

HQ Construction Weekly Risk Assessment (14 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. 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.

- **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 coordinated delivery of several power distribution modules, and continued to work towards providing adequate trash removal capability for CENTCOM debris. Next JOWG is on 21 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:** Next all-Directorate move planning meeting is 18 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:** Two changes in routing:
 - CCJ6 Network Operations Center – In routing by J6, expected at J4 by 18 JAN. MILCON cost is \$40k.
 - CCJ5 Front Office SCIF – Routing to COS recommending approval. MILCON Cost \$92k.

- **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:** Project is on schedule.

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

- Remaining MILCON Contingency Funds for CENTCOM use: **\$500k**
- Conducted a detailed funding review with Corps of Engineers (USACE) and Air Force Center for Engineering and the Environment (AFCEE). Project has \$3M in contingency remaining, with an expected \$1.2M refund from the design agent resulting from the embed failure. All parties concurred that \$2.5M was the contingency remaining to target

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when we take ownership of Building 570 to cover any problems during demolition of Building 540 and construction of the reception center.

- **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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