Atlantic Division
ROICC LAJES FIELD, AZORES

ROICC Report **JUNE 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 – 55.0% Actual – 30.0%
Award amount (including options): $1,300,000.00
Current price (including change orders and options): $1,302,057.02
Projected total cost at completion (including all pending and potential modifications): $1,300,000.00
Original Contract Completion Date (CCD): 12/11/03
Current CCD: 01/09/04
Potential CCD: 01/09/04
Actual Beneficial Occupancy Date: N/A
Change Order Rate (all) ($ value of all change orders / award price; expressed as %): 0.2%
AROICC: Mr. Victor Hugo Borges
ConRep: Mr. Walt Baer
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)) - 5

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

Construction Photos

View of building looking South

View of building looking North

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

MAY 2003:

- Because the contractor is so far behind schedule, in both construction and submittals, the ROICC office has again retained a portion of this month's invoiced amount, and has notified the contractor as such. Plans to get back on schedule must be submitted and followed. Pace of construction is increasing.
- Foundation is complete, above grade walls have been started, all are cast-in-place.
- New water lines are 75% complete, sewer lines and manholes are 88% complete, all work this month was done with concrete forming and placement.
- Modification 1 was signed which was for time only. 10 days were given to the contractor for moving the building 1.5 meters to the Northeast (see January's notes), 19 days for abnormal weather from January to the end of May. Total of 29 days extension, new CCD is 09January04.
- An RFP was sent to the contractor for re-routing the sewer lines to accommodate the communication line manhole, awaiting contractor's response

JUNE 2003:

- As it is visible from the construction photos, the contractor is making much better progress in construction. There are still delays in the submittal process, though, such as shop drawings for the roof structural steel.
- The cast-in-place concrete walls are about 60% cast, with rebar and forming moving at a very good pace.
- Some work was done with the underground utilities, but most of the work this month was done with concrete forming and placement.
- Modification 2 was signed which was for money only. The contractor had to re-route the storm sewer line to allow for the installation of a communication manhole at an existing direct-buried splice. The contract was modified with an additional $2057.02, signed on 17 June.
- An RFP was sent to the contractor to change the transformer from a 6.9kV input to dual tap 6.9/15kV input to allow both direct local power (until base-wide conversion) and local power through base grid (after base-wide conversion). We found that the transformer had not been manufactured, and making this change is possible. We are still awaiting a formal response from the contractor.