

HQ Construction Weekly Risk Assessment (30 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.

- **Flooding in Attic from Chilled Water Piping**

- A polyvinyl chloride (PVC) pipe chilled-water flushing rig failed in the attic of the new HQ building on the morning of 15 December, flooding the attic area and all mechanical / electrical rooms on the 1st through 4th floors of the East side of the building. Water reached nearly all electrical distribution cabinets and some telecommunications rooms, and saturated drywall in several spaces. The US Army Corps of Engineers conducted a Board of Inquiry, determining that the cause of the leak was an improperly glued/assembled PVC fitting. The subcontractor was found at fault.
- Current MILCON damage estimate is in excess of \$1M, to be borne by the subcontractor at fault.
- Schedule impact is unknown and is highly dependent on replacement equipment production lead-times and amount of drywall requiring replacement. We expect to be able to estimate schedule impacts by 7 January. Initial damage assessments are complete for the East side electrical rooms, with nearly all electrical equipment requiring replacement. No information is available on production/delivery schedule of replacement equipment.
- Installation of J6 equipment scheduled for January and other Joint Occupancy efforts can continue unaffected, but replacement of damaged electrical equipment will likely delay overall schedule.

- **Joint Occupancy Period**

- **Risk:** Poor schedule coordination between Clark, CCIJ6, 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 is continuing to work on a conflict between J6 planned electrical modifications and subcontractor warrantee issues. Next JOWG is on 6 January and will focus on schedule impacts from the recent flooding.

- **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 will brief the Council of Colonels on 3 January 2011. Expect move-in plan will be updated in early January to reflect schedule impact from flooding.

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CCJ4-E HQ C

Prepared by:

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(b)(6)

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- **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 – Awaiting submission from CCJ6, J4/CCHC cost estimate completed. We estimate the MILCON 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 completed. We estimate the MILCON cost to be \$142k for labor/materials, with a low chance of schedule delay.
 - CCHC Stairwell Fire Piping – Package is at the SJS. Cost estimate is \$100-150k.
- **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 caused an estimated \$1M in damage to electrical equipment on the East side of the building. Initial damage assessments indicate near-complete replacement of all electrical power distribution equipment in the Electrical Rooms on floors 1-4, to include the Uninterruptible Power Supply power distribution units. Awaiting production and shipping status for gear to be replaced. Results of drywall mold testing are pending. We expect a schedule update by 7 January.
- **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 – Flooding impact TBD)
 - Move in Complete (Nov 11 – Flooding impact TBD)
 - Commence Demolition of Bldg 540 and Reception Center construction (Jan 12 – Flooding impact TBD)
 - Project Complete (August 12 – Flooding impact TBD)

CDR
CCJ4-E HQ Co

Prepared by:

(b)(6)

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