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# HQ Construction Weekly Risk Assessment (04 Feb 11)

**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. A flooding incident in December 2010 destroyed power distribution equipment on all floors of the West side of the building with no schedule impact expected. No further supplemental funds are available from AFCEE, and any further schedule delay risks overall project completion.

- **Leak in Uninterruptible Power Supply Room**
  - At approximately 1700 on 20 Jan 2011, a leak was discovered on a Computer Room Air Conditioning (CRAC) unit in the Uninterruptible Power Supply (UPS) room. A flexible connection connecting the CRAC unit's condensate drain to the drain line was loose, resulting in water leaking onto the floor of the UPS room on the 2nd floor. This water came into contact with some of the underfloor bus duct and dripped down onto the UPS switchgear located on the 1st floor.
  - The equipment installed by Clark's subcontractor (~$350-400k) will be replaced by April, costs will be covered by subcontractor insurance. The equipment installed by Eaton (under a CCHC contract) is in dispute with Clark concerning insurance coverage. USACE is withholding $64k in payments to Clark pending restitution to the government. CCHC has identified additional funds to pay for the repairs.

- **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:** No JOWG held this week. Next week's meeting will deep dive power issues and rescheduling certain construction items to support the CENTCOM move schedule.

- **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:** Move plan timeline has been approved at the O6 level and is published on the CCHC Transition portal. Current focus is on habitability items & safe transition plans and verifying directorate signage. Next move planning meeting is 8 February.

- **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:
    - CCJ5 Front Office SCIF – COS approved.
    - CCJ6 Network Operations Center – Held pending J4E/J6/CCHC meeting with COS. MILCON cost is $40k.
    - CCJ6 Expand Antenna Platforms – Held pending J4E/J6/CCHC meeting with COS. MILCON cost is $70k.

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- **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 required to complete system installation
  - **Status:** CCHC has identified FY11 funds to seamlessly continue security system work.

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

- **Funding Status** (as of November 2010)
  - Remaining MILCON Contingency Funds for CENTCOM use: $408k
  - Project has $3M in contingency remaining. A $1.4M refund from the design agent due to the embed failure is being processed back to AFCEE.

- **Upcoming Events**
  - Senior Advisory Group Meeting (1 Mar, 0830 – BCE [Bldg 30] Conference room)
  - Commence Move In (19 Aug)
  - Move in Complete (Nov 11)
  - Commence Demolition of Bldg 540 and Reception Center construction(Jan 12)
  - Project Complete (August 12)

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