

TRANSMITTAL SLIP		8 NOV 1986
TO: <i>ADDA / DDA</i>		
ROOM NO.	BUILDING	
REMARKS:		
<i>FYI</i>		
<i>EXA/DA</i> <u><i>JK</i></u> <i>12 NOV 1986</i>		
<i>C/MS/DA</i> <u><i>seen</i></u>		
<i>ADDA</i> <u><i>JA</i></u> <i>17</i>		
<i>DDA</i> <u><i>W</i></u> <i>8 NOV 1986</i>		
<i>DDA/Registry</i> <i>a good update</i>		
FROM: Director of Logistics		
ROOM NO.	BUILDING	
<i>2-C-02</i>		

STAT

DD/A Registry  
DD/H  
C/NOA  
Thanks.  
Jim

① M - pls provide cc to ATDDA/DDA FYI  
② Pls contact for "urgently" to arrange for DDA + D/L when possible.  
EVA/DDA + C/NOA

CONSTRUCTION STATUS AS OF 4 NOVEMBER 1986

This status report addresses specific issues regarding each major activity or construction trade. General issues such as schedule are discussed at the end of this report.

Bid Package 1.

The contractor has made repairs to the expansion joint in the parking garage. All that remains to be done is to apply a waterproof sealer to the joint. We have previously reported that the GSA Contract Board of Appeals has denied Hyman's \$1.2M claim for rock. GSA has issued a Contracting Officer's Decision regarding another claim in which the contractor states he incurred \$636,365 in costs as a result of changes in requirements made by the Government. This may go to the Board of Appeals. In yet another major claim, GSA is reviewing their contention that the Government owes them \$110,000 for fees incurred hooking up the new water line. This also will be denied at the Contracting Officer's level. The contractor has also been asked to come back and look at his landscaping in the garage/P&PD area. Despite the extremely dry summer, the contractor does have a responsibility to care for the plantings until they are established. We will see what we can get him to do to improve the landscaping.

Bid Package 2.

- ✓ Precast concrete panels. Work has accelerated. Approximately 98% of the panels are up. Contractor has a repair crew on site to touch up damaged panels.
  - ✓ Window wall. North Tower substantially complete. South Tower approximately 50 percent complete.
  - ✓ Curtain wall. Installation of glass in atrium area started on 11 October and was completed 31 October. Work continuing on North Tower with a projected completion date of 11 December. No curtain wall has been installed in the South Tower.
- Elevator work is continuing in the North Tower. Need to resolve a problem regarding the depth of the elevator pit. It is six inches too shallow.

DD/A REGISTRY  
FILE: 45-8

How?

Drywall work is also continuing. The existing problem of water damage to wallboard has not been solved although GSA did order a large section of the wall board along the west wall on the ground floor to be removed because of obvious water damage. This type of damage should be minimal in the future since the building is fairly well inclosed.

✓ Masonry work is concentrating around closing in stairwells and mechanical shafts. All major masonry work should be done the end of November.

Concrete. Not much to report here (major pours are completed). Parking area outside new North Loading dock is being paved with concrete.

Painting. Work is concentrating on painting the steel so that the curtain wall work can proceed. Some corridor walls on the ground floor have been painted. However, the masonry work was not "pointed up" properly. As a result, masons have made patches and scraped excess mortar out of joints which means that the painters have to go back and repaint. The construction "protocol" in situations such as this is that if a trade (such as painters) go in and work on something provided or installed by another trade (masons), the second trade (painters) assumes the responsibility for insuring that the first trade (masons) did their work properly. Therefore, the painters have to go back after the masons are done and repaint.

The first sections of suspended ceiling gridwork are being installed on the Ground Floor, North Tower.

Electrical work is in progress. The first three substations in the New Building have been energized. All temporary power in the New Building is now being fed from these permanent installations. Six of the eight UPS systems are onsite and are being wired up.

Mechanical work. Air handling equipment is being delivered and installed. Duct work is in progress. Related to the general problem of water in the building we have some insulation that is wet and will have to be removed. All major piping work is in progress, sprinkler, chilled water, steam, and plumbing. We are working with security to resolve a problem with the installation of security man bars in ductwork in certain areas. The contractor has been given a sketch to follow but has not yet gone back to correct previous installations. Contractor expects to have steam (heat) in the building at the end of February 1987.

Building controls. The Honeywell Company is running pneumatic tubing on the ground, first, and second floors. These are being connected to variable control boxes (VCBs). These will eventually be connected to wall-mounted thermostats for individual temperature control.

Shielding. Meeting held on 30 September with ARC and Site Security to discuss some concerns a few Site Security personnel had about the shielding. It has discolored in some areas and there is evidence of some type of corrosion. ARC was provided samples of three problem areas and will give us an opinion as to whether the shield is degraded in any way. A meeting was held on 16 October with OIT to discuss an ECP submitted by ARC as to what they propose to do to investigate to corridor waveguide problem. This is a result of the July 1986 Security Advisory Group meeting where the results of the prototype testing indicated that the waveguide concept did not provide the required attenuation. As a result of that meeting, OL will fund an effort (about \$240K) to look at doors and/or absorbing material for the corridors. Also, we went to NSA on 15 October to find out how their building turned out from a shielding standpoint. They are generally pleased and I am satisfied that based on their experience, we are headed in the right direction. The first section of copper foil shielding for the upper floors is being installed on the second floor of the North Tower.

Raised floor panels. The first delivery of raised floor panels was made on 6 October. The contractor expects four trailer truckloads per week for the next six weeks. Installation of floor system has started in the first and second floor computer areas. The contractor is installing about 1500 square feet of tile per day.

Under the heading of general site work, Centex has graded the West Parking Lot area and has put down the base course pavement. This area will not be turned over to the Government for general employee parking since it is in the construction area and is used for storage and staging. Soil is being placed into the large planter boxes in the courtyard area. Shrubbery has been placed in planters on the third and fourth floors. The first marble column covers were delivered on 3 November. The first piece of marble was put up in the colonnade area on 5 November.

### Bid Package 3.

Work at the Powerhouse is centering around two major issues. One, the installation of the generators and associated Load Management System (LMS). The LMS was factory-tested and arrived onsite on 30 October. Second, we have been pushing the contractor (MCI) to demonstrate the reliability of the two boilers which have been upgraded. There have been numerous technical problems and the demonstration has not yet been completed to the Government's satisfaction. The contractor is sending some strongly worded correspondence to GSA saying that the boilers are reliable and the Government is holding him up. Nothing could be further from the truth.  is spending a great deal of time on this issue. There

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are indications that the prime contractor is in some financial difficulty. He has been delinquent in paying his subcontractors. This makes his subcontractors extremely difficult to deal with in resolving technical and contractual issues.

Bid Package 4.

Work is continuing on all fronts. Interior work has started at the Rt. 123 Security Control Center (SCC). Inbound traffic returned to the preconstruction pattern on 3 November. Outbound traffic will still be one lane until old guard house is demolished. Demolition should start on Saturday, 8 November. Structural work has started at the Parkway SOC. In the paving area, South Lot is completed. The first two-thirds of North Lot are completed. The Contractor started on the last third of North Lot on 27 October. He is scheduled to have all his paving done late in November. Work is continuing on sidewalks and curbs throughout the North half of the compound. Our goal is to have all paving done by the end of the current "paving season" (December 1986). [redacted] spends a lot of time coordinating all aspects of BP-4 with security and FMD. ✓

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Rt. 123 Realignment Project. The thirteenth (and final) Traffic Advisory Committee meeting was held on 17 October. There were no issues raised at the meeting. The final plans were turned over to VDH&T for implementation on 20 October. VDH&T hopes to award a contract in January 1987 and complete all paving work in October 1987. We are continuing our work with NCPC and GSA, preparing those material which NCPC needs to review before their 4 December hearing on the road program. ✓

General Issues - I have informed the GSA Project Manager that I must have more accurate information regarding completion dates and costs. He must focus his attention in two areas, the Critical Path Method scheduling mechanism and the Change Order process.

*Zon:  
Excellent report!  
John*