



Courthouse Project Update 6.18.21

WRITTEN UPDATE IN LIEU OF PHYSICAL MEETING

New and/or updated items indicated by bold italics

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Dave Somers
County Executive

1. Schedule

a. Substantial Completion

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, which includes but is not limited to:

- Touch up paint in walls and door frames.
- Paint and patch over dings and scrapes from construction work.
- Correct door swings in selected areas.
- Install tile on east wall of District Court Probation Urinalysis (supply chain issue resolved).
- Clean construction dust in selected areas.

b. After Substantial Completion - Summer and Fall 2021, Warranty into 2022

While substantial completion of Phase 2 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.

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

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.



- Subcontractor and vendor billing cycles can lag 1-3 months behind project activity.
- Resolve and allocate remaining contingency and allowance funds.
- Outstanding proposed change orders for work are still being negotiated and should be settled soon. Claims, such as Hoffman's for schedule and cost adjustments due to COVID-19, are being negotiated and settled.
 - The County views the COVID-19 pandemic as a force majeure event, which is not compensable but for which schedule time may be extended. For this reason, the County rejected Hoffman's proposed change order for a compensable schedule extension.
 - Some COVID compliance costs, however, are compensable; these comprised Hoffman Change Order No. 25 for \$146,441.
 - 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.

2. Contract Metrics

- a. Hoffman given Notice To Proceed: 7/30/2018
- b. Phase 1 Completion: 3/12/20
- c. Phase 2 Substantial Completion: The project substantial completion date is 6/18/21. This is due to COVID-related schedule adjustments. This 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. 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.

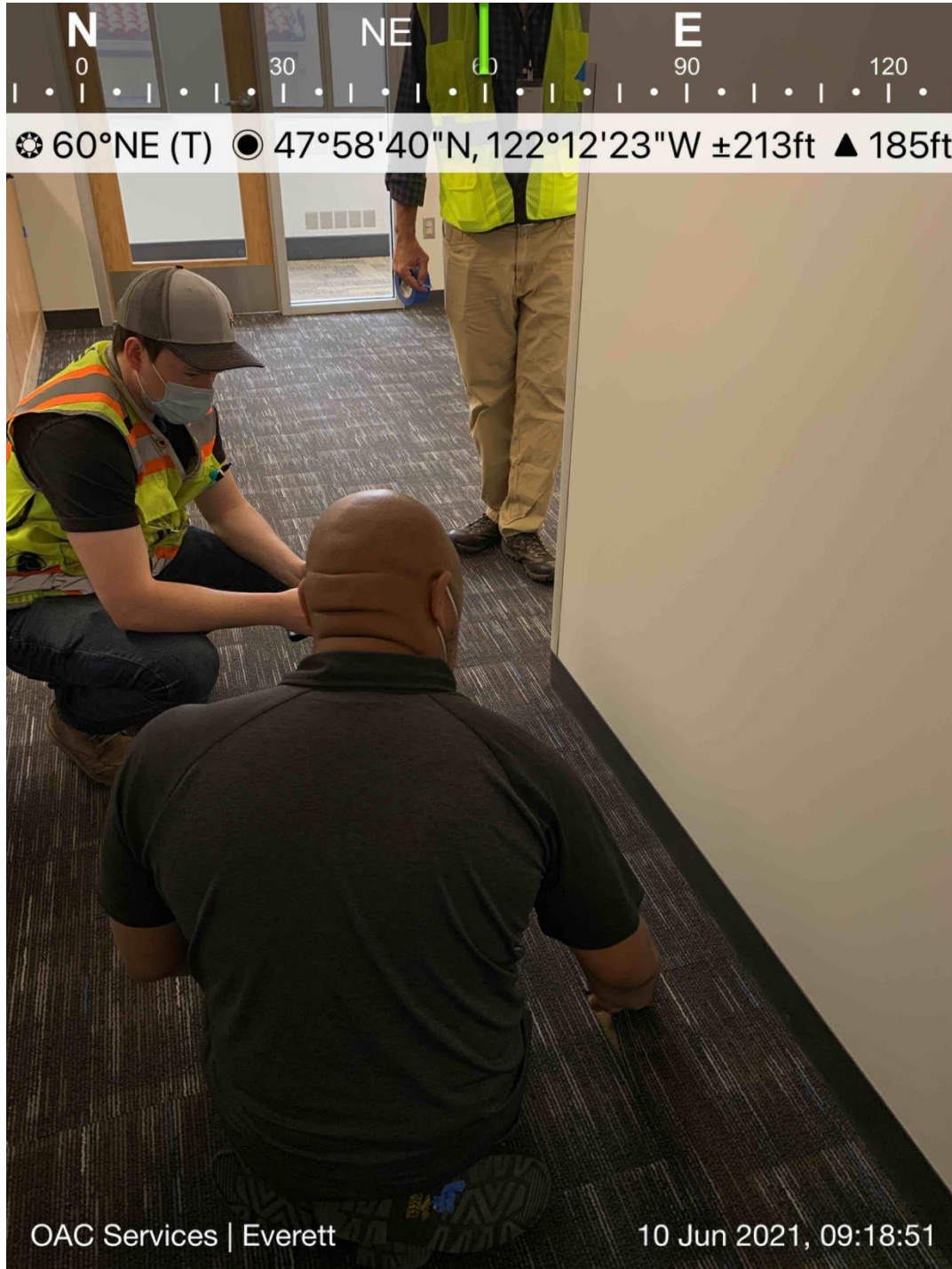


Figure 1: Courtroom Rosetta Stone: Courtroom Assignments – Updated 1/8/2021

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



Project team examining the carpet in a third-floor District Court office during punch list walk.