

HQ Construction Weekly Risk Assessment (07 Jan 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. No further supplemental funds are available from AFCEE, and any further schedule delay risks overall project completion.

- **Flooding in Attic from Chilled Water Piping – Final Report**

- An Industrial Hygienist has determined that no drywall replacement will be necessary as a result of the flooding.
- Replacement electrical equipment is on order, and will be installed in time to support the J6 installation timeline. No overall schedule impact is expected from this incident.

- **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 resolved the conflict between J6 planned electrical modifications and subcontractor warranty issues at this week's meeting and deconflicted elevator logistics issues. Next JOWG is on 14 January.

- **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:** CCHC briefed the Council of Colonels on 3 January 2011. Next all-Directorate move planning meeting is 11 January.

- **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:
 - CCJ6 Network Operations SCIF – CCJ6 is revising their plan of action. I expect a new proposal next week.
 - CCJ5 Front Office SCIF – Awaiting submission from CCJ5, J4/CCHC cost estimate completed. We estimate the MILCON cost to be \$142k for labor/materials, with a low chance of schedule delay.
 - CCHC Stairwell Fire Piping – Disapproved by COS.

- **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. Funds required by FEB 2011 to support schedule.

- **Overall Schedule Status**

- **Risk:** Delays in building construction will increase MILCON costs beyond available funds and impact CENTCOM operational schedule.
- **Status:** Flooding in attic will not cause an overall schedule impact. Project is on schedule.

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

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- **Funding Status** (as of November 2010)
 - Remaining MILCON Contingency Funds: \$500k
 - Meeting next week with AFCEE and USACE to review the amount of funding available.
- **Upcoming Events**
 - Senior Advisory Group Meeting (Moved to early March – 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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