

Atlantic Division

ROICC LAJES FIELD, AZORES

ROICC Report

APRIL 2003

Project Summary:

Contract Number: **N62470-01-C-1093**

Title and description: **MEDICAL LOGISTICS AND WRM WAREHOUSE (A/F Project # MQNA 01-8002).**

The work includes the construction of a cast-in-place concrete building including foundations, footings and walls. Roof construction is composed of metal roof panels on rigid insulation over metal deck on steel trusses. The building contains slab on grade, gypsum board partitions, finishes, heating, ventilating, and air conditioning systems. Site work includes paving, grading, excavation and incidental related work.

Award date: 9/27/02

% Complete: Planned – **35.0%** Actual – **12.0%**

Award amount (including options): \$1,300,000.00

Current price (including change orders and options): \$1,300,000.00

Projected total cost at completion (including all pending and potential modifications): \$1,300,000.00

Original Contract Completion Date (CCD): 12/11/03

Current CCD: 12/11/03

Potential CCD: 12/11/03

Actual Beneficial Occupancy Date: N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 0%

AROICC: Mr. Victor Hugo Borges

A/E of record: Transystems, Corp.

Prime Contractor: Meneses & McFadden

Design Assessment: (An assessment of design quality, on a scale of 1 (low) to 10 (high)) - 7

Contractor Performance: (An assessment of construction quality, on a scale of 1 (low) to 10 (high)) - 7

Contractor Performance: (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) - 4

Remarks: A synopsis of significant project events and milestones follows:

PERFORMANCE INDICATORS

Construction Photos



Forming for the foundation of the warehouse



View of site looking North, note the underground utilities

REMARKS:

JANUARY 2003:

- Lay-down area, office, and storage area set up and in place.
- Clearing and grubbing of footprint for foundation.
- Identification and location of underground utilities.
- Contractor notified ROICC office that the originally designed placement of building was on top of existing communication line. ROICC contacted A/E to approve building to be shifted 5 feet to the northeast. A/E approved.
- Started foundation excavation and compaction.
- Start of submission of construction submittals.

FEBRUARY 2003:

- Submittals are getting regularly submitted, according to the progress of the construction.
- Start of excavation for re-routing of sewer line.
- Foundation and compaction still ongoing.
- Coordination with existing utilities for future connection.

MARCH 2003:

- The contractor submitted and had approved a construction schedule, which made the planned % complete stay the same as last month. Previously, the % of time elapsed was used as the % complete because the ROICC office did not have an approved schedule. The contractor is still behind on his own schedule, but is making progress in catching up.
- The contractor also has an approved schedule of prices, after many tries.
- An existing communication manhole shown on the contract drawings did not exist, only a buried splice. The comm. folks want to put in a manhole that will interfere with the designed sewer. There are two issues that need to be resolved, the comm. manhole, and re-routing the sewer to accommodate the manhole.
- Foundation and compaction still ongoing.

APRIL 2003:

- The contractor's actual progress was mistakenly reported as 15% last month, when it should have been 8%. This month's actual progress is 12.5%, and the planned progress is estimated at 35% using last month's schedule, as this month's only included a graphical representation of the planned progress. This will be corrected next month.
- Because the contractor is so far behind schedule, the ROICC office has retained 2% of this month's invoiced amount, and has notified the contractor as such. Plans to get back on schedule must be submitted and followed.
- Form work for the foundation has started, with the first concrete placement to take place the first weeks of May
- New water lines are 75% complete, sewer lines and manholes are 88% complete, and excavation and fill to foundation level is 100% complete

- An RFP was sent to the contractor for re-routing the sewer lines to accommodate the communication line manhole, awaiting contractor's response