



Snohomish County

Facilities & Fleet Management
Courthouse Project

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Dave Somers
County Executive



Snohomish County Courthouse Renovation and Addition Project Completion Report



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PROJECT DASHBOARD

Schedule Status Summary	
Council Approval / Notice To Proceed	07/30/2018
Phase 1 Completion	03/12/2020
Phase 2 Substantial Completion	06/17/2021

Risks & Closely Monitored Issues

1. Timely and accurate resolution of final costs—including change order proposals and a claim still in negotiation.
2. Ensuring completion of construction “punch” list (incomplete items and corrections).
3. Ensuring areas of the project site being turned back over to the County are being returned in their original condition or have been satisfactorily improved per the scope of the project.
4. Minimizing disruptions to Superior and District Courts and all other building user groups, during transition from construction to punch list and then, after this summer, to warranty.

Substantial Completion

17 June 2021

Hoffman Construction has obtained the final jurisdictional inspection approvals for occupancy. Additionally, the Project Team and the architect have accepted that the Courthouse Renovation and Addition Project is substantially complete.

In order to achieve final completion, as is standard practice for capital projects of this size and scope, Hoffman Construction is now tasked with completing the “punch list” of incomplete items and corrections.

After Substantial Completion

Summer and Fall 2021, warranty into 2022

While substantial completion of Phase 2, and the project, is a significant milestone, it is not the cessation of all project activity. Contractors will be on Campus throughout the summer to complete or correct punch list items which the Project Team and architect have identified. 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.

Final Project Costs: As is also typical with projects of this size and scope, the Project Team is working with vendors, consultants, and the construction and demolition / abatement contractors to resolve final costs.

Although final project costs will be calculated in the coming months, the project team reasonably estimates that these costs will fall well within the original project budget.

Building Tenant Move-in: Additionally, throughout the summer of 2021 as spaces are deemed ready for move-in, building tenant groups will return to spaces which have been renovated or will move into new office suites in new locations. These include:

- Superior Court Trial Courtroom 4A and support offices
- Superior Court Programs (Guardianship Monitoring and Drug Court)
- Superior Court Technology Office
- District Court Hearing Room 3C and support offices
- District Court Mental Health Court
- District Court Probation Urinalysis Testing

Acknowledgments

Snohomish County Executive's Office

Dave Somers
County Executive

Josh Dugan
Chief of Staff

Ken Klein
Executive Director

Marcia Isenberg
Deputy Executive (2016-18)

Susan Neely
Executive Director (2016-20)

Snohomish County Superior Court

Hon. Bruce Weiss
Superior Court Presiding Judge

Hon. Linda Krese
Superior Court Presiding Judge
(2017-20)

Hon. Michael Downes
Superior Court Presiding Judge
(2014-17)

Hon. George Appel
Superior Court Judge

Hon. Millie Judge
Superior Court Judge

Susan Gaer
Superior Court Commissioner

Andrew Somers
Court Administrator

Shane Nybo
Court Administrator (2018-20)

Marilyn Finsen
Court Administrator (2015-18)

Bob Terwilliger
Project Manager (2016-19)

Snohomish County District Court

Hon. Tam Bui
District Court Judge

Hon. Anthony Howard
District Court Judge

Kathryn Koehler
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Lauren Bjurstrom
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Acknowledgments (continued)

Snohomish County Facilities and Fleet Management

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Hoffman Construction Company of Washington (General Contractor)

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Jennifer Schneider
Project Manager

VECA Electrical & Technologies (Electrical Contractor)

Jared Shank
Project Manager

Acknowledgments (continued)

OAC Services, Inc.*(CM/PM and GC/CM Compliance)*

Dave Jobs
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Myra Ferriols
Keithly Barber Associates
Commissioning

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ATC Associates
*(hazardous building materials
consulting and testing)*

Cody Bishop
ATC Associates

Brianne Goulet
ATC Associates

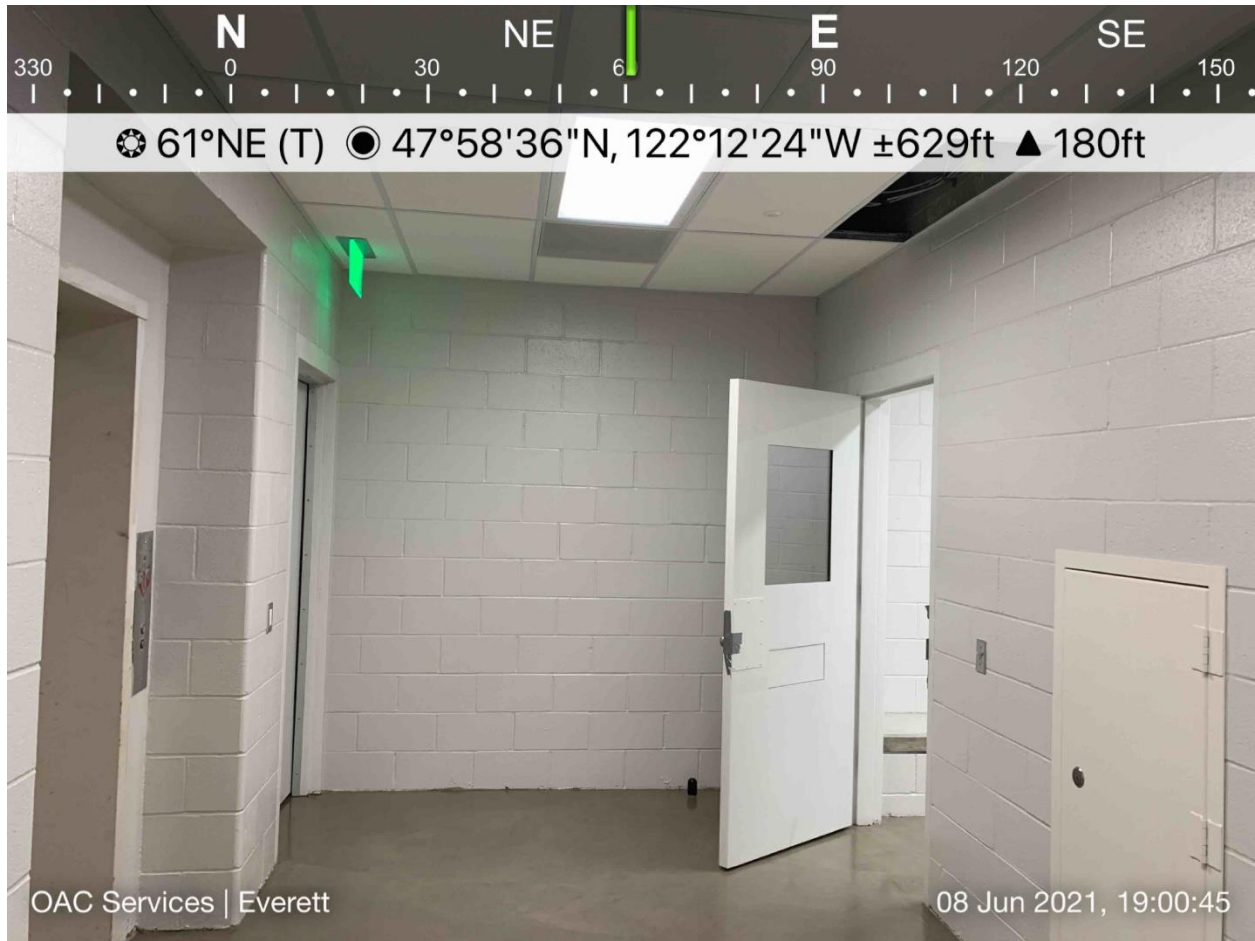
Joey Teresi
ATC Associates

Todd Wirtz
Mayes Testing / Terracon
*(special and geotechnical
inspections)*

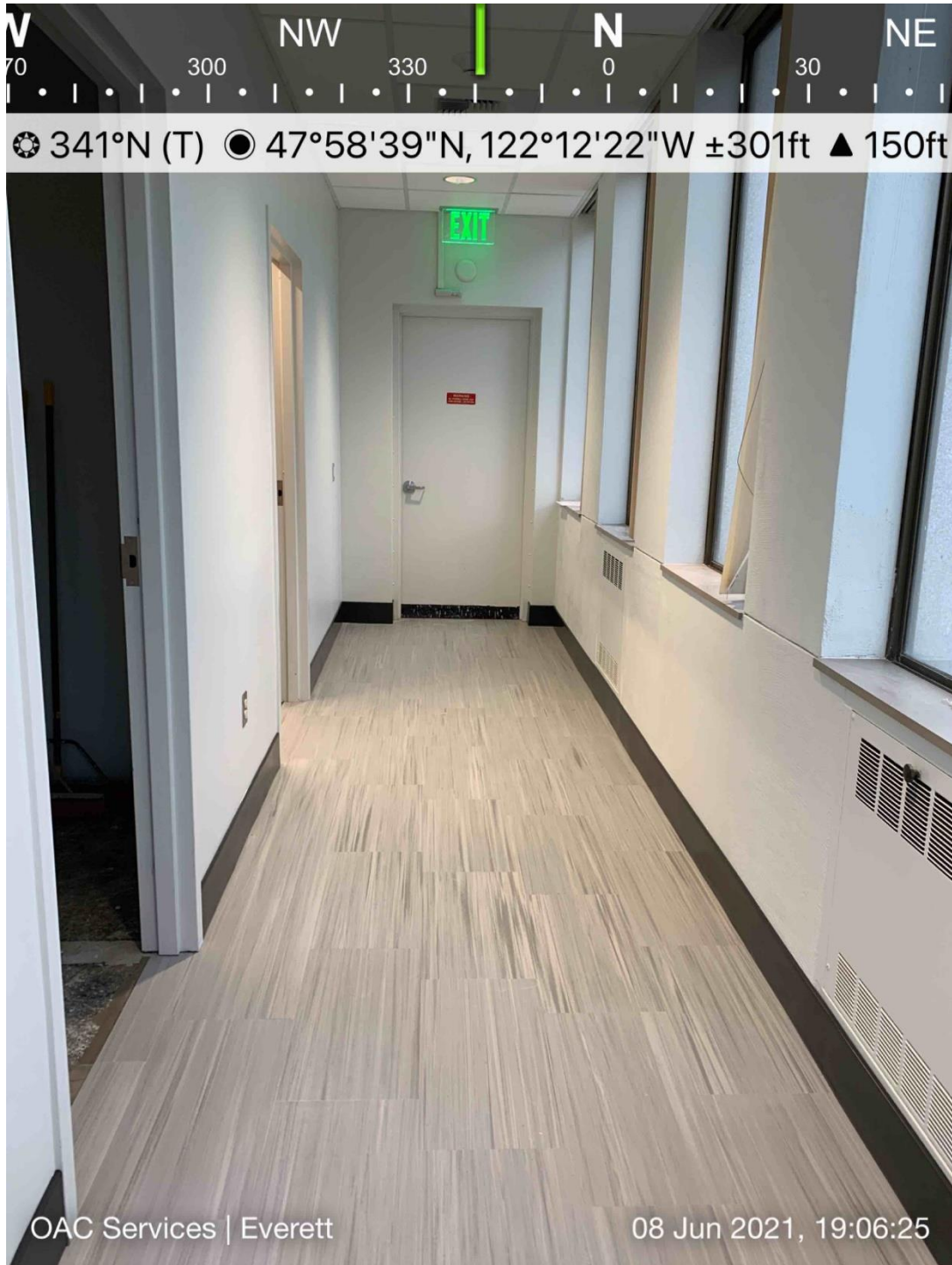
Dave Schmutzler
Mayes Testing / Terracon

Jarom Gray
Mayes Testing / Terracon

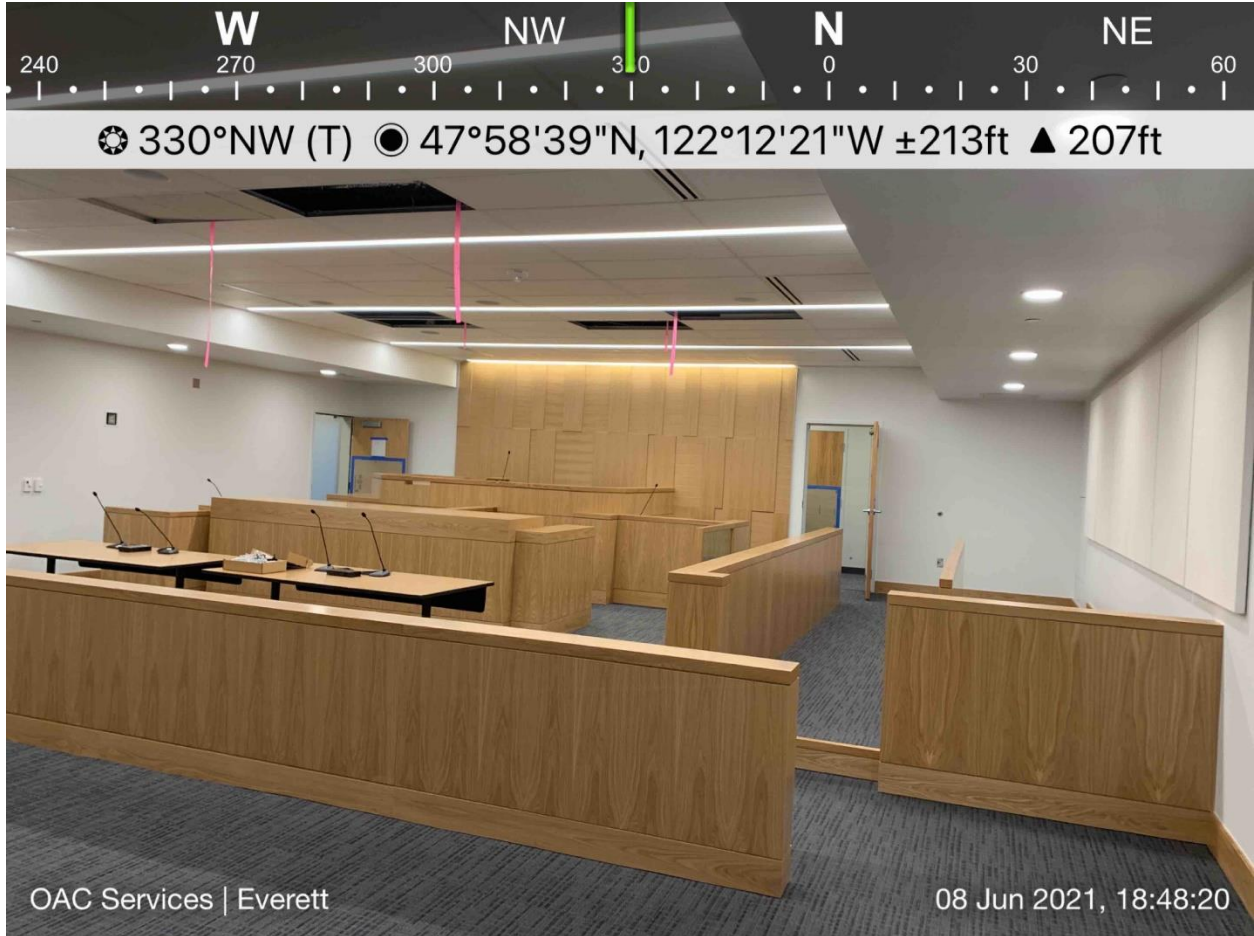
Appendix: Photos of Completed Phase 2 Spaces



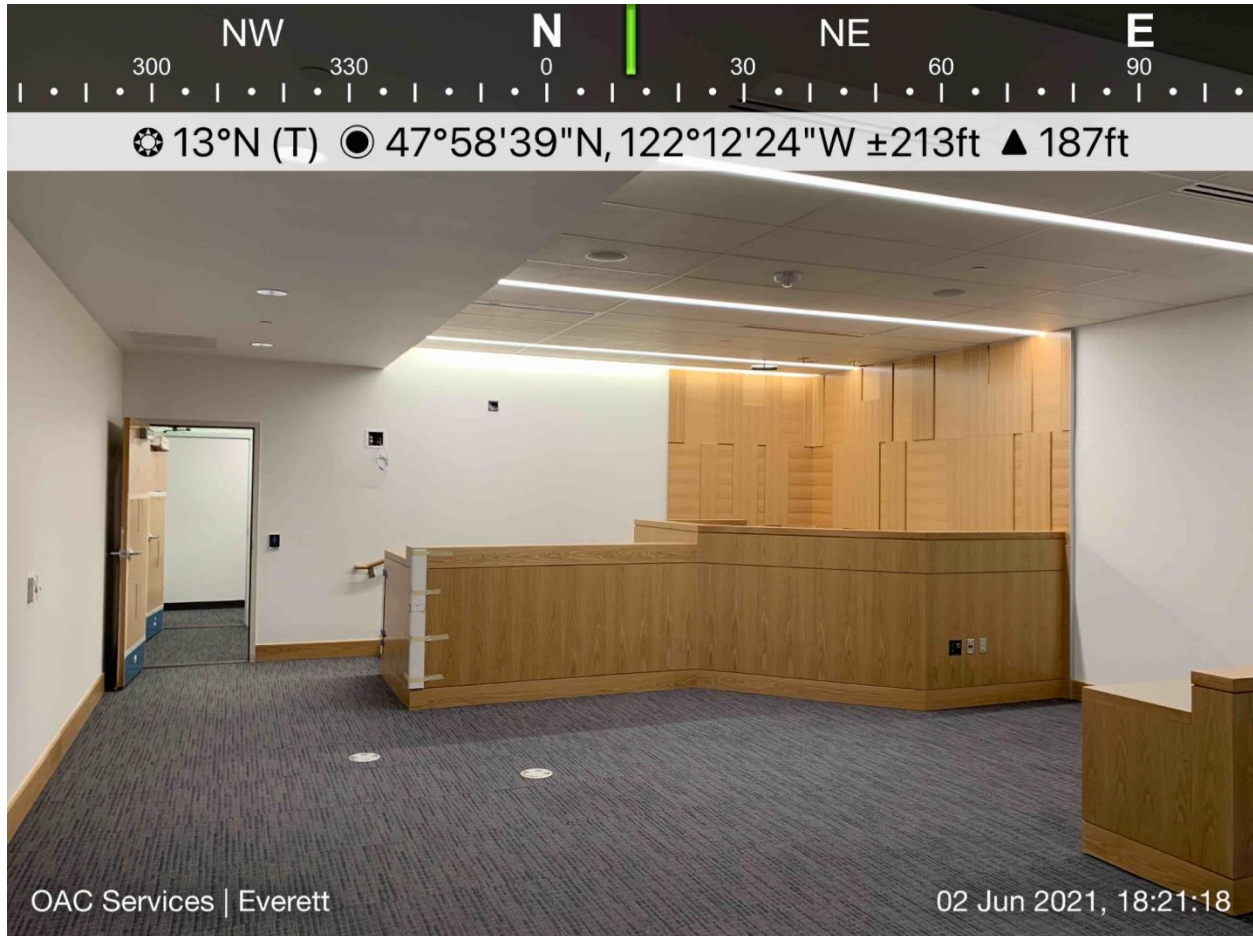
Fourth-floor secure holding area, and dedicated elevator stop, for in-custody defendants.



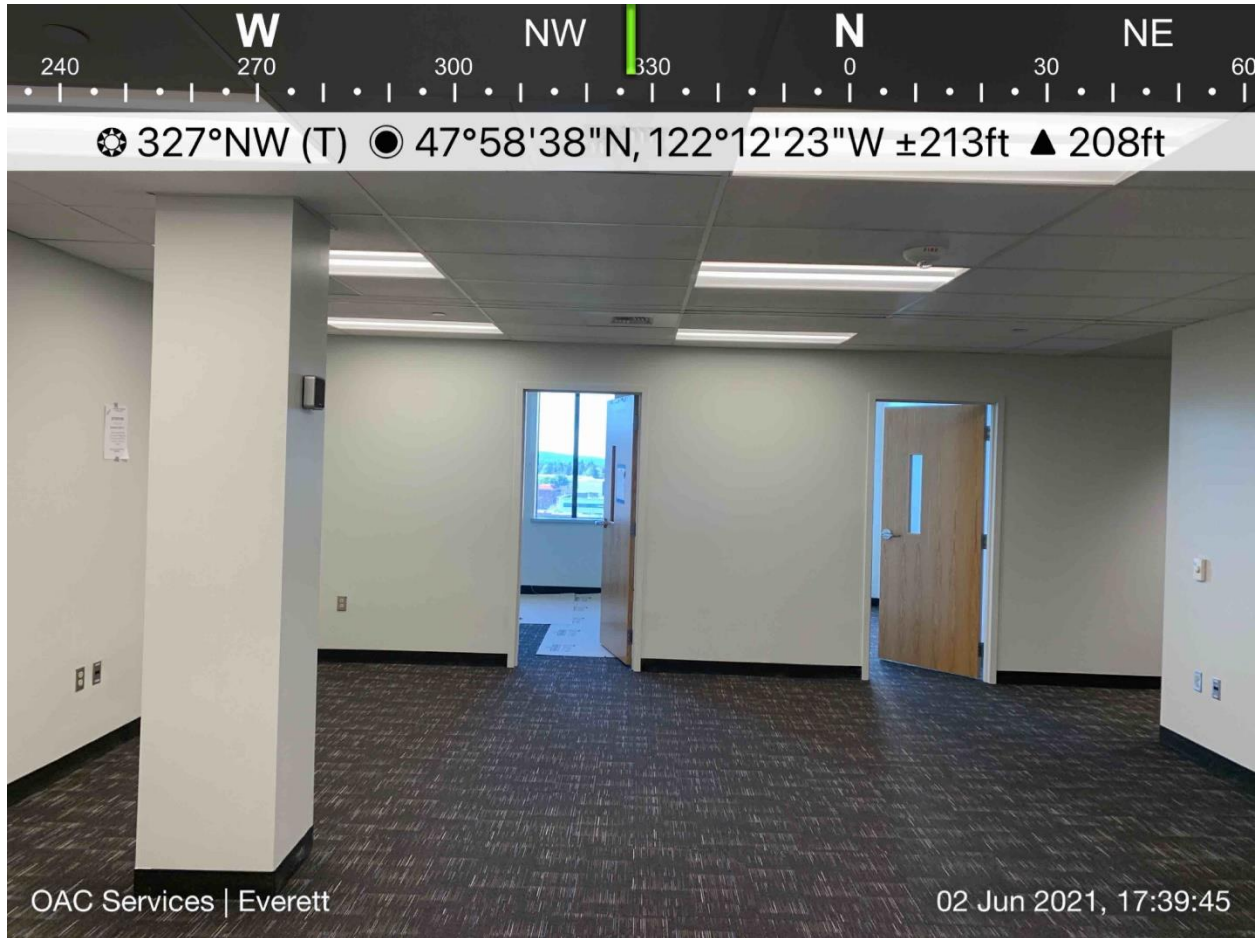
New flooring in a corridor east of Superior Court Trial Courtroom 4A.



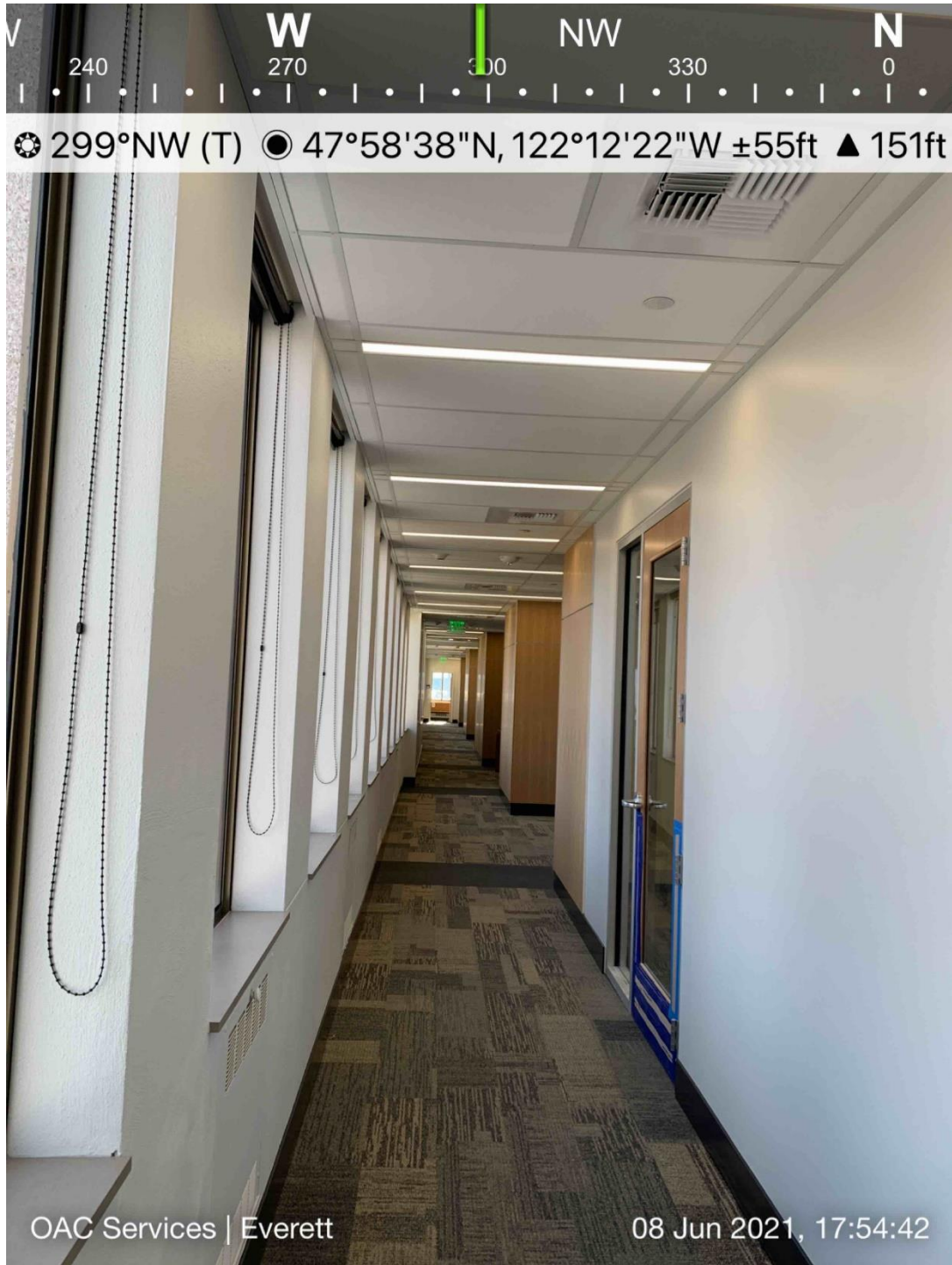
Superior Court Trial Courtroom 4A with bench, counsel tables, clerk, court reporter, and witness box wired for sound. Ribbons and open tiles at upper center and center left of photo indicate last-minute HVAC testing and balancing.



District Court Hearing Room 3C. The silver disks at lower center and left are floor boxes which provide power and data connections to counsel tables. The corner of the bench module is taped to protect it from collisions with furniture being moved into 3C and its associated robing room.



Reconfigured Superior Court Programs office suite on fifth floor.



Refurbished main east-west public corridor on third floor leading to Superior Court Trial Courtrooms 3E and 3F, District Court Hearing Room 3C, and (right foreground) District Court Programs. For similar reasons to Courtroom 3C's bench, there is still protection on the door.



Main east-west corridor on fourth floor outside Superior Court Trial Courtroom 4A (right).