

Engineering Field Activity Mediterranean ROICC Office, Azores

ROICC REPORT

SEPTEMBER 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 Planned –8%; Actual –8%

Total Contract Planned – 51%; Actual – 50%

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

Current price (including change orders and options):

\$13,735,382.29

Projected total cost at completion (including all pending and potential modifications): \$13,735,382.29

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

Current CCD: 03/07/05 CCD for subphase I: 08/24/2003

Beneficial Occupancy Date (BOD): 08/22/2003 (subphase I)

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 13.0% (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: Asbestos abatement and demolition of the existing units made up the bulk of the work for the month. Because there is a lot of fill, the contractor is crushing the old concrete on site, and using it for fill. The change order rate is so high because the client exercised two options beyond the close-out date for the options, so it reflects gaining 8 additional units.



Beginning of demolition of phase 2-2, notice the completed units of phase 2-1 in the background. The contractor is crushing all of the concrete from the demolition and re-using it as fill.



More demolition in phase 2-2. Six more units are to be demolished, for a total of 11 in the phase.

Project Summary:

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

Title and description: **API TANK REPAIRS, TANKS
1642 AND 1643, LAJES FIELD, AZORES.(A/F**

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 – 77.0%; Actual – 84.0%

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: A modification was added to the contract this month, which added 99 days to the contract due to a long lead item. A seismic ball joint was not included in the initial design, and was added after the ROICC office review of other upcoming tank projects. This also added \$99K to the project. The contractor is finished with all inside work, except the painting. We are currently awaiting dehumidification equipment to start the painting process. The contractor has his NACE inspector and required equipment arriving on island mid October, and painting will commence then.

Project Summary:

Contract Number: **N62470-00-D-0005**

Task Order Number: **0017**

Title and description: **Emergency Construction
Capability Contract (CONCAP) Worldwide -
Emergency Repair to Breakwater, Lajes Field,
Azores (A/F Project # TRZR 02-1019)**

The scope of work includes emergency repairs to the breakwater that protects the POL pier facility at Lajes Field, Azores. Provide the maximum protection for repair of the breakwater within the funds available, completing as much work possible, before 30 Nov 02, Work starting again in the spring and to continue until approx. mid-August

Award date: 09/30/2002.

% Complete: Base Bid Planned – 100%; Actual – 100%

Award amount (Base Bid): \$6,909,889.00

Current price (including change orders and options):

\$6,909,889.00

Projected total cost at completion (including all pending and potential modifications): \$6,909,889.00

Original Contract Completion Date (CCD): 08/15/03

Current CCD: 15 August 2003

Beneficial Occupancy Date (BOD): 7 August 2003

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

COTAR: Mr. James Baldwin

Navy Technical Representative: ENS Carl E. Jackson, CEC, USNR

A/E of record: TranSystems Corporation.

CONCAP Contractor: Kellogg Brown & Root Services.

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)) – 10

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

Remarks: The construction of the emergency repairs to the breakwater was complete on 7Aug03. The contractor has just turned in the As-Builts, the last item on the punch list. Everyone who had any contact with the project has had nothing but good things to say about this contractor, they were impressive in all that they did. Project to be closed out with LantDiv next month.

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 – 73.0% Actual – 47.0%

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

Current price (including change orders and options): \$1,315,141.05

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: 01/24/04

Potential CCD: 01/24/04

Actual Beneficial Occupancy Date: N/A

Change Order Rate (all) (\$ value of all change orders / award price; expressed as %): 1.1%

AREICC: 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)) - 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. We conducted a meeting with the contractor this month and set up a plan to get back on schedule. The critical path in the rest of the work is assembling the steel trusses, which you can see from the pictures above, half of them are in place. 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.



Placement of the steel trusses on the office end of the warehouse. The floating slabs were also placed this month throughout the entire building. View is looking north.



View looking up at the structure, facing west. Grading and landscaping is still left to do on this side of the building.

PERFORMANCE INDICATORS

ACQUISITION PROGRAM

WIP

	WIP (\$M)	FIP (\$M)	RIP(\$M)
Lock In	\$18.3	N/A	N/A
Projection	\$16.5	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	1.67
Modifications >\$500k	0
Modifications < \$500k	50

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

Replacement Dental Clinic. Awarded end of FY03. Pre-Con on 23Oct03, Partnering Session 28Oct03. Will be included in next month's report as a normal project. Award amount: \$3.04M

Full Day Kindergarten Classrooms. Awarded end of FY03. Pre-Con on 15Oct03. Will be included in next month's report as normal project. Award amount: \$1.096M

Advertisements

None

Proposals/Bids in Review

None