

# HQ Construction Weekly Risk Assessment (03 Dec 10)

**Background:** Project scope is construction of a 4-story, 260,000 square foot 4-star headquarters (HQ) facility, demolition of old HQ facility, and construction of a Reception Center and parking lot on the old HQ site. Air Force Center for Engineering and the Environment (AFCEE) is the funding provider, US Army Corps of Engineers (USACE) is the construction agent. Project started in August 2009. Experienced a 100 day/\$1.4M delay in summer 2010 due to a steel embed failure in the buildings frame. Experienced a 26 day/\$5M delay in summer 2010 due to CENTCOM directed building changes. No further supplemental funds are available from AFCEE, and any further schedule delay risks overall project completion.

- **Joint Occupancy Period**

- **Risk:** Poor schedule coordination between Clark, CCJ6, CCHC, and their subcontractors can lead to lost work time, an increase in rework, schedule delays, and associated costs. Delays on one project can cascade into delays on several other projects.
- **Mitigation:** Frequent schedule reviews and updates, regular meetings of the Joint Occupancy Working Group (JOWG) for schedule integration.
- **Status:** JOWG conducted a deep dive of DI-2; We have now established Joint Occupancy and Beneficial Occupancy dates for all critical path server rooms (DI-1, DI-2, and the Server Room) that support an August 2011 move-in. Next week we will deep dive the Telecom Rooms.

- **Move-In Period**

- **Risk:** Delays in extending the move-in period beyond 16 weeks (plus 4 weeks for Bldg 540 sanitization) will delay demolition and subsequent construction of Phase 2 structures, with a resultant increase in MILCON costs.
- **Mitigation:** Move-in OPORD coordinated by CCHC with all other CENTCOM Directorates, adherence to move-in schedule, JOC move properly coordinated with J6 for smooth cutover of systems.
- **Status:** Held first 'All-Directorate' move-in coordination meeting. Continuing to adjust move-in schedule based on operational needs, CCHC plans to brief the Council of Colonels in December.

- **Change Management**

- **Risk:** Changes to Bldg 570 due to CENTCOM organizational changes or changes in mission requirements can lead to seating area changes (furniture, computer, Audio/Visual (AV) systems) with associated schedule delays/costs.
- **Mitigation:** Careful evaluation of any change requests, identification of additional funds to support all change requests.
- **Status:** Three changes in routing (none have been received by J4 for review):
  - CCJ6 Network Operations SCIF – Awaiting submission from CCJ6, J4/CCHC cost estimate completed. We estimate the change cost to be \$100k for labor/materials, plus up to \$65k and 5 days in schedule delay.
  - CCJ5 Front Office SCIF – Awaiting submission from CCJ5, J4/CCHC cost estimate in progress.
  - CCHC Stairwell Fire Piping – Awaiting submission from CCHC, Initial CCHC cost estimate is \$30-60k, J4 has yet to conduct cost estimate.

- **Security System**

- **Risk:** Delays in building construction have pushed the move-in beyond the contractual funding limits of the security system contract. Additional funds will be required to ensure security system is operational prior to move-in.
- **Mitigation:** Additional funding (\$500k-800k) required to complete system installation.
- **Status:** CCHC working with CCJ8 to identify FY11 funds.

- **Overall Schedule Status**

- **Risk:** Delays in building construction will increase MILCON costs beyond available funds and impact CENTCOM operational schedule.
- **Status:** Clark Construction is overall on schedule.

- **Funding Status** (as of November 2010)

- Remaining MILCON Contingency Funds: \$500k

- **Upcoming Events**

- Senior Advisory Group Meeting (9 Feb 11 (tentative) – BCE [Bldg 30] Conference room)
- Commence Move In (19 Aug 11)
- Move in Complete (Nov 11)
- Commence Demolition of Bldg 540 and Reception Center construction (Jan 12)
- Project Complete (August 12)

Prepared by:  
CDR (b)(6)  
CCJ4-E HQ Construction Liaison  
(b)(6)