

Engineering Field Activity Mediterranean ROICC Office, Azores

ROICC REPORT

OCTOBER 2003

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Project Summary:

Contract Number: **N62470-02-C-2020**

Title and description: **Replace Military Family Housing,
Phase II (A/F Project # MQNA 023002)**

The work includes the construction of 62 new MFH units and the demolition of 68 existing MFH units plus the Teen Center, in three phases of work: Construct 24 units on phase I, 26 units on phase II, and 12 units on phase III, Site preparation, landscaping, pedestrian/bicycle trails and recreational areas.

Award date: 03/26/2002.

% Complete: Sub-phase II/III Planned -5%; Actual -5%

Total Contract Planned – 54%; Actual – 53.5%

Award amount (including options): \$12,152,500.00

Current price (including change orders and options):

\$13,741,958.05

Projected total cost at completion (including all pending and potential modifications): \$13,741,958.05

Original Contract Completion Date (CCD): 05/15/2004.

Current CCD: 01/31/05 CCD for subphase II: 09/06/2004

Beneficial Occupancy Date (BOD): 09/06/2003 (subphase II)

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 13.1% (current price)

AREICC: Mr. Victor Hugo Borges

Construction Representative: Mr. Walt Baer

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)) - 6

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: The contractor demolished two additional buildings, placed three new foundations, and has started CMU walls on all three of the new buildings. Forming for the second floor slab is complete on the first duplex. Civil work around the whole project is ongoing. A modification was done to combine subphases 2&3; which changed the CCD from 7Mar05 to 31Jan05.



Beginning construction of phase 2-2, notice the completed units of phase 2-1 in the background. Foundation started on the building to the left (I5), walls going up on building in center (H13), and 2nd floor slab formwork on building to right (I3).



Omnia floor slab system in place and almost ready to place concrete. Building I3.

Project Summary:

Contract Number: **N62470-02-C-2071**

Title and description: **API Tank Repairs, Tanks 1642 and 1643** (AF Project # TSAX00-1005)

The work includes demolishing existing steel plate tank bottoms, installing new liner, sand bed, Cathodic protection system, interstitial drains, and new steel plate tank bottom as well as demolishing existing interior coating system and applying new interior coating system and incidental related work on both tanks 1642 and 1643.

Award date: 07/1/2002.

% Complete: Planned – 83.0%; Actual – 88.0%

Award amount (including options): \$3,256,928.00

Current price (including change orders and options):
\$3,497,327.96

Projected total cost at completion (including all pending and potential modifications): \$3,497,327.96

Original Contract Completion Date (CCD): 10/09/2003.

Current CCD: 02/10/04

Beneficial Occupancy Date (BOD): N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 7.4%

AREICC: Mr. Victor Borges.

Construction Representative: SWC Scott Hill.

A/E of record: Austin Brockenbrough and Associates.

Prime Contractor: Seth LDA.

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)) – 9

Contractor Performance: (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) – 8

Remarks: The contractor is finished with all inside work, except the painting. We are still awaiting dehumidification equipment to start the major painting process. The contractor has started painting in several areas of the inside of the tank, but will wait until dehumidification equipment arrives on island to complete the critical, and large areas of the painting. Work on the rails on the top of the dyke, and preparations for the seismic ball joints was the bulk of the work this month, as well as general clean up around the project.

Project Summary:

Contract Number: **N62470-01-C-1127**

Title and description: **Full Day Kindergarten Classrooms** (AF Project # MQNA-01-8502)

The scope of work includes the addition of a cast-in-place concrete building, including foundation, footings, and walls. Roof construction is composed of metal roof panels on rigid insulation over metal deck. The building contains slab-on-grade, gypsum board partitions of three classrooms, aluminum doors and windows, exterior insulation and finish system, heating, ventilation, and air conditioning system. Site work includes concrete sidewalks, grading, excavation, fencing, and incidental related work.

Award date: 09/25/2003

% Complete: Base Bid Planned – 2%; Actual – 1%

Award amount (Base Bid): \$1,096,350.00

Current price (including change orders and options):
\$1,096,350.00

Projected total cost at completion (including all pending and potential modifications): \$1,096,350.00

Original Contract Completion Date (CCD): 06/06/04

Current CCD: 06/06/04

Beneficial Occupancy Date (BOD): N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 0.00%

AREICC: Mr. Victor Hugo Borges

Engineering Technician: Mr. Walter Baer

A/E of record: TranSystems Corporation.

Prime Contractor: Meneses and McFadden, Lda.

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)) – 8

Contractor Performance: (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) – 6

Remarks: The pre-construction conference was held on October 15, 2003. The contractor has been submitting submittals on a regular basis. Construction fencing has been placed around the haul route into the site.

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 – 80.0% Actual – 53.0%

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

Current price (including change orders and options): \$1,307,053.62

Projected total cost at completion (including all pending and potential modifications): \$1,307,053.62

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

Current CCD: 01/24/04

Potential CCD: 01/24/04

Actual Beneficial Occupancy Date: N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 0.5%

AREICC: Mr. Victor Hugo Borges

Engineering Technician: 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)) - 8

Contractor Performance: (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) - 3

Remarks: The contractor is substantially behind schedule. The contractor made up a lot of ground this month, and is on track to do the same next month. Retainage is still being held, and will be until the contractor gets within 5% on schedule. As a side note, the contractor does high quality work, and we are keeping a close eye that this does not slip while he catches up with the schedule. The roof deck was placed on the office end of the warehouse this month, as well as all structural work on the roof being completed.



Placement of the steel decking on the office end of the warehouse.



The warehouse portion is still to have trusses placed.

Project Summary:

Contract Number: N62470-03-C-3033

Title and description: REPLACEMENT DENTAL CLINIC

(A/F Project # MQNA-01-8001)

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. Also included inside are various plumbing systems, fire sprinkler, and alarm system, Site work includes paving, grading, excavation and incidental related work.

Award date: 9/25/03

% Complete: Planned – 0.0% Actual – 0.0%

Award amount (including options): \$3,075,000.00

Current price (including change orders and options): \$3,075,000.00

Projected total cost at completion (including all pending and potential modifications): \$3,075,000.00

Original Contract Completion Date (CCD): 04/02/05

Current CCD: 04/02/05

Potential CCD: 04/02/05

Actual Beneficial Occupancy Date: N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 0.0%

AREICC: Mr. Victor Hugo Borges

Engineering Technician: SWC Scott Hill

A/E of record: RLF, Inc.

Prime Contractor: Seth, Lda.

Design Assessment: (An assessment of design quality, on a scale of 1 (low) to 10 (high)) - 8

Contractor Performance: (An assessment of construction quality, on a scale of 1 (low) to 10 (high)) - 8

Contractor Performance: (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) - 8

Remarks: The Pre-construction conference for the project was held on October 23,2003, and the partnering session was held on October 28, 2003. The contractor is preparing lay-down areas, carpentry shops, and other site work necessary for construction. The road leading to the dog kennel has been diverted to allow traffic to flow through. The construction schedule has been turned into to, and approved by the ROICC office. Work has been started to move the parking lot so that it meets EUCOM stand-off distances, more to follow.



General site layout. Notice new road and poles in place for the construction fencing.



New construction entrance.

PERFORMANCE INDICATORS

ACQUISITION PROGRAM

WIP

	WIP (\$M)	FIP (\$M)	RIP(\$M)
Lock In	\$18.33	N/A	N/A
Projection	\$18.0	N/A	N/A

Lock In: Formal Goal for the Year
 Projection: Assessment of office performance to end of year

Change Order Rate

Customer-request Change Order Rate: 9.6%
 All Others Change Order Rate: 0.2%

Safety

Construction Contractor Hours Expended: 6329 hours
 Lost-Time Construction Accidents: 0
 FSC Service Contractor Hours Expended: N/A
 Lost-Time FSC Service Contractor Accidents N/A

Safety Standown Feedback: include date scheduled for next Safety Standown
 Survey Conducted: (date)
 Contractor Scored: x%

Processing Time:

	Average Processing Time (days)
Invoices	1.33
Modifications >\$500k	0
Modifications < \$500k	39

Invoices:

In: Date properly certified invoice received by ROICC office
 Out: Date forwarded to paying office or returned to contractor

$$\text{Processing Time} = \frac{\sum(\text{out-in})}{\# \text{ invoices}}$$

Goal: 3-5 Calendar Days

Modifications:

In: Date RFP is issued or unsolicited proposal received
 Out: Date modification signed by contract specialist

$$\text{Mod Processing Time} = \frac{\sum(\text{out-in})}{\# \text{ mods}}$$

New Awards

A package for six tanks repairs, which include product recovery tanks for each, is being worked on and will be put out on the streets to bid in the next month or two.

Advertisements

None

Proposals/Bids in Review

None