

Atlantic Division

ROICC LAJES FIELD, AZORES

ROICC Report

MAY 2003

Project Summary:

Contract Number: **F61040-01-C0006**

Title and description: **Replace Military Family Housing, Phase 1 (A/F Project # MQNA 003003)**

The work includes the construction of 52 new MFH units and the demolition of 28 existing MFH units. Site preparation, landscaping, pedestrian/bicycle trails and recreational areas.

The ROICC office is performing only the Quality Assurance on this project.

Award date: 04/24/2001.

% Complete: Planned – **95%**; Actual – **94%**

Award amount (including options): \$11,520,000.00

Current price (including change orders and options): \$11,788,533.57

Projected total cost at completion (including all pending and potential modifications): Unknown

Original Contract Completion Date (CCD): 12/18/2002.

Current CCD: 05/20/2003

Beneficial Occupancy Date (BOD): 05/20/2003

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 2.33%

Quality Assurance Engineer: Mr. Victor Hugo Borges.

QA Field Manager: Mr. James Homan.

A/E of record: Baker and Associates.

Prime Contractor: Seth, Lda.

Design Assessment: (An assessment of design quality, on a scale of 1 (low) to 10 (high)) - 5

Contractor Performance: (An assessment of construction quality, on a scale of 1 (low) to 10 (high)) - 9

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

Remarks:

A synopsis of significant project events and milestones follows:

Construction Photos



South East view of buildings D7, E6 and D6 (near to far)



West view of building E6 (Model building)

REMARKS:

JUNE 2001:

- On the 25 of June, the contractor was given the Notice to Proceed.
- The contractor started working the same day.
- During the initial survey, there were some discrepancies found on the Lay Out plan. An independent surveyor was brought in, obtaining the same results as the contractor.
- Existing underground utilities were located, identified and some were removed from the site.
- Construction of perimeter fence started.

JULY 2001:

- The Groundbreaking ceremony took place on the 19 of July.
- A time extension for the completion of the model building was issued, as a result of the corrections on the Survey Lay Out plan.
- Work has started on buildings E6 (Model building), D7, and D6.
- The contractor also started the construction of the on site storage and office facility.

AUGUST 2001:

- Work continues on buildings E6, D7, and D6.
- Work has started on buildings J, and D3.
- The contractor submitted the first Progress Payment Request on August 31.
- Work continues on the storage and office building.
- The contractor is on schedule for Work in Place; some materials which will be used on future stages of the project have not yet been delivered, which results in a lower actual completed percentage.

SEPTEMBER 2001:

- Work continues on buildings E6, D7, D6, J and D3.
- Work has started on buildings D5 and C.
- Work continues on the storage and office building.
- Work was suspended from September 11 due to the TREATCON DELTA, and later THREATCON CHARLIE; the suspension of work was lifted on September 21.

OCTOBER 2001:

- Work continues on buildings E6, D7, D6, J, D3, D5, and E-7 (C building on drawing).
- Work has started on buildings D4 (D6 Northeast building on drawing).
- Work is complete on storage and office building.
- Work has started on the demolition of the existing stone wall fence.

NOVEMBER 2001:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), and D4 (D6 Northeast building on drawing).
- Work has started on buildings D1 and D2.
- The demolition of the stone fence has been concluded.
- Some materials for the sewage system and other civil works have arrived to the jobsite.
- The General Contractor Seth, Lda. will have a Christmas break for the workers during December 22 through January 02.

DECEMBER 2001:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1 and D2.
- The General Contractor Seth, Lda. had a Christmas break for the workers during December 22 through January 02.
- The new Progress Schedule was approved on December 17.

JANUARY 2002:

- The status for all the buildings by January 31st is as follow:
 - Building E6: The structure is completed (56% completed).
 - Building D7: The roof structure has been started (51% completed).
 - Building D6: The structure has been completed up to the attic floor (45% completed).
 - Building J: The formwork for the attic has been started (36% completed).
 - Building D3: The 2nd floor CMU has been finished (35% completed).
 - Building D5: The 2nd floor CMU has been started (31% completed).
 - Building D4 (D6 NE building on drawings): Work is being performed on 1st floor Omni system 20% completed).
 - Building E7: The 1st floor CMU has been finished (15% completed).
 - Building D2: The foundations have been finished (6% completed).
 - Building D1: The formwork for the foundation has been started (2% completed).
 - Building E5 (E3 on drawings): The excavation for the foundation has been started (No percentage).
 - Building E2 (E4 on drawings): Surveyors have laid out the building location (No percentage).

FEBRUARY 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), and E2 (E4 on the drawings).
- Work has started on buildings E3 (E5 on the drawings) and E4 (E2 on the drawings). All buildings in the old Hospital area site are currently under construction. The four other remaining buildings on the Lower T area have not been started.
- Some materials for the sewage system and other civil works have arrived to the jobsite.

- 27 Containers 40' long arrived to the Azores with materials for different aspects of the project: Houses and site work.
- Site work will start in the beginning of March.
- Due to a design problem on beam B-21 for the model unit, there is an unresolved issue between the Contracting Office and the Contractor.
- The Contractor has experienced problems in the delivery of materials to the island on Space Available bases. This has impacted the progress on the project.
- There is an unresolved issue between the Contractor and the Contracting Office with regards to the completion date of the model unit.

MARCH 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E2 (E4 on the drawings), E3 (E5 on the drawings) and E4 (E2 on the drawings). All buildings in the old Hospital area site are currently under construction. The four other remaining buildings on the Lower "T" area have not been started.
- Some materials for the sewage system and other civil works have arrived to the jobsite.
- The Contractor has experienced problems in the delivery of materials to the island on Space Available bases. This has impacted the progress on the project.
- In building E6 the following work has been started: DWV piping system, Electrical ducts, Radon system, metal studs on 2nd floor, 2nd floor topping on slab, HVAC ductwork, exterior stucco.
- The grading for the foundation of building E2 has been completed, but currently no work is being performed due to the unresolved problem with farmer Mendosa's land.
- Some of the windows for the model unit were damaged during transportation. The contractor will install these temporarily to continue with the interior work in this unit.

APRIL 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4. All buildings in the old Hospital area site are currently under construction.
- Site work started on buildings B1, B2 and B3 (Lower "T" area).
- The Contractor has experienced problems in the delivery of materials to the island on Space Available bases; some of these materials get damaged during transportation.
- In building E6 the following work has started: Wall insulation, Sheet rock installation. The following work continues: DWV piping system, Electrical ducts, metal studs on 1st and 2nd floor, HVAC ductwork, and exterior stucco. The following work has been concluded: Radon system, 2nd floor topping on slab, window installation (temporary, due to damage on some windows).
- No work can be performed on unit E2 due to existing problem with Farmer Mendosa's land, which continues to be unresolved.
- A letter of concern was issued to the President of Seth LDA (Mr. Ricardo Gomes) by the Contracting Officer (MSgt Clyde D. Shreve) on 30 April 2002. As part of the letter of concern, the contracting officer stated that the Government has offered to dissolve the model unit completion date in exchange

for their suspension claim amount (Paragraph # 2 on the letter), which is for \$ 49,524.48 (19 October 2001).

- The 65th CES has stated in several occasions that they wish the time requirement for the Model Unit to be dissolved, since the purpose of this unit is to be a “Proof of Concept”, and therefore the execution requires certain flexibility in order to test all the sub-systems that will be used in all other buildings in this project.
- As part of the letter of concern, the Contracting Officer also has directed the Contractor to provide to his office with a plan on how they intend to get back on schedule for the overall project at no additional cost to the Government as stated on clause 52.236-15 (also on Paragraph # 2 of this letter).

MAY 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4. All buildings in the old Hospital area site, except for building E2 are currently under construction.
- Site work continues on buildings B1, B2 and B3 (Lower “T” area).
- The Contractor is still experiencing problems in the delivery of materials to the island on Space Available bases.
- In building E6 the following work has started: Doors installation, and sheet rock on ceilings. The following work continues: Wall insulation, Sheet rock installation, DWV piping system, Electrical ducts, metal studs on 1st and 2nd floor, HVAC ductwork, and exterior stucco. The following work has been concluded: Radon system, 2nd floor topping on slab, window installation (temporary, due to damage on some windows), roof tile installation.
- Exterior site work has been started on the old Hospital area; this includes so far general grading on the site and sewer lines. On exterior work alone, they have completed 3% of the overall amount of the contract.
- The percent of WIP completed only through the month of May is 6.32%.
- On May 23, 2002 General Ralph Eberhart , USAF visited the jobsite as part of his tour around the base. This project is part of the DOD objective to improve the quality of life and retention of our active duty members.
- No work can be performed on unit E2 due to existing problem with Farmer Mendosa’s land, which continues to be unresolved. The contracting Officer requested verbally to Seth, LDA to approach the owner of the land (farmer Mendosa) in order to get an offer to allow them to purchase the soil as “fill” to be able to do the site work.
- The contractor submitted a revised schedule to the Contracting Officer on 2 May 2002. The revised scheduled was disapproved on the same date due to, and we quote “*the fact that a letter of concern has been issued on 30 Apr 02 with a due date of 8 May 02, requesting supplemental information as to how Seth is going to get back on schedule*”. Additionally, as part of the disapproval letter from the Contracting Officer, he stated that the letter of concern addresses the Model unit issues and requests a consideration from Seth to compensate the government for not having this unit complete by the terms and conditions of the contract.
- The president of Seth LDA, Mr. Ricardo Gomes responded to the letter of concern on 7 May 2002, addressing each one of the paragraphs contained in the letter of concern.

- During the last Government meeting, the Contracting Office represented by Maj. Unis and MSgt. Shreve explained that the reason for not approving the revised schedule is because the contractor has not presented a plan to the Contracting Office on how they plan to get back on schedule.
- The ROICC office, represented by ENS Erwin Rico asked if it would not be reasonable to consider the revised schedule, along with the improved progress as part of Seth LDA plan to get back on schedule. The current progress schedule has a gap of three months of inactivity for the site work, which Seth plans to eliminate. By doing so, the project would be right on schedule.

JUNE 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work completed on foundations for building A.
- Work continues on buildings B1, B2 and B3 (Lower "T" area).
- All buildings for the project, except for building E2 are currently under construction.
- In building E6 the following work has started: Water table (stone covering) on exterior walls, floor tiles on second floor. The following work continues: Electrical wiring, sheet rock installation, DWV piping system, electrical ducts, doors installation, sheet rock on ceilings, and exterior stucco. The following work has been concluded: Metal studs on 1st and 2nd floor, HVAC ductwork, radon system, 2nd floor topping on slab, window installation (temporary, due to damage on some windows), roof tile installation, wall insulation, and the patio slabs at the back.
- Exterior site work continues on the old Hospital area; this includes so far general grading on the site, retaining wall behind building E2, and sewer lines.
- The percent of WIP completed through the month of June is 8.49%.
- Due to problems on the design of the sewer system the Contracting Officer issued an RFP, along with an undefinitized modification to SETH LDA, in order to rearrange the system in a way which would be adequate to the site conditions.
- No work can be performed on unit E2 due to existing problem with Farmer Mendosa's land, which continues to be unresolved.
- On the 21 of June 2002 the contractor submitted another revised schedule to the Contracting Officer along with a plan on how he intends to recuperate the delays on the progress. On this revised schedule the Contractor did not eliminate the three months gap on the exterior work, by instructions from the Contracting Officer, although work continues to be performed. The Contracting Office approved this new schedule of work.

JULY 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All buildings for the project, except for building E2 are currently under construction.

- In building E6 the following work has started: Kitchen and bathroom cabinet installation, installation of electrical fixtures, installation of plumbing fixtures, and installation of Hardwood on stairs. The following work continues: Electrical wiring electrical ducts, doors installation, and exterior stucco (awaiting resolution from CO on the finish coating). The following work has been concluded: Metal studs on 1st and 2nd floor, HVAC ductwork, radon system, 2nd floor topping on slab, window installation (temporary, due to damage on some windows), roof tile installation, wall insulation, and the patio slabs at the back, water table (stone covering) on exterior walls, floor tiles on first and second floor, sheet rock installation, DWV piping system, sheet rock on ceilings, paint prime on walls and ceilings, bathroom wall tiles, beam B-21 fix completed on July 10th (approximately 7 months after first RFI on the issue).
- Exterior site work continues on the old Hospital area; this includes so far general grading on the site, retaining wall behind building E2, and sewer lines (main exterior work being done).
- The percent of WIP completed through the month of July is 8.13%.
- No work can be performed on unit E2 due to existing problem with Farmer Mendosa's land, which continues to be unresolved.
- There are several issues and potential modifications outstanding awaiting for resolution, which include: Farmer Mendosa's issue, water service line issue, request from Comm. squadron on communication handholes, grounding for the antennas, and texture on exterior finish.
- On July the following personnel came onboard to the Construction Flight, replacing the existing personnel on rotation: Capt. James Palmer (replacing Capt. Buckman), and TSgt. Kraft (replacing SMSgt. Hamilton).

AUGUST 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All buildings for the project, except for building E2 are currently under construction.
- In building E6 the following work has started: Exterior paint, coating on interior doors and frames, installation of running boards on interior walls. The following work continues: Kitchen and bathroom cabinet installation, electrical wiring in electrical ducts, doors installation, installation of plumbing fixtures, installation of Hardwood on stairs, installation of garage door, and installation of electrical fixtures. The following work has been concluded: Roof tile installation, water table (stone covering) on exterior walls, floor tiles on first and second floor, sheet rock installation, sheet rock on ceilings, bathroom wall tiles, beam B-21 fix, and exterior stucco (resolution from CO on the finish coating was given, approving the materials and finish used on the model unit for all the project).
- Exterior site work continues on the old Hospital area; this includes so far general grading on the site, retaining wall behind building E2, and sewer lines (main exterior work being done).
- The percent of WIP completed through the month of August is 3.34%.
- The resolution for the situation with Farmer Mendosa's land has almost been accomplished: By direction from the Contracting Officer, Seth LDA approached farmer Mendosa and proposed to purchase as fill the amount of soil needed to be graded out of the site to continue with the work in the area. Currently the Contractor and the Contracting Officer are holding negotiations to agree on the amount of money and time for the necessary contract modification.

- There are several issues and potential modifications outstanding waiting for resolution, which include: Water service line issue (taps), request from Comm. squadron on communication handholes, and grounding for the antennas.
- A new issue that was brought up by the 65th CES is the fact that there is a strong slope behind building B1 (1:1.5) and the difference in elevation between this new building and the existing building below is too great (17 feet at the greatest point). This in the criteria from the Engineering Flight represents a risk to the future users of the installations. Our office was consulted on this regard, and we advise the Engineering Flight to go to the A&E of record for clarification. We are waiting for the results of this consultation, which will be done through the Contracting Officer.

SEPTEMBER 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All buildings for the project are currently under construction, except for building E2.
- The underground sewer lines at the old hospital site have been completed.
- In building E6 the following work continues: Kitchen cabinet installation (there is an issue with the location for the Microwave unit), installation of Hardwood on stairs, installation of garage door, installation of electrical fixtures, exterior paint, coating on interior doors and frames, installation of base boards on interior walls. The following work has been concluded: Roof tile installation, water table (stone covering) on exterior walls, floor tiles on first and second floor, sheet rock installation, sheet rock on ceilings, bathroom wall tiles, beam B-21 fix, exterior stucco, doors installation, installation of plumbing fixtures, electrical wiring in electrical ducts, and bathroom cabinets installation.
- Exterior site work continues on the old Hospital area; this includes so far general grading on the site, retaining wall behind building E2, and sewer lines (main exterior work being done).
- The resolution for the situation with Farmer Mendosa's land has been accomplished: By direction from the Contracting Officer, Seth LDA approached farmer Mendosa and proposed to purchase as fill the amount of soil needed to be graded out of the site to continue with the work in the area. The Contractor and the Contracting Officer held negotiations and agreed on the amount of money and time for the necessary contract modification. The notice to proceed on the resulting modification was given on the September 20, 2002.
- There are several potential modifications outstanding waiting for resolution, which include: Water service line issue (taps), request from Comm. squadron on communication handholes, and grounding for the antennas.

The issue on the slope behind buildings B1, B2 and B3 is still unresolved. By direction from the 65th CES the Contracting Officer contacted Baker and Associates on this regard; The A&E firm replied that the slope is stable with the appropriate vegetation covering, and thus did not require any retaining wall. The issue on safety is still unresolved.

OCTOBER 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- Work has been re-started on building E2, after the resolution of the issue with farmer Mendosa's land.
- By the end of October, there were three main issues due to discrepancies on the plans: The thickness of the asphalt layer and Base for the pavement on the roads, the width of the asphalt walkways and the elevation of the existing waterline which will have to be relocated.
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)".
- All the modifications outstanding waiting for resolution, which include: Water service line issue (taps), request from Comm. squadron on communication handholes, and grounding for the antennas were included under modification P00012.

The issue on the slope behind buildings B1, B2 and B3 is still unresolved. By direction from the 65th CES the Contracting Officer contacted Baker and Associates on this regard; The A&E firm replied that the slope is stable with the appropriate vegetation covering, and thus did not require any retaining wall. The issue on safety is still unresolved.

NOVEMBER 2002:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings) and E4.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- Work has been re-started on building E2, after the resolution of the issue with farmer Mendosa's land.
- All the buildings in the project are currently under construction.
- All the underground installations with the exception of some of the final connection to the buildings of electrical and Communications underground, and storm drains have been completed.
- The three main issues due to discrepancies on the plans have been resolved: The thickness of the asphalt layer and Base for the pavement on the roads, the width of the asphalt walkways were resolved by resolution from the Engineering Flight at the 65th CES; the elevation of the existing waterline which will have to be relocated was resolved by the contractor, who decided to relocate the water line at NO ADDITIONAL COST.
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)".
- The issue on the slope behind buildings B1, B2 and B3 is still unresolved.

DECEMBER 2002:

- A detailed status of the progress of the project is as follows:
- Building E6 (98% complete) has the following work being performed (remaining): Exterior doors, furnishings, interior painting, exterior painting, plumbing, electrical and mechanical installations.
- Buildings D7, D6 and J (97% complete) have the following work being performed (remaining): Exterior doors, furnishings, interior painting, exterior painting, plumbing, electrical and mechanical installations.
- Building D3 (93% complete) has the following work being performed: Exterior doors, furnishings, interior painting, plumbing, electrical and mechanical installations. The exterior painting has not yet been started.
- Building D5 (91% complete) has the following work being performed: Exterior doors, interior painting, exterior painting, plumbing, electrical and mechanical installations. The furnishings and interior doors have not yet been started.
- Buildings D4 and E7 (90% complete) have the following work being performed: Exterior doors, interior painting, plumbing, electrical and mechanical installations. The exterior painting, furnishing and interior doors have not yet been started.
- Building D2 (77% complete) has the following work being performed: Roof clay tiles, interior partitions, suspended ceiling, exterior doors, plumbing, electrical and mechanical installations. The floor tiles, furnishing, interior doors, interior and exterior painting have not yet been started.
- Building D1 (75% complete) has the following work being performed: Roof clay tiles, plumbing, electrical and mechanical installations. The interior partitions, suspended ceiling, floor tiles, furnishing, exterior and interior doors, interior and exterior painting have not yet been started.
- Buildings E3 and E4 (85% complete) have the following work being performed: Exterior doors, plumbing, electrical and mechanical installations. The floor tiles, exterior painting, interior painting, furnishing and interior doors have not yet been started.
- Building E5 (84% complete) has the following work being performed: Interior partitions, suspended ceiling, exterior doors, plumbing, electrical and mechanical installations. The floor tiles, furnishing, interior doors, interior and exterior painting have not yet been started.
- Buildings B1 and A (73% complete) have the following work being performed: Roof clay tiles, plumbing, electrical and mechanical installations. The interior partitions, suspended ceiling, exterior doors and windows, floor tiles, furnishing, interior doors, interior and exterior painting have not yet been started.
- Building B2 and B3 (71% complete) have the following work being performed: Roof clay tiles, plumbing, electrical and mechanical installations. The interior partitions, suspended ceiling, exterior doors and windows, floor tiles, furnishing, interior doors, interior and exterior painting have not yet been started.
- Building E2 (35 % complete) has only all the structural elements and CMU completed up to the attic slab.
- Exterior work (75% complete) is at the following status: Retaining walls 95%, water distribution 76%, sewer distribution 100%, storm drain system 94%, electrical distribution 56%, communications 57%, roads 2%, and landscaping 0%.
- The issue on the slope behind buildings B1, B2 and B3 is still unresolved. The Engineering Squadron from the 65th CES has been working with the 65th Contracting Office in order to get a response from the designer of record.

- Most of the work was reduced to a minimum between 21 December 2002 and 5 January 2003, to allow all the personnel from Mainland Portugal to take Christmas leave. Only minimal activities took place during this period of time.

JANUARY 2003:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings), E4 and E2.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All the buildings in the project are currently under construction.
- All the underground installations at the old Hospital area, with the exception of the tie-ins to the existing electrical (which includes the switch gear), Communications, water, sewer, and storm drains have been completed.
- All the workers are back on site, and additional crews have been incorporated to the workforce for the project.
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)". This issue is still unresolved.
- The issue on the slope behind buildings B1, B2 and B3 is still unresolved.

FEBRUARY 2003:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings), E4 and E2.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All the buildings in the project are currently under construction.
- All the underground installations at the old Hospital area, with the exception of the tie-ins to the existing electrical (which includes the switch gear), Communications, water, sewer, and storm drains have been completed.
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)". This issue is still unresolved.
- The safety issue on the slope behind buildings B1, B2 and B3 is still unresolved.
- Curb and gutter, sidewalks, and driveways are in progress for most of the project.
- Placing of Topsoil is in progress for some buildings.
- Electrical Hi-Pot testing to scheduled for March.
- Government has scheduled delivery of Government Furnished-Contractor Installed (GFCI) equipment for March.

MARCH 2003:

- Work continues on buildings E6, D7, D6, J, D3, D5, E-7 (C building on drawing), D4 (D6 Northeast building on drawing), D1, D2, E5 (E3 on the drawings), E3 (E5 on the drawings), E4 and E2.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area).
- All the buildings in the project are currently under construction.
- All the underground utilities in the old Hospital area are complete.
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)". This issue is still unresolved.
- Curb and gutter, sidewalks, and driveways are complete for most of the project, not 100% complete.
- Placing of topsoil is in progress for some buildings.
- Electrical Hi-Pot testing is complete.
- The asphalt walkway throughout the project has been started.
- Landscape work, planting, etc. is ongoing in most of the units.
- Contractor QC manager is making plans/starting preliminary inspections with ROICC for turnover of units/buildings.
- Base material and testing is complete for the roads in the hospital area.

APRIL 2003:

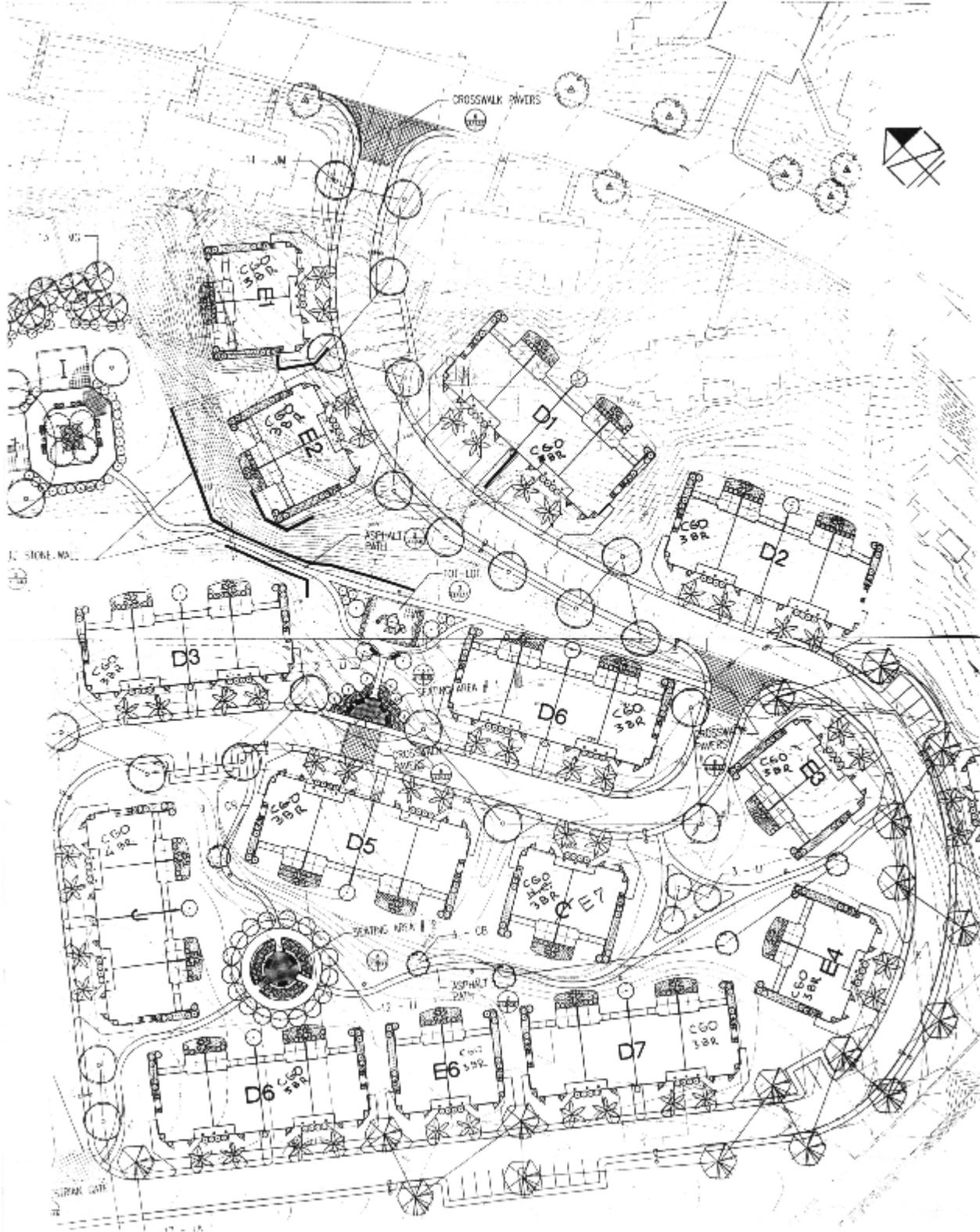
- The contractor has turned over one unit to the government, the far left unit of building D6, new unit number T-1300A. An open house for this unit is scheduled for the second weekend in May.
- The other units on the same street (D6, E6, and D7) are being cleaned and prepped for final acceptance by the government.
- Work continues on buildings B1, B2, B3 and A (Lower "T" area). This area is the furthest behind than any other in the project
- All the buildings in the project are currently under construction.
- All the underground utilities in the old Hospital area are complete
- The start of building E2 was delayed due to the issue with farmer Mendosa's property; the performance period for this unit is currently 6 months instead of the normal 9 months. The contractor sent a letter to this effect to the Contracting Officer on October 24, 2002, and stated that: "this means that there is an acceleration in the normal progress for a duplex for this particular building (E-2)". This issue is still unresolved.
- Curb and gutter, sidewalks, and driveways are complete for most of the project, not 100% complete.
- Placing of topsoil is in progress for the whole project

MAY 2003:

- The contractor has turned over 40 units to the government, the rest are to be turned over in the next month
- Work continues on buildings B1, B2, B3 and A (Lower "T" area) and E2.
- Placing of topsoil is in progress for the whole project
- This phase of construction is nearing an end, with ribbon cutting taking place in the beginning of June. This will be the last monthly report from the ROICC office, once all units are turned over to the

government, the quality portion of construction nears an end. We will keep up to date with any quality issues that may come up in the next year, as well as with the demolition.

- The construction portion of the project makes up 95%; the demolition of the existing units makes up the last 5%. The government has 90 days to prepare the units in upper "T" for demolition, so that they can be turned over to the contractor.



Site Plan for the project (Not to scale).
 Buildings not shown in this image: A, B1, B2, B3, and E5.
 E1 is NOT part of the project (Farmer Mendosa's land)
 The D6 across from D5 is now called D4

Additional Photographs:



View of building J from the entrance of the housing area