



Courthouse Project Update Meeting Notes 03.28.19
MT. BAKER CONFERENCE ROOM | RJD • NEXT SCHEDULED MEETING 04.11.19

New and/or updated items indicated by bold italics

Topics are organized by subject rather than by sequence.

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Dave Somers
County Executive

1. Schedule

a. Current Schedule Impacts

- **Winter Storm Impact** –Hoffman has requested a 24-day time extension to the schedule. The Project Team reviewed the request and returned it to Hoffman; we require additional supporting information before we are able to assess their request. Interwest, Hoffman’s concrete and earthwork subcontractor, reports weather-related delays impacted concrete batch plant schedules beyond the direct weather days. Delayed concrete pours affect other trades whose work follows, such as steel and any overhead or in-floor MEP (mechanical, electrical, and plumbing).
- Local 302 Heavy Equipment Operators’ Strike – added 9 days to the schedule.

b. Upcoming Activities – see also 5.a, 6.a. through 6.e, and Figures 1 and 2.

Pour concrete for Addition walls and north shear wall floor by floor (through May); build south shear wall footings in the Tunnel; backfill, form, and pour Addition slab on grade; build walls for fire pump room; build out remaining restroom core; perform renovations in Courtroom 2C and 2D (Superior Depts. 2 and 3); begin abatement in Courtroom 3A (District Dept. 2); deliver and begin erecting steel for Addition; install hardscape for Veterans Memorial.

c. Progress to Date

Poured concrete for Addition footings, stem walls, elevator pit slab, and Memorial (720+ cubic yards in 8 pours); installed drag struts in the future restroom core; backfilled in and around Addition footings; demolished walls and concrete slab floor in the old morgue area; waterproofed Addition footing perimeter; framed walls and ceilings in the Basement renovation area and south half of the restroom core; removed precast panels from the north face of the building.

2. Contract Metrics

- Hoffman given Notice To Proceed: 7/30/2018
- Phase 1 Substantial Completion: 2/3/20
(Addition Substantial Completion: available for use, temporary walls to Addition removed)
- Phase 2 Substantial Completion: 1/28/21
*The contractor’s initial date had assumed funding approval on 7/16. The current date accounts for approval on 7/30 plus strike impacts.
(Renovation Substantial Completion: available for use, temporary walls to area removed)*
- 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
- Work Complete and Invoiced Through 1/31/19: \$18,961,594**



3. Changes

- a. Contaminated Soil Removal – *Soil contamination from window caulking was deeper than initial tests indicated. Removal cost, pending review and negotiations, is estimated at \$25,000; schedule impact is still being calculated.*

4. Upcoming Project Decisions Needing Court Input

Due Date	Item
	<i>(none at this time)</i>

5. Stakeholder Concerns

- a. **Minimizing Noise Disruptions** – *The Project Team will provide advance notice to Superior and District Courts regarding activities which may carry major noise impacts (see Figures 1 and 2 at the end of these meeting notes). This includes the dates and locations of such activities as concrete pours or backfilling, which must continue in order to maintain schedule. The Project Team is working diligently to minimize disruptions to Court operations.*
- b. **Office Moves / Alterations** – *The Project Team is beginning Phase 2 (2020-21) logistics discussions with Hoffman, and will continue meeting with building user groups throughout Spring and Summer 2019.*

6. Announcements / Action Items

- a. **North Shear Wall and Addition Walls (Spring / Summer 2019)** – *Crews will form, tie rebar, and pour concrete for the Addition walls and the north shear wall connecting the Addition and the existing Courthouse.*
 - i. *This work will occur in stages, floor by floor.*
 - ii. *Tentative upcoming pour dates are 3/29, 4/3, 4/5, 4/12, 4/23, 4/30, and 5/7.*
- b. **Early South Shear Wall Work (through late April)** – *Crews will build the base of the south shear wall in the Courthouse Tunnel below some Commissioner Chambers and the Clerk’s Confirmations Desk.*
 - i. *The majority of the work—excavation, drilling, and cutting—will occur after hours. Forming, and pouring concrete, for the footings will occur on day shift.*
 - ii. *The remainder of this shear wall, the portion above the Tunnel through Level 5, will be constructed in Phase 2.*
- c. **Planned Power Shutdowns 4/20 and 4/27** – *The Courthouse will undergo planned power shutdowns for electrical work on two consecutive Saturdays, beginning at 7 a.m. each day. Only affect the Courthouse will be affected.*
 - i. *On 4/20, critical areas of the Courthouse will remain on backup power until work is complete.*
 - ii. *On 4/27, only the Courthouse’s generator will be offline for electrical work, and a backup generator will be on stand-by for critical areas in case of any outages.*



- d. **Upcoming Courtroom Work (Spring / Summer 2019)** – Work in the following courtrooms will include patching ceilings; replacing carpet, HVAC boxes, pews, and jury chairs; and installing sprinkler piping and acoustic fabric panels.
 - i. 2C (Superior Court Department 2) – April 1 to May 1.
 - ii. 2D (Superior Court Department 3) – May 1 to May 31.
 - iii. 2E (Superior Court Department 4) – August 18 to September 16.
- e. **Early Renovation of Courtroom 3A (District Court Dept. 2)** – Originally scheduled for the latter part of Phase 2, the current District Court Department 2 will undergo renovations beginning April 1. Operations will shift to South District while the contractor conducts demolition and abatement, changes above-ceiling mechanical and electrical, and installs new lighting fixtures and flooring. This work will be performed outside of Courthouse operating hours, to minimize impacts to adjacent Superior and District Court operations.
- f. **Veterans Memorial Plaza** – The Plaza continues to take shape. It is scheduled to open in time for Memorial Day and will remain open during construction. Construction fencing will run around the new memorial and accommodate public use.
- g. **Next CBRE Heery Site Visit** – expected Autumn 2019 after work in Courtrooms 2C, 2D, and 2E has completed.

MEETING ATTENDANCE

	SUPERIOR COURT		DISTRICT COURT		EXECUTIVE’S OFFICE
	Judge Bruce Weiss		Judge Anthony Howard	X	Ken Klein
X	Judge Linda Krese		Judge Tam Bui	X	Josh Dugan
	Judge George Appel	X	Lauren Bjurstrom		
X	Judge Millie Judge		Lonnie Enyeart		COUNCIL STAFF
	Commissioner Susan Gaer				Geoffrey Thomas
X	Shane Nybo		SHERIFF’S OFFICE		Heidi Beazizo
X	Bob Terwilliger		Ty Trenary		
X	Andrew Somers	*	Jeff Brand		OFFICE for PUBLIC DEFENSE
			Sean Gillespie		Sara Bhagat
	CLERK’S OFFICE				Kristin Crane
	Sonya Kraski		PROSECUTING ATTORNEY		
X	Mark Allen				INFORMATION TECHNOLOGY
	Shelia Postle				JD Braathen
			LAW LIBRARY	X	Kirk Copple
	FACILITIES & FLEET		Lettice Parker		
	Mark Thunberg				OAC SERVICES
X	Jeff Hencz		BAR ASSOCIATION	X	Kevin Fromm
X	Steve Slawson		Joyce Wood	X	Glen Lyons
X	Lolly Huggins				

Attendance: “X” denotes present for entire meeting, asterisk (*) denotes partial attendance.



FIGURE 1: UPCOMING ADDITION & NORTH SHEAR WALL CONCRETE POURS

Courtesy of Hoffman Construction Company of Washington and Interwest Construction

See also Items 5a and 6a. This diagram shows the next two weeks' activities in and around the Addition and the North Shear Wall; per Interwest, actual dates and times may vary.

The concrete pours at the bottom of the diagram—the western portion of the North Shear Wall at Level 2 on 4/5 and the elevator core area on 4/3 at 11 a.m.—will occur up against the existing Courthouse.

The storm sewer line (Wed / Thur / Friday note at left) indicates an activity in progress as these meeting notes are being written (3/28).

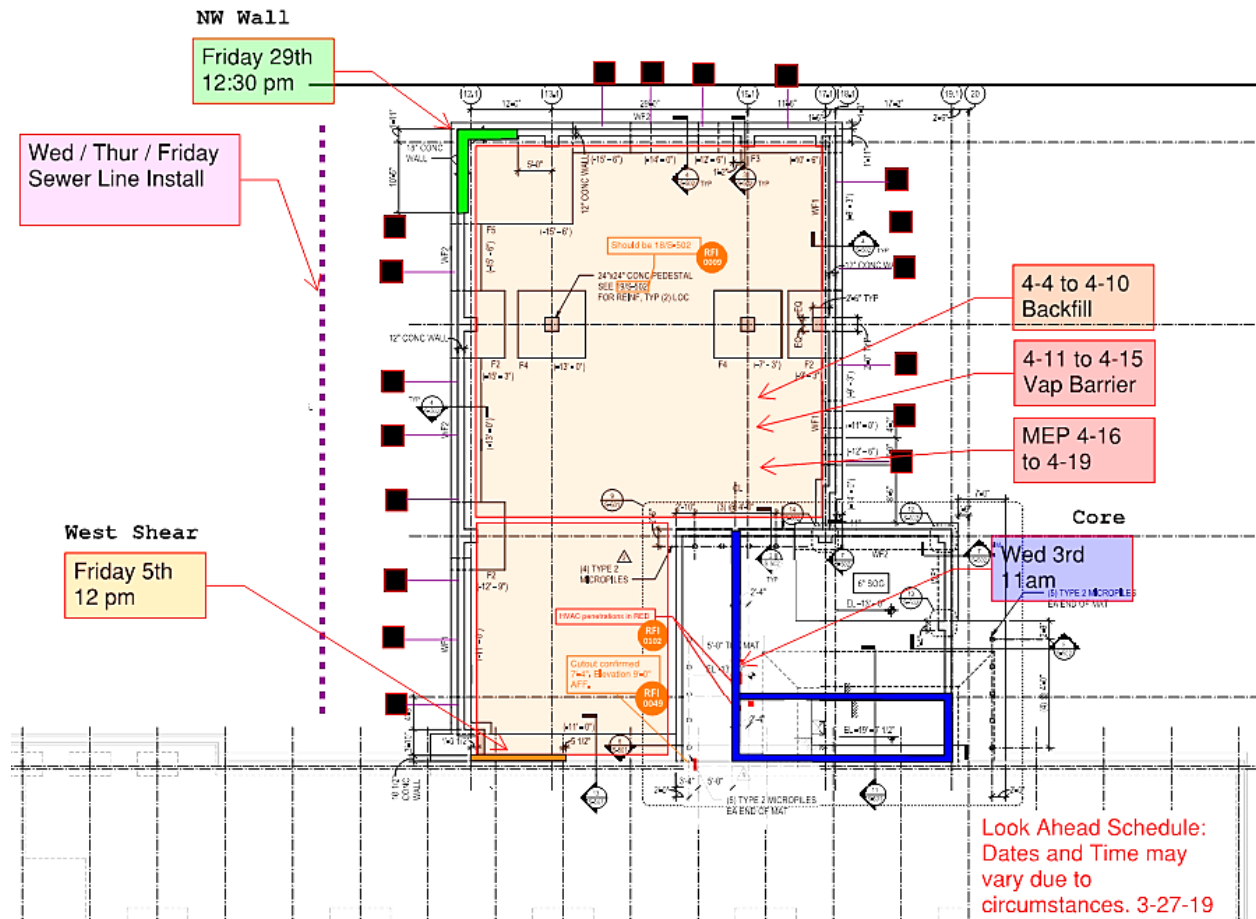
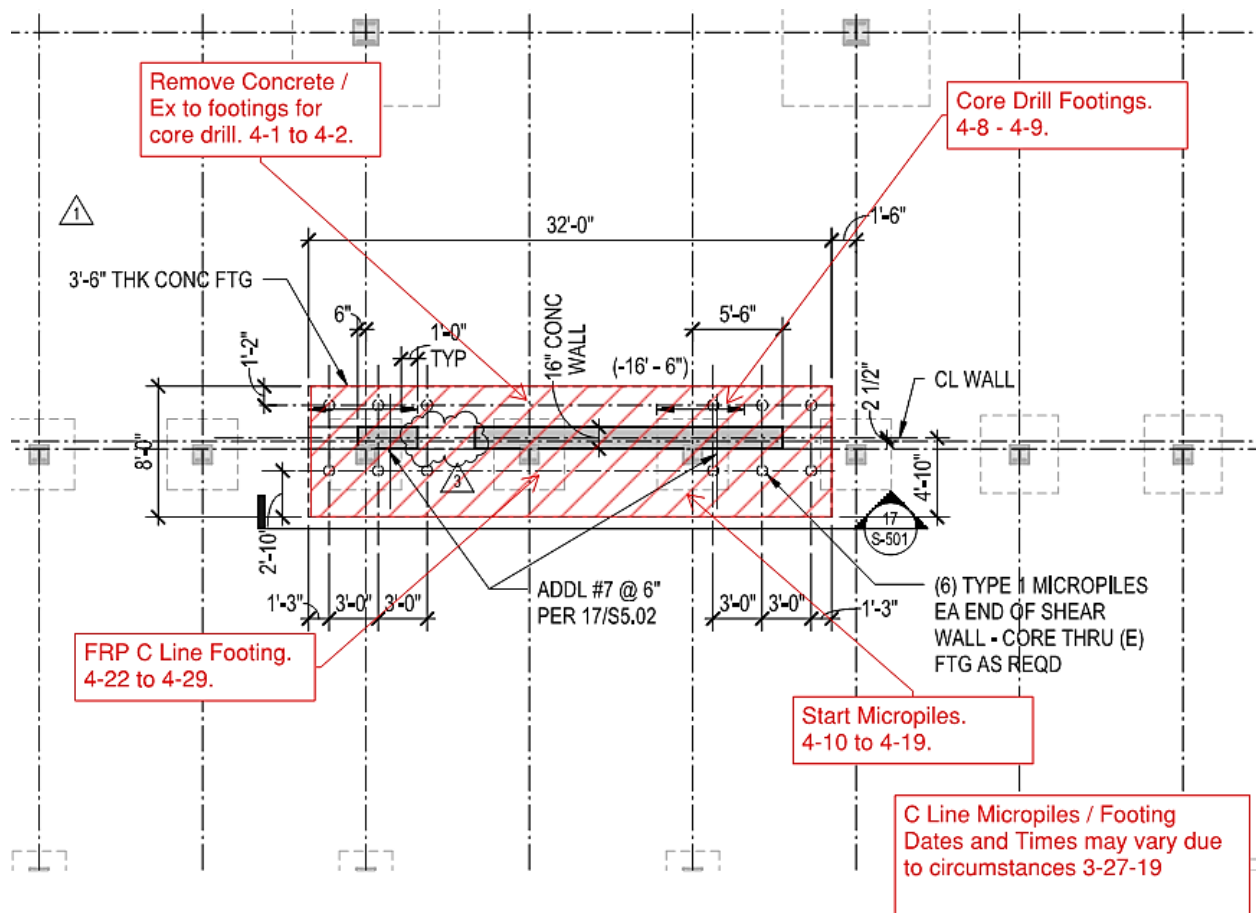




FIGURE 2: UPCOMING SOUTH SHEAR WALL FOOTINGS WORK

Courtesy of Hoffman Construction Company of Washington and Interwest Construction

See also Items 5a and 6b. This is the planned work to drill, set forms, tie rebar, and pour footings for the South Shear Wall inside the Courthouse Tunnel.





Hoffman's most recent 6-week lookahead (3/26/19, first page)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - Addition, Existing Basement Remodel, RR Core			79	01-Feb-19 A	01-Feb-19	22-May-19
Phase 1 - Site Civil & Earthwork			40	01-Feb-19 A	01-Feb-19	28-Mar-19
C1060	Site - Install Site Utilities	IW	40	01-Feb-19 A	01-Feb-19	28-Mar-19
Phase 1 - New Addition			58	19-Feb-19 A	19-Feb-19	09-May-19
Phase 1 - North Shearwall			50	19-Feb-19 A	19-Feb-19	29-Apr-19
C1978	NSW - Install WT Steel Levels 1-5 at F-Line Wall	SK	24	19-Feb-19 A	19-Feb-19	05-Apr-19
C1733	NSW - Spray on Fire Proofing (exposed existing steel at basement)	IT	3	04-Apr-19		08-Apr-19
C1655	NSW - Repair Finishes at North Shearwall at Basement		15	09-Apr-19		29-Apr-19
Phase 1 - New Addition - Foundation & Structure			51	28-Feb-19 A	28-Feb-19	09-May-19
Phase 1 - New Addition - Foundation & Structure - SOG Down			37	20-Mar-19 A	20-Mar-19	09-May-19
C1767.4	Addition - Sewer Line Fix***Discovered Condition RFI 215	IW	7	20-Mar-19 A	20-Mar-19	28-Mar-19
C1767.3	Addition - Backfill / Vapor Barrier for SOG	IW	22	25-Mar-19 A	25-Mar-19	23-Apr-19
C1062.4	Addition - RI Conduits Under SOG	VECA	5	08-Apr-19*		12-Apr-19
C1766	Addition - FRP 19.1-Line Spreads	IW	5	24-Apr-19		30-Apr-19
C1762.3	Addition - FRP J-Line Spreads	IW	8	30-Apr-19		09-May-19
Phase 1 - New Addition - Foundation & Structure - Level 1			44	28-Feb-19 A	28-Feb-19	30-Apr-19
C1770	Addition - FRP Core Walls - L1 to L2 (Due to Weather Delay, Batch Plant)	IW	15	28-Feb-19 A	28-Feb-19	03-Apr-19
C1998	Addition - Embed & Boundary Element Rebar Conflict RFI 277***	IW	10	15-Mar-19 A	15-Mar-19	28-Mar-19
C1963	Addition - Sleeve / Buckout for MEP - L1 to L2	VECA	2	25-Mar-19 A	25-Mar-19	27-Mar-19
C1768	Addition - FRP SOG	IW	5	24-Apr-19		30-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 2			19	20-Mar-19 A	20-Mar-19	12-Apr-19
C1776	Addition - FRP NW Wall - L2 to L3	IW	7	20-Mar-19 A	20-Mar-19	29-Mar-19
C1775	Addition - FRP F-Line Wall - L2 to L3	IW	6	23-Mar-19 A	23-Mar-19	01-Apr-19
C1964	Addition - Sleeve / Buckout for MEP L2	VECA	2	28-Mar-19		29-Mar-19
C1774	Addition - FRP Core Walls - L2 to L3	IW	7	04-Apr-19		12-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 3			18	29-Mar-19		23-Apr-19
C1780	Addition - FRP NW Wall - L3 to L4	IW	7	29-Mar-19		08-Apr-19
C1965	Addition - Sleeve / Buckout for MEP L3	VECA	2	01-Apr-19		02-Apr-19
C1779	Addition - FRP F-Line Wall - L3 to L4	IW	7	01-Apr-19		09-Apr-19
C1778	Addition - FRP Core Walls - L3 to L4	IW	7	15-Apr-19		23-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 4			16	09-Apr-19		30-Apr-19
C1784	Addition - FRP NW Wall - L4 to L5	IW	7	09-Apr-19		17-Apr-19
C1966	Addition - Sleeve / Buckout for MEP L4	VECA	2	10-Apr-19		11-Apr-19
C1783	Addition - FRP F-Line Wall - L4 to L5	IW	7	10-Apr-19		18-Apr-19
C1782	Addition - FRP Core Walls - L4 to L5	IW	5	24-Apr-19		30-Apr-19
Phase 1 - New Addition - Foundation & Structure - Level 5			20	12-Apr-19		09-May-19
C1967	Addition - Sleeve / Buckout for MEP L5	VECA	2	12-Apr-19		15-Apr-19
C1787	Addition - FRP NW Wall - L5 to Roof	IW	7	18-Apr-19		26-Apr-19
C1986	Addition - FRP F-Line Wall - Level 5 to Roof	IW	7	19-Apr-19		29-Apr-19
C1786	Addition - FRP Core Walls - L5 to L6	IW	7	01-May-19		09-May-19
Phase 1 - New Addition - Site Finishes			11	20-Feb-19 A	20-Feb-19	10-Apr-19
C1622	Site - Install Hardscape at New Memorial	MM	11	20-Feb-19 A	20-Feb-19	10-Apr-19
Phase 1 - Basement Level Renovation			56	06-Mar-19 A	06-Mar-19	22-May-19
C1929	Existing BL - Switchgear	VECA	26	06-Mar-19 A	06-Mar-19	10-Apr-19
C1925	Existing BL - CMU Walls @ Fire Room	HEN	10	25-Mar-19 A	25-Mar-19	05-Apr-19
C1926	Existing BL - Paint	NWC	11	25-Mar-19 A	25-Mar-19	08-Apr-19
C1924	Existing BL - OH Trim ACT - Basement Electrical	VECA	6	09-Apr-19		16-Apr-19
C1930	Existing BL - Generator Rework	VECA	30	11-Apr-19		22-May-19
C1342	Existing BL - Trim Out Mechanical	HP	3	17-Apr-19		19-Apr-19
C1343	Existing BL - Trim Out Electrical	VECA	3	17-Apr-19		19-Apr-19



Hoffman's most recent 6-week lookahead (3/26/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
C1927	Existing BL - RI Electrical - Fire Pump	VECA	14	17-Apr-19		06-May-19
C1928	Existing BL - Flooring	D9	10	07-May-19		20-May-19
Phase 1 - New Restroom Core in Existing Building			44	14-Mar-19 A	14-Mar-19	13-May-19
Phase 1 - New Restroom Core - Level 1			26	08-Apr-19		13-May-19
C1919	New RR L1 - Frame Furred Wall @ F-Line	AP	2	08-Apr-19		09-Apr-19
C1921	New RR L1 - RI Electrical @ F-Line	VECA	2	10-Apr-19		11-Apr-19
C1920	New RR L1 - RI Plumbing @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1989	New RR L1 - OH RI MEP @ F-Line	HP	2	12-Apr-19		15-Apr-19
C1987	New RR L1 - Frame Ceilings @ F-Line	AP	2	16-Apr-19		17-Apr-19
C1357	New RR L1 - Complete Cover Inspections	HCC	1	18-Apr-19		18-Apr-19
C1360	New RR L1 - Install Hard Lid Ceiling	AP	4	19-Apr-19		24-Apr-19
C1358	New RR L1 - Hang GWB Walls	AP	5	19-Apr-19		25-Apr-19
C1922	New RR L1 - Tape & Finish GWB	AP	3	26-Apr-19		30-Apr-19
C1361	New RR L1 - Paint	NWC	4	01-May-19		06-May-19
C1363	New RR L1 - Trim Out Mechanical	HP	3	07-May-19		09-May-19
C1364	New RR L1 - Trim Out Electrical	VECA	3	07-May-19		09-May-19
C1365	New RR L1 - Trim Out Fire Sprinklers	HP	3	07-May-19		09-May-19
C1366	New RR L1 - Install Flooring & Base	D9	5	07-May-19		13-May-19
Phase 1 - New Restroom Core - Level 2			14	18-Apr-19		07-May-19
C1936	New RR L2 - Frame Furred Wall @ F-Line	AP	2	18-Apr-19		19-Apr-19
C1938	New RR L2 - RI Electrical @ F-Line	VECA	2	22-Apr-19		23-Apr-19
C1940	New RR L2 - RI Plumbing @ F-Line	HP	2	24-Apr-19		25-Apr-19
C1990	New RR L2 - OH RI MEP @ F-Line	HP	7	24-Apr-19		02-May-19
C1991	New RR L2 - Frame Ceilings @ F-Line	AP	2	03-May-19		06-May-19
C1382	New RR L2 - Complete Cover Inspections	HCC	1	07-May-19		07-May-19
Phase 1 - New Restroom Core - Level 3			6	01-May-19		08-May-19
C1943	New RR L3 - Frame Furred Wall @ F-Line	AP	2	01-May-19		02-May-19
C1945	New RR L3 - RI Electrical @ F-Line	VECA	2	03-May-19		06-May-19
C1947	New RR L3 - RI Plumbing @ F-Line	HP	2	07-May-19		08-May-19
C1992	New RR L3 - OH RI MEP @ F-Line	HP	2	07-May-19		08-May-19
Phase 1 - New Restroom Core - Level 4			40	14-Mar-19 A	14-Mar-19	07-May-19
C1981	New RR L4 - Re-route Duct around Plumbing Conflict ***discovered cond	HP	7	14-Mar-19 A	14-Mar-19	29-Mar-19
C1982	New RR L4 - Demo Duct at Plumbing Conflict ***discovered condition	HP	1	01-Apr-19		01-Apr-19
C1430	New RR L4 - RI Plumbing	HP	5	02-Apr-19		08-Apr-19
C1431	New RR L4 - RI Wall Electrical	VECA	5	02-Apr-19		08-Apr-19
C1953	New RR L4 - RI MEP Above Hard Lids	VECA	2	09-Apr-19		10-Apr-19
C1950	New RR L4 - Frame Furred Wall @ F-Line	AP	2	06-May-19		07-May-19
Phase 1 - New Restroom Core - Level 5			15	28-Mar-19		17-Apr-19
C1956	New RR L5 - Frame Ceilings	AP	2	28-Mar-19		29-Mar-19
C1455	New RR L5 - RI Plumbing	HP	5	09-Apr-19		15-Apr-19
C1456	New RR L5 - RI Wall Electrical	VECA	5	09-Apr-19		15-Apr-19
C1960	New RR L5 - RI MEP Above Hard Lids	VECA	2	16-Apr-19		17-Apr-19
Phase 2 - Existing Courthouse Renovation			39	21-Mar-19 A	21-Mar-19	10-May-19
Phase 2 - South Shearwall			29	21-Mar-19 A	21-Mar-19	26-Apr-19
C1629	SSW - Sawcut & Demo SOG to Access Shearwall Footing	AP	5	21-Mar-19 A	21-Mar-19	27-Mar-19
C1630	SSW - Excavate to Access New Footing	IW	5	01-Apr-19		05-Apr-19
C1983	SSW - Core Drill Through Footings for Micro Piles	IW	2	08-Apr-19		09-Apr-19
C1631	SSW - Micro Piles	IW	10	08-Apr-19		19-Apr-19
C1984	SSW - FRP Shearwall Footing	IW	5	22-Apr-19		26-Apr-19



Hoffman's most recent 6-week lookahead (3/26/19, continued)

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 2 - Trial Courtroom Renovations			30	01-Apr-19		10-May-19
Phase 2 - Courtroom 2C			22	01-Apr-19		30-Apr-19
C1667	Courtroom 2C - Demo / Abate	AP	5	01-Apr-19*		05-Apr-19
C1728	Courtroom 2C - Install Sprinklers	IT	3	08-Apr-19		10-Apr-19
C1668	Courtroom 2C - Replace Mechanical Boxes	HP	4	08-Apr-19		11-Apr-19
C1669	Courtroom 2C - Re-Term Electrical	VECA	3	10-Apr-19		12-Apr-19
C1670	Courtroom 2C - Complete Cover Inspections	HCC	1	12-Apr-19		12-Apr-19
C2000	Courtroom 2C - Demo Flooring	PAS	2	15-Apr-19		16-Apr-19
C1671	Courtroom 2C - Re-Install Ceiling / Mud	AP	4	15-Apr-19		18-Apr-19
C1672	Courtroom 2C - Install Flooring & Base	D9	5	15-Apr-19		19-Apr-19
C1988	Courtroom 2C - Paint	NWC	3	18-Apr-19		22-Apr-19
C1673	Courtroom 2C - Re-Install Courtroom Furniture	HCC	5	23-Apr-19		29-Apr-19
C1674	Courtroom 2C - Final Clean & Punchlist	HCC	1	29-Apr-19		29-Apr-19
C1675	Courtroom 2C - Punchlist Corrections	HCC	1	30-Apr-19		30-Apr-19
C1676	Courtroom 2C - Construction Complete	HCC	0			30-Apr-19
Phase 2 - Courtroom 2D			8	01-May-19		10-May-19
C1677	Courtroom 2D - Demo / Abate	AP	2	01-May-19*		02-May-19
C1729	Courtroom 2D - Fire Proofing	IT	3	03-May-19		07-May-19
C1678	Courtroom 2D - Replace Mechanical Boxes	HP	4	07-May-19		10-May-19
Phase 2 - Courtroom 3A			28	01-Apr-19		08-May-19
C1697	Courtroom 3A - Demo / Abate	AP	20	01-Apr-19*		26-Apr-19
C1731	Courtroom 3A - Fire Proofing	IT	3	29-Apr-19		01-May-19
C1698	Courtroom 3A - RI Overhead Mechanical	HP	5	02-May-19		08-May-19
C1699	Courtroom 3A - RI Overhead Electrical	VECA	5	02-May-19		08-May-19