

HQ Construction Weekly Risk Assessment (07 Mar 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 overall schedule impact expected. A second flooding incident in January 2011 destroyed some Uninterruptible Power Supply (UPS) components with no overall schedule impact expected. 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 members inspected the J6 Server Room pursuant to taking access control on the 15th. J6 taking access control of the J6 Server Room by 15 March is a critical path Milestone on the way to building occupancy. Additional inspections are scheduled for this coming Friday (Telecom Rooms 1B and 4B.)

- **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/CCJ6 is routing a list of proposed clock/TV changes to the COS for approval. This request proposes changes that will require MILCON funding, as such the change will be routed through the J4 for approval prior to the COS. J4/E has already provided MILCON estimated costs.

- **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:** Two changes approved last week (Network Operations center and Expand Antenna Platforms). CCJ6 clock/TV tasker (see 'Move-In Period' above) is expected this week.

- **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. Security system will be in limited operation by late March to support NIPR/SIPR data transfer. SSO is fully involved in system startup schedule.

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- **Overall Schedule Status**
 - **Risk:** Delays in building construction will increase MILCON costs beyond available funds and impact CENTCOM operational schedule.
 - **Status:** Contract is 4% behind schedule (~3 days) due to flooding incidents in December and January, but the Corps of Engineers and Clark Construction assess that the building will be delivered on time. Further changes to the project now have a high risk of schedule impact, dependent upon the area of the building affected and tradesmen involved. If schedule slip occurs, it may be possible to begin moving personnel on 19AUG on the lower floors while Clark Construction completes the upper floors.
- **Funding Status** (as of November 2010)
 - Remaining MILCON Contingency Funds for CENTCOM use: **\$298k**
 - Project has \$3M in contingency remaining.
- **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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