

SPADEWORK

ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND



A VIEW FROM HQ by Gary Mackey, P.E. ROICC Advocate

SCHEDULES FOR CONSTRUCTION CONTRACTS

Over the past three years we have been moving toward full use of SURETRAK schedules on all of our construction contracts over \$100,000. Training has been conducted for all of our AROICCs / AREICCs on a number of occasions. This has been an initiative by all the NAVFAC ROICC Advocates to improve this very important core competency and push NAVFAC into the forefront of the construction community. It appears that some in the LANTDIV ROICCs have taken this initiative lightly and continues to want to do work the old way.

We have, at the request of the field, recently modified the scheduling provisions in the guide specifications to be more user-friendly to the ROICC. In the field, however, I am finding the full provisions for scheduling in our contracts are being routinely modified or waived to the extent that we cannot be sure of what level or quality we will be getting from the contractor to build the job. I cannot continue to allow the intentional waiver of the contract provisions without comment or a strong expression of concern.

Our contracts are becoming more and more complex. Our customers are demanding that we deliver our facilities faster, cheaper and with a higher level of quality than at any time in our past. We must use the scheduling techniques available to us to adequately manage the construction programs we have been charged with administering. Each of you has an obligation to review the scheduling portion of each contract prior to its award. I expect that this will be done to give us a CPM that is useable and is compatible

with the tools we have to verify contractor progress on any job.

The time for proactive and enlightened management of construction contracts has arrived. We, as a group, will no longer rely on the pronouncement of contract completion or status by having someone who knows construction walk the site and state, "the work is going well and we will be finished by the CCD." We will use the contractor's schedule and determine completion through the tool required by the contract and used routinely in the construction industry. I'm sorry if some of you think approach is too hard. We owe it to our customers and the NAVFAC organization to improve this important part of our business. This will be, in my opinion, what makes or breaks NAVFAC in the future and we need to push to the highest level of competency and convince our contractors that is good business for them too.

OLD DOGS

By John McLaren, P.E. CI51

At the end of every fiscal year it is time to review the numbers of contracts that remain open beyond a reasonable time after the Contracting Officer has set the Building Occupancy Date (BOD). As many of you know, the LANTDIV Board of Directors has a metric for Old Dogs that is reported on each quarter by Gary Mackey. The metric is measured as follows:

- MCON with Maintenance Options – Fifteen months have passed after BOD and Final Payment has not been made.
- All other Construction Contracts – Ninety days have passed since BOD and Final Payment has not been made (Administrative close out).

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- NATO Contracts – Acceptance of the facility into NATO by the NATO International Staff (NIS) inventory after Joint Facility Acceptance Inspection (JFAI). Field Office responsibility is limited to forwarding JFAI documents to the NATO Program Office / Project Manager.

It is a great time to review the R-26 and ensure all contracts meeting the above criteria have been closed. We need to ensure we have done all we can to clean up the high number of open contracts by the end of the calendar year. At last count my data shows that on 30 June 2002 there were 350 contracts that met the close out criteria and have not been closed.

SAFETY CORNER



By Bill Garrett, CI52

Late August 2002 marked the twenty-second offering of the LANTDIV 40 - Hour Construction Safety Hazard Awareness Course. This course is certified by NAVFAC to meet the P-445 ROICC training requirement. It is facilitated by LANTDIV personnel like you and me. That's what makes it great. It has been provided for EFA MED, EFA NE, HQ LANT, EFA CHES, SOUTHDIV, and EFD SW. LANT HQ plans to hold another class sometime in April 2003. For information on sign up give me a call at 757-322-8424 or send me an email at garretwj@efdlant.navy.mil.

A couple of reminders to us all came up during discussions at the course. First, if you have a contract that requires a contractor to cut, chip, or drill into an existing pier or bridge deck, we must ensure that a comprehensive investigation is performed to positively locate the utilities in the structure. Current industry scoping technology has not proven to be totally reliable in finding the utilities in concrete largely due to the reinforcing steel. If the station utilities department is unable to locate the utilities then **get a utility outage**. An often-skipped step during design is the research to identify these utilities. Check out the amount of detail you get or don't get when a design comes in

that requires cutting, chipping, or drilling into piers and ask questions.

Another topic, also electrically related, is the Safety Specification section 01525 requirements to cut high voltage cables with remote non-conductive hydraulic cutting devices outside the manhole. Electricians are no longer allowed to cut the cables with the old bolt cutter commonly used by high voltage cable splicers. The reason is simple. Our human imperfection has allowed our fellow electrical contractor employees on numerous occasions in the industry to positively identify the cable to be cut, test it to ensure it is de-energized, but still cut the wrong one. Remember we are paying for these extra safety measures to happen. In order to assure we are getting what we are paying for follow the 01525 specification and EM 385-1-1. Use the most stringent requirement.

Scope requirements for utilities: Additionally, the Safety Specification (01525) requires, prior to any excavation, the contractor get a station-digging permit. In obtaining a permit the contractor is required to do three things:

Contact:

1. Miss Utilities to scope the site
2. The station utilities (PWC) to scope
3. A third party locating service to scope.

While the first two services will mark the utilities that are commonly known to be on most sites, while the third party locating service is a step we consistently have missed. The third party locating service is a part of the contract to ensure that the contractor is part of the solution to identify utilities on a project site. We need to make sure this important last step gets incorporated into our contractor's plans. The use of this third party service ensures we have done all that we can do to protect workers on the site and the public at large from unnecessary downtimes and hazardous situations.

More uses for the Web

By Steve Madsen, EFA Northwest

The Engineering Network or E-NET is the resource that exists within the NAVFAC community to facilitate, manage and lead our engineering talent base in solving problems through collaboration. Information is shared through [Lessons Learned](#), the [Communities of Interest](#), and the [Communities of Practice](#). See link below.

<http://navfacilitator.navfac.navy.mil/cheng/enet/enet.htm>

I wrote a primer for the Construction Scheduling discussion thread and posted it to the NAVFAC E-Net Communities of Practice under Construction Management. I wanted to let everyone know so the thread can become populated and show activity. The success of a discussion thread is determined by its activity (posting of messages) and promptness/quality of message response. ROICC Offices or others can register and read the messages. An advantage of a discussion thread is that a participant doesn't have to post an inquiry to gain knowledge in this forum, they can also benefit from reading the traffic posted by others.

Each of you should register and monitor the traffic and hopefully the participation from the ROICC Offices will catch on. Once a thread is fostered it can become self-perpetuating, but will need our continued involvement. This should not however be a forum for argument. If an argument is developing, we should intervene by taking it off-line and discuss it with the individual(s); i.e., police the thread.

WebCM

By John Vogt – ROICC NNSY
WebCM development team member

WebCM is NAVFAC's Internet based method to manage work for our clients worldwide. The guiding principal for the system is that better communications with contractors and clients will lead to a more efficient construction management system creating client savings and contractor profit. A contract has been signed with Primavera (Product is called Prime Contract) and was awarded for one year plus 4 option years. Programmed to come on line in March/April 2003 the program will help ROICC offices manage/coordinate RFI's, Submittals, Daily Reports, Correspondence, Safety Audits, Reports, Photo Management, Constructability Reviews, Invoice tracking, Electronic Schedule Integration, Tracking of Construction Claims, and Contract Close Out Procedures. Training for the system will be done both in the classroom and via the Internet on the Chief of Naval Education and Training Web portal.

New Web Page Additions

By Brenda R. Norton, P.E.
LANTDIV, Code CI51

The LANTDIV Internet and Intranet web pages are constantly changing. Please check the Capital Improvements Construction page regularly for new information. The following information has been added recently under Procedures and Guidance:

- **Revised ROICC Handbook – August 2002 (without appendices)**

PERSONNEL MOVES

- Bill Colden from Assistant Branch Head to Branch Head, HQ ROICC Operations.
- Sean Sweeney from Senior Construction Manager to Assistant Branch Head, HQ ROICC Operations.
- Gina Johns from ROICC Operations to Budget Branch at LRC.

ARTICLES FOR SPADEWORK

If you have noticed a lack of articles appearing in Spadework that have been penned by ROICC office folks, it's because few have been contributed! If you know of something that would be of interest to the newsletter's readership, let us know. If you would like to see a specific subject covered in Spadework, then ask. We'd like to know about ambitious initiatives, lessons learned, people stuff, and anything else that's newsworthy that would help others do their job better. Also, let me know if you want anything new posted to the web page.

CLOSING THOUGHT...

**"Even if you're on the right track,
you'll get run over if you just sit
there." --Will Rogers**



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