



Courthouse Project Update 6.04.21

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 flooring installation on the east side of Level 4 and rubber base installation on Levels 3 and 4; 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; complete plumbing accessories in the new Level 3, 4, and 5 family restrooms and janitor's closets; load out tools and scrap; 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**

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.

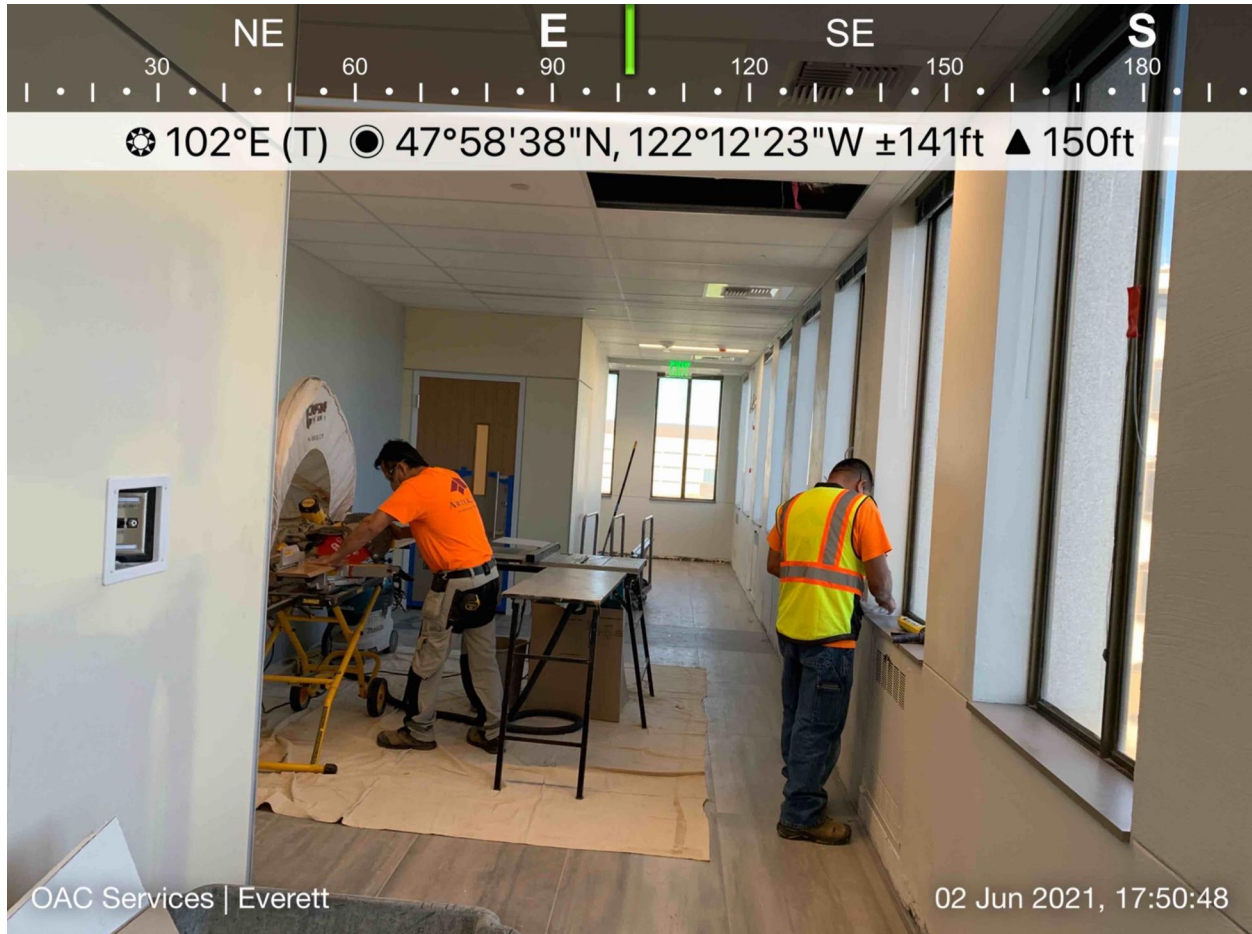


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Updated 1/8/2021

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



Windowsill replacement on Level 4 outside Courtroom 4A.



Hoffman's most recent 6-week lookahead (6/02/2021, first page)

ID	Activity Name	Sub	Dur	Start	Finish
Snohomish County Courthouse (Current)			386	13-Mar-20 A	13-Sep-21
Milestones			6	09-Jun-21	17-Jun-21
MS107	Milestone - Phase 3 - Elevator Upgrades Complete	HCC	0		09-Jun-21
MS111	Milestone - Phase 2 - Existing Building Levels 3-5 Complete	HCC	0		17-Jun-21
MS114	Milestone - Project Substantial Completion	HCC	0		17-Jun-21*
MS116	Milestone - Phase 2 - Courtroom Upgrades Complete / Substantial Comple	HCC	0		17-Jun-21
COVID-19			182	13-Mar-20 A	02-Jun-21
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	182	13-Mar-20 A	02-Jun-21
Phase 2 - Existing Courthouse Renovation			30	06-May-21 A	17-Jun-21
Phase 2 - Basement			8	01-Jun-21 A	10-Jun-21
C3271	Hang / Tape / Finish Walls	AP	4	01-Jun-21 A	04-Jun-21
C3268	Set Sprinkler Heads	RHFP	1	08-Jun-21*	08-Jun-21
C3272	Paint Walls	NWC	2	09-Jun-21	10-Jun-21
Phase 2 - Level 3 Renovation			30	06-May-21 A	17-Jun-21
Phase 2 - Level 3 Renovation - East of 10 Line GL 10-19 / C-E			30	06-May-21 A	17-Jun-21
C2779	Existing L3 C - Paint Walls Final Coat	NWC	4	06-May-21 A	02-Jun-21
C2776	Existing L3 C - Install Carpet / LVT	D9	5	24-May-21 A	08-Jun-21
C3128	Existing L3 C - Security Installation	SMNS	4	01-Jun-21 A	09-Jun-21
Phase 2 - Level 3 Renovation - East of 10 Line Turnover			17	25-May-21 A	17-Jun-21
C3019	Existing L3 C-T - FPT for HVAC	KBA	2	25-May-21 A	03-Jun-21
C3022	Existing L3 C-T - Owner / AE Punchlist	HCC	2	09-Jun-21*	10-Jun-21
C3023	Existing L3 C-T - Owner / AE Punchlist Corrections	HCC	5	10-Jun-21	16-Jun-21
C3030	Existing L3 C-T - City Inspector Final / Acceptance for Occupancy	HCC	1	11-Jun-21*	11-Jun-21
C3226	Existing L3 C-T - Owner Move In	Owner	0		17-Jun-21*
Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325			20	20-May-21 A	17-Jun-21
C3155	Existing L3 D - Final Paint	NWC	2	21-May-21 A	10-Jun-21
C3157	Existing L3 D - Security Installation	SMNS	4	01-Jun-21 A	04-Jun-21
C3158	Existing L3 D - Clean	HSI	1	11-Jun-21	11-Jun-21
Phase 2 - Level 3 Renovation - GL 9-15.5 / E-F Corridor East of 3325 Turnover			20	20-May-21 A	17-Jun-21
C3162	Existing L3 D-T - Hoffman Punchlist Corrections	HCC	5	20-May-21 A	08-Jun-21
C3173	Existing L3 D-T - Fire Alarm & Fire Marshal Final / Acceptance for Occupan	VECA	1	02-Jun-21	02-Jun-21
C3169	Existing L3 D-T - Electrical Inspector Acceptance for Occupancy	VECA	1	08-Jun-21*	08-Jun-21
C3167	Existing L3 D-T - Owner / AE Punchlist	HCC	2	09-Jun-21*	10-Jun-21
C3178	Existing L3 D-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	10-Jun-21	10-Jun-21
C3179	Existing L3 D-T - City Inspector Final / Acceptance for Occupancy	HCC	1	11-Jun-21	11-Jun-21
C3168	Existing L3 D-T - Owner / AE Punchlist Corrections	HCC	5	11-Jun-21	17-Jun-21
C3227	Existing L3 D-T - Owner Move In	Owner	0		17-Jun-21*
Phase 2 - Level 3 Renovation - Hazmat Clg Finish Schedule: Lobby 3100, Corridors 3104, 31			7	19-May-21 A	04-Jun-21
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	02-Jun-21
Phase 2 - Level 4 Renovation			17	19-May-21 A	10-Jun-21
Phase 2 - Level 4 Renovation - GL C - F / 14 - 24			13	19-May-21 A	07-Jun-21
C2863	Existing L4 D - Final Coat Paint Walls	NWC	3	19-May-21 A	04-Jun-21
C3122	Existing L4 D - Security Installation	SMNS	4	02-Jun-21	07-Jun-21



Hoffman's most recent 6-week lookahead (6/02/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish	
Phase 2 - Level 4 Renovation - GL D.4 - E / 15 - 19.5 and E-F / 19-24				14	24-May-21 A	10-Jun-21
C2915	Existing L4 E - Final Coat Paint Walls	NWC	3	24-May-21 A	09-Jun-21	
C3131	Existing L4 E - Install Bathroom Accessories at Restrooms (x 4 locations)	BD	2	27-May-21 A	07-Jun-21	
C3124	Existing L4 E - Security Installation	SMNS	4	01-Jun-21 A	10-Jun-21	
Phase 2 - Level 4 Renovation - GL C - F / 14 - 24 Turnover				12	25-May-21 A	10-Jun-21
C3034	Existing L4 D/E-T - Hoffman Punchlist Corrections	HCC	5	25-May-21 A	02-Jun-21	
C3049	Existing L4 D/E-T - TAB (Air Test)	HP	3	01-Jun-21 A	07-Jun-21	
C3035	Existing L4 D/E-T - Clean for Owner/AE Punchlist	HCC	1	02-Jun-21	02-Jun-21	
C3036	Existing L4 D/E-T - Lighting Integration Graphics	JCI	2	02-Jun-21	03-Jun-21	
C3037	Existing L4 D/E-T - Fire Alarm System Readiness	VECA	2	02-Jun-21	03-Jun-21	
C3038	Existing L4 D/E-T - Point to Point for VAV & Exhaust Fans	HP	2	02-Jun-21	03-Jun-21	
C3041	Existing L4 D/E-T - Electrical Inspector Acceptance for Occupancy	VECA	1	04-Jun-21	04-Jun-21	
C3042	Existing L4 D/E-T - Mechanical Inspector Acceptance for Occupancy	HP	1	04-Jun-21	04-Jun-21	
C3043	Existing L4 D/E-T - Plumbing Inspector Acceptance for Occupancy	HP	1	04-Jun-21	04-Jun-21	
C3044	Existing L4 D/E-T - Sprinkler & Fire Marshal Final / Acceptance for Occupa	RHFP	1	04-Jun-21	04-Jun-21	
C3045	Existing L4 D/E-T - Fire Alarm & Fire Marshal Final / Acceptance for Occup	VECA	1	04-Jun-21*	04-Jun-21	
C3046	Existing L4 D/E-T - FPT for Plumbing	KBA	1	07-Jun-21	07-Jun-21	
C3047	Existing L4 D/E-T - FPT for Lighting	KBA	2	07-Jun-21	08-Jun-21	
C3048	Existing L4 D/E-T - FPT for HVAC	KBA	2	07-Jun-21	08-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	
C3050	Existing L4 D/E-T - Fire Marshal Final Inspection / Testing for Fire Alarm	VECA	1	09-Jun-21	09-Jun-21	
C3051	Existing L4 D/E-T - City Inspector Final / Acceptance for Occupancy	HCC	1	10-Jun-21	10-Jun-21	
C3228	Existing L4 D/E-T - Owner Move In	HCC	0		10-Jun-21	
Phase 2 - Level 5 Renovation				13	01-Jun-21 A	17-Jun-21
Phase 2 - Level 5 Renovation - C / 9-10.5 Line for Shearwall (5C/Dept.9)				8	08-Jun-21	17-Jun-21
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*	
Phase 2 - Level 5 Renovation - C / 10.5 - 15 Line for Collector Plates				8	08-Jun-21	17-Jun-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	
C3235	Existing L5 B - Owner Move In	Owner	0		17-Jun-21*	
Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line				12	01-Jun-21 A	16-Jun-21
C3126	Existing L5 C - Security Installation	SMNS	4	01-Jun-21 A	04-Jun-21	
C3001	Existing L5 C - Final Clean	HSI	1	04-Jun-21	04-Jun-21	
Phase 2 - Level 5 Renovation - D.5 - F / 10.5 - 20 Line Turnover				7	08-Jun-21	16-Jun-21
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	
Phase 2 - Trial Courtroom Renovations				14	28-May-21 A	17-Jun-21
Phase 2 - Courtroom 3E (East)				8	08-Jun-21	17-Jun-21
C3237	Courtroom 3E - Owner Punchlist	Owner	2	08-Jun-21*	09-Jun-21	
C2686	Courtroom 3E - Owner Move In	Owner	0		17-Jun-21*	
Phase 2 - Jury Toilet 3106 Finish Schedule				1	28-May-21 A	04-Jun-21
C2186	Jury Toilet 3106 - Final Coat Paint	NWC	1	28-May-21 A	04-Jun-21	
Phase 3 - Existing Elevator Renovation				2	08-Jun-21	09-Jun-21
Phase 3 - Existing Elevator Renovation - Car 2				2	08-Jun-21	09-Jun-21
C2505	Elev Car 2 - State Inspection	KONE	2	08-Jun-21*	09-Jun-21	
C2506	Elev Car 2 - Back In Service	KONE	0		09-Jun-21	
Phase 3 - Existing Elevator Renovation - Car 1				2	08-Jun-21	09-Jun-21



Hoffman's most recent 6-week lookahead (6/02/2021, continued)

ID	Activity Name	Sub	Dur	Start	Finish
C2533	Elev Car 1 - State Inspection	KONE	2	08-Jun-21	09-Jun-21
C2535	Elev Car 1 - Back In Service	KONE	0		09-Jun-21
Closeout			60	18-Jun-21	13-Sep-21
CL101	Closeout - GC De-Mobilization / Clean Up / Closeout Permits	HCC	60	18-Jun-21	13-Sep-21