renovation</b>			31	06-May-21 A	18-Jun-21
<b>Phase 2 - Level 3 Renovation - East of 10 Line GL 10-19 / C-E</b>			31	06-May-21 A	18-Jun-21
C2779	Existing L3 C - Paint Walls Final Coat	NWC	4	06-May-21 A	26-May-21
C2776	Existing L3 C - Install Carpet / LVT	D9	5	24-May-21 A	02-Jun-21
C3127	Existing L3 C - Siemens and Veca Electric Security Readiness Review	SMNS/VI	1	03-Jun-21*	03-Jun-21
C3128	Existing L3 C - Security Installation	SMNS	4	03-Jun-21	08-Jun-21
<b>Phase 2 - Level 3 Renovation - East of 10 Line Turnover</b>			18	25-May-21 A	18-Jun-21
C3019	Existing L3 C-T - FPT for HVAC	KBA	2	25-May-21 A	27-May-21
C3020	Existing L3 C-T - TAB (Air Test)	HP	3	25-May-21 A	28-May-21
C3029	Existing L3 C-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	01-Jun-21	01-Jun-21
C3030	Existing L3 C-T - City Inspector Final / Acceptance for Occupancy	HCC	1	02-Jun-21	02-Jun-21
C3226	Existing L3 C-T - Owner Move In	Owner	0		02-Jun-21
C3022	Existing L3 C-T - Owner / AE Punchlist	HCC	2	08-Jun-21*	09-Jun-21
C3023	Existing L3 C-T - Owner / AE Punchlist Corrections	HCC	5	14-Jun-21	18-Jun-21
<b>Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325</b>			19	20-May-21 A	16-Jun-21
C3155	Existing L3 D - Final Paint	NWC	2	21-May-21 A	04-Jun-21
C3151	Existing L3 D - Install Bathroom Accessories	BD	1	27-May-21	27-May-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
C3158	Existing L3 D - Clean	HSI	1	07-Jun-21	07-Jun-21
<b>Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325 Turnover</b>			19	20-May-21 A	16-Jun-21
C3162	Existing L3 D-T - Hoffman Punchlist Corrections	HCC	5	20-May-21 A	02-Jun-21
C3165	Existing L3 D-T - Fire Alarm System Readiness	VECA	2	25-May-21 A	27-May-21
C3166	Existing L3 D-T - Point to Point for VAV & Exhaust Fans	HP	2	25-May-21 A	27-May-21
C3163	Existing L3 D-T - Clean for Owner/AE Punchlist	HCC	1	26-May-21	26-May-21
C3169	Existing L3 D-T - Electrical Inspector Acceptance for Occupancy	VECA	1	27-May-21	27-May-21
C3170	Existing L3 D-T - Mechanical Inspector Acceptance for Occupancy	HP	1	27-May-21	27-May-21
C3171	Existing L3 D-T - Plumbing Inspector Acceptance for Occupancy	HP	1	27-May-21	27-May-21



Hoffman's most recent 6-week lookahead (5/26/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish	
C3173	Existing L3 D-T - Fire Alarm & Fire Marshal Final / Acceptance for Occup	VECA	1	27-May-21	27-May-21	
C3178	Existing L3 D-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	28-May-21	28-May-21	
C3179	Existing L3 D-T - City Inspector Final / Acceptance for Occupancy	HCC	1	01-Jun-21	01-Jun-21	
C3227	Existing L3 D-T - Owner Move In	Owner	0		01-Jun-21	
C3167	Existing L3 D-T - Owner / AE Punchlist	HCC	2	08-Jun-21*	09-Jun-21	
C3168	Existing L3 D-T - Owner / AE Punchlist Corrections	HCC	5	10-Jun-21	16-Jun-21	
<b>Phase 2 - Level 3 Renovation - Hazmat Clg Finish Schedule: Lobby 3100, Corridors 3104, 3'</b>				<b>7</b>	<b>19-May-21 A</b>	<b>04-Jun-21</b>
C3260	Existing L3 Lobby - Prime & Final Paint Walls	NWC	5	19-May-21 A	04-Jun-21	
C3261	Existing L3 Lobby - Install Carpet & Base	D9	4	24-May-21 A	28-May-21	
<b>Phase 2 - Level 4 Renovation</b>				<b>18</b>	<b>19-May-21 A</b>	<b>14-Jun-21</b>
<b>Phase 2 - Level 4 Renovation - GL C - F / 14 - 24</b>				<b>13</b>	<b>19-May-21 A</b>	<b>07-Jun-21</b>
C2863	Existing L4 D - Final Coat Paint Walls	NWC	3	19-May-21 A	04-Jun-21	
C3121	Existing L4 D - Siemens and Veca Electric Security Readiness Review	SMNS/VE	1	01-Jun-21*	01-Jun-21	
C3122	Existing L4 D - Security Installation	SMNS	4	02-Jun-21	07-Jun-21	
<b>Phase 2 - Level 4 Renovation - GL D.4 - E / 15 - 19.5 and E-F / 19-24</b>				<b>15</b>	<b>24-May-21 A</b>	<b>14-Jun-21</b>
C2915	Existing L4 E - Final Coat Paint Walls	NWC	3	24-May-21 A	04-Jun-21	
C3131	Existing L4 E - Install Bathroom Accessories at Restrooms (x 4 locations)	BD	2	27-May-21*	28-May-21	
C3123	Existing L4 E - Siemens and Veca Electric Security Readiness Review	SMNS/VE	1	07-Jun-21*	07-Jun-21	
C3124	Existing L4 E - Security Installation	SMNS	4	08-Jun-21	11-Jun-21	
<b>Phase 2 - Level 4 Renovation - GL C - F / 14 - 24 Turnover</b>				<b>14</b>	<b>25-May-21 A</b>	<b>14-Jun-21</b>
C3034	Existing L4 D/E-T - Hoffman Punchlist Corrections	HCC	5	25-May-21 A	02-Jun-21	
C3035	Existing L4 D/E-T - Clean for Owner/AE Punchlist	HCC	1	03-Jun-21	03-Jun-21	
C3036	Existing L4 D/E-T - Lighting Integration Graphics	JCI	2	03-Jun-21	04-Jun-21	
C3037	Existing L4 D/E-T - Fire Alarm System Readiness	VECA	2	03-Jun-21	04-Jun-21	
C3038	Existing L4 D/E-T - Point to Point for VAV & Exhaust Fans	HP	2	03-Jun-21	04-Jun-21	
C3041	Existing L4 D/E-T - Electrical Inspector Acceptance for Occupancy	VECA	1	07-Jun-21	07-Jun-21	
C3042	Existing L4 D/E-T - Mechanical Inspector Acceptance for Occupancy	HP	1	07-Jun-21	07-Jun-21	
C3043	Existing L4 D/E-T - Plumbing Inspector Acceptance for Occupancy	HP	1	07-Jun-21	07-Jun-21	
C3044	Existing L4 D/E-T - Sprinkler & Fire Marshal Final / Acceptance for Occup	RHFP	1	07-Jun-21	07-Jun-21	
C3045	Existing L4 D/E-T - Fire Alarm & Fire Marshal Final / Acceptance for Occu	VECA	1	07-Jun-21	07-Jun-21	
C3046	Existing L4 D/E-T - FPT for Plumbing	KBA	1	08-Jun-21	08-Jun-21	
C3047	Existing L4 D/E-T - FPT for Lighting	KBA	2	08-Jun-21	09-Jun-21	
C3048	Existing L4 D/E-T - FPT for HVAC	KBA	2	08-Jun-21	09-Jun-21	
C3039	Existing L4 D/E-T - Owner / AE Punchlist	HCC	2	08-Jun-21*	09-Jun-21	
C3040	Existing L4 D/E-T - Owner / AE Punchlist Corrections	HCC	2	08-Jun-21	09-Jun-21	
C3049	Existing L4 D/E-T - TAB (Air Test)	HP	3	08-Jun-21	10-Jun-21	
C3050	Existing L4 D/E-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	11-Jun-21	11-Jun-21	
C3051	Existing L4 D/E-T - City Inspector Final / Acceptance for Occupancy	HCC	1	14-Jun-21	14-Jun-21	
C3228	Existing L4 D/E-T - Owner Move In	HCC	0		14-Jun-21	
<b>Phase 2 - Level 5 Renovation</b>				<b>17</b>	<b>25-May-21 A</b>	<b>17-Jun-21</b>
<b>Phase 2 - Level 5 Renovation - C / 9-10.5 Line for Shearwall (5C/Dept.9)</b>				<b>8</b>	<b>08-Jun-21</b>	<b>17-Jun-21</b>
C3231	Existing L5 A - Owner / AE Punchlist	Owner	2	08-Jun-21*	09-Jun-21	
C3232	Existing L5 A - Owner Move In	Owner	0		17-Jun-21*	
<b>Phase 2 - Level 5 Renovation - C / 10.5 - 15 Line for Collector Plates</b>				<b>17</b>	<b>25-May-21 A</b>	<b>17-Jun-21</b>
C2960	Existing L5 B - Reinstall Justy Seating & Final Clean	HSI	2	25-May-21 A	27-May-21	
C3233	Existing L5 B - Owner / AE Punchlist	Owner	2	08-Jun-21*	09-Jun-21	
C3234	Existing L5 B - Owner Punchlist / Corrections	Owner	3	10-Jun-21	14-Jun-21	



Hoffman's most recent 6-week lookahead (5/26/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C3235	Existing L5 B - Owner Move In	Owner	0		17-Jun-21*
<b>Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line</b>			<b>13</b>	<b>28-May-21</b>	<b>16-Jun-21</b>
C3003	Existing L5 C - Install Bathroom Accessories	BD	1	28-May-21	28-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
C3001	Existing L5 C - Final Clean	HSI	1	04-Jun-21	04-Jun-21
<b>Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line Turnover</b>			<b>7</b>	<b>08-Jun-21</b>	<b>16-Jun-21</b>
C3080	Existing L5 C-T - Owner / AE Punchlist	HCC	2	08-Jun-21*	09-Jun-21
C3082	Existing L5 C-T - Owner / AE Punchlist Corrections	HCC	5	10-Jun-21	16-Jun-21
<b>Phase 2 - Trial Courtroom Renovations</b>			<b>19</b>	<b>25-May-21 A</b>	<b>17-Jun-21</b>
<b>Phase 2 - Courtroom 3E (East)</b>			<b>8</b>	<b>08-Jun-21</b>	<b>17-Jun-21</b>
C3237	Courtroom 3E - Owner Punchlist	Owner	2	08-Jun-21*	09-Jun-21
C2686	Courtroom 3E - Owner Move In	Owner	0		17-Jun-21*
<b>Phase 2 - Jury Toilet 3106 Finish Schedule</b>			<b>6</b>	<b>25-May-21 A</b>	<b>28-May-21</b>
C2170	Jury Toilet 3106 - Trim-out Plumbing	HP	2	25-May-21 A	26-May-21
C2174	Jury Toilet 3106 - Install Toilet Accessories	BD	1	28-May-21	28-May-21
C2186	Jury Toilet 3106 - Final Coat Paint	NWC	1	28-May-21	28-May-21
<b>Phase 3 - Existing Elevator Renovation</b>			<b>2</b>	<b>01-Jun-21</b>	<b>02-Jun-21</b>
<b>Phase 3 - Existing Elevator Renovation - Car 2</b>			<b>2</b>	<b>01-Jun-21</b>	<b>02-Jun-21</b>
C2505	Elev Car 2 - State Inspection	KONE	2	01-Jun-21*	02-Jun-21
C2506	Elev Car 2 - Back In Service	KONE	0		02-Jun-21
<b>Phase 3 - Existing Elevator Renovation - Car 1</b>			<b>2</b>	<b>01-Jun-21</b>	<b>02-Jun-21</b>
C2533	Elev Car 1 - State Inspection	KONE	2	01-Jun-21	02-Jun-21
C2535	Elev Car 1 - Back In Service	KONE	0		02-Jun-21
<b>Closeout</b>			<b>60</b>	<b>21-Jun-21</b>	<b>14-Sep-21</b>
CL101	Closeout - GC De-Mobilization / Clean Up / Closeout Permits	HCC	60	21-Jun-21	14-Sep-21