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ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Update of Construction Status

FROM:

C/NBPO

EXTENSION

NO.

DDA Registry

87-1076X

DATE

5/18/87

TO: (Office, division, room number, and building)

DATE

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<i>D/L</i>																<i>20/5</i>	<i>AK</i>	<i>John</i>
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	<i>EXA/DDA</i>		<i>22 MAY 1987</i>													<i>5/22</i>		
	<i>ADD/A</i>		<i>25 MAY 1987</i>															
	<i>DDA</i>		<i>27 MAY 1987</i>															<i>AK</i>
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Attached is our periodic update of the status of our construction project.

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CONSTRUCTION STATUS AS OF 18 May 1987

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 George Hyman Company has been called back to look for a suspected leak in the new southside chilled water line. Excavation began on 1 May. A series of mishaps extended this project. First a valve on the line was damaged by the backhoe. Then on Saturday, 9 May, the backhoe damaged sewer and steam lines in the area. Repairs were finally completed on 11 May. At that time, the line was ultrasonically tested for leaks. None were detected. At the present time, the line is being backfilled. As additional protection, concrete thrust blocks will be put on the supply and return lines where they "TEE" off into the NHB. This will prevent any movement of pipe due to stress and water movement. GSA lawyers interviewed Art Carlucci and Joe Valler regarding the \$146K claim Hyman has submitted regarding new water line installed off Turkey Run Road. A hearing before the GSA Contract Board of Appeals was conducted on 29-30 April. A decision by the Board should be forthcoming in about six months. Joe was in contact with Bruce Cooper, OGC/LLPD, on this issue since the GSA lawyer wanted to call Joe as an expert witness. Joe was not called as a witness. Hyman has also been asked to look at a number of dead trees in the parking deck/P&PD Building area. We will try to get them replaced under warranty if possible. If not, FMD will have Custom Environmental replace them.

Bid Package 2

Precast concrete panels. All panels are up except those slated for the South Loading Dock. These will be installed when the dock structure is up.

Window wall. All windows are in except for one here and there which have deliberately been left out for access to the trash chutes.

Curtain wall. All exterior glass is in the North and South Towers except in the vicinity of the trash chutes. All of the curtain wall on the North Tower should be completed by 15 June (trash chute there was removed 7 May).

The freight elevator in the North Tower was put into service on 4 May. The Agency will be using this elevator to get materials to the first floor computer room. It was first used by OIT to move some material on 13 May. Work is continuing on the passenger elevators. On 7 May, Centex dismantled the exterior construction freight elevator and trash chute at the North Tower.

Drywall work is also continuing at a rather good pace. Wallboard is going up in all areas of the building.

Masonry work is pretty much done in the NHB. They are pointing up some areas before the painters start their work. Will do some work in the new South Dock.

Concrete. Not much to report here (major pours are completed). Columns and loading dock floors are being poured at the South Dock. The last major pour will be the parking area outside the new South Dock.

Painting. Partitions and doors in all computer areas are being painted. The first floor computer room is completed but needs minor touch-up work. All wallboard that is up in the building is getting the primer coat of paint. Conduit systems are being painted to conform to the required color code.

Electrical work is in progress. All major power system work has been completed. High voltage feeders are in, substations are energized. Efforts are now being concentrated on power wiring within the second and third floor computer areas, fire alarms within those computer centers, and branch wiring for convenience outlets in office areas in the North Tower. The fire alarm system in the first floor computer room was successfully tested on 12 May. The test and demonstration was witnessed by representatives from GSA, NBPO, FMD, Allied, and Safety Division. Seven of the eight Uninterruptible Power Systems (UPS) are ready to be tested. The eighth suffered water damage when the mechanical subcontractor was testing chilled water lines. A pipe was inadvertently left unconnected to a air handler in the UPS area. As the chilled water line was filled, water spilled out of the pipe onto the UPS. One module of the three-module unit suffered considerable damage and will probably be sent back to the factory for repairs. This will not have a real impact since the system can be run with two modules. Dummy load banks are onsite and being installed for the test. Testing should start within two weeks.

Mechanical work. Equipment in the north ground floor, central, and north first floor mechanical rooms was put in operation in January. This equipment is providing heat and circulation of air to the Center and North Tower areas. It's strictly a manual on/off operation. Automatic controls are not yet in. Work is proceeding on tying in the new chilled water line on the south side. The north side was tied in on 6 May. After the line is put in service, the air handlers in the computer rooms will be turned on and checked out. The air handlers are all in place and piped up. During testing of the piping on the second floor, a coupling joining two sections of pipe failed, causing a fair amount of water to cascade down to the first floor computer center. The damage has been cleaned up. There are numerous piping leaks in the first floor computer center which are being repaired. Sprinkler systems in the North Tower and computer areas are being pressure tested.

Building controls. The Honeywell Company is running pneumatic tubing throughout the building. Tubing is being connected to variable control boxes (VCBs) in all areas of the North Tower. These will eventually be connected to wall-mounted thermostats for individual temperature control. Thermostats have been installed in the first floor computer room. These controls along with the ability to remotely monitor and control building systems will not be fully functional until late in the project. The reason for this is that the room where all of these controls are centered is in the South Tower. We have responded to a request by FMD to upgrade the central processor provided by Honeywell to monitor the NHB. This upgrading will allow the processor to handle systems in the OHB as well. This processor and all these controls are known collectively as the Building Management System.

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Raised floor panels. Raised floor installation in the the first, second, and third floor computer rooms is complete. The perforated panels needed to allow the underfloor air to circulate through the room have been installed in the first floor computer room. These tiles are onsite but have not yet been put down in the other computer rooms in order to keep dirt from getting under the floor. Raised floor panels are being installed on all floors of the North Tower and on the second and third floors of the South Tower.

Ceiling Tiles. Ceiling grid has been installed in the OTS area. Installation of ceiling tile in the first floor computer room is complete. Lots of tile is stockpiled in other computer areas and the OTS area for installation in the near future.

Terrazzo. Terrazzo floor installed on the second and third floors is being ground and polished. Forms and divider strips are being set in place on the fourth floor. Some of the brass divider strips are misaligned. We are following this activity closely because of its visibility.

Marble. Marble column covers are being installed on the north and south collonades. Some have been installed in the fourth floor entry way. Certain pieces will not be installed until later because they are in areas where they may be subject to damage. All marble has been cut and is either onsite or in storage.

Vinyl Floor Tile. Work started on the ground floor (OTS) area installing vinyl floor tile. This area does not have a raised floor. Some of the work is pretty shoddy and I have asked GSA to look into the prospects of having some of it replaced.

Roof leaks. We still have a number of roof leaks in the vicinity of roof drains, atrium glass, and expansion joints. GSA has directed the contractor to make repairs. There is a new foreman in charge of making repairs and he has made some progress. Due to all of the problems in this area, Centex has agreed to make repairs, block roof drains, and then flood the roof to check for leaks. The reason for leaks appears to be an interrelationship between the roofing material and the special techniques required for roof penetrations as a result of shielding.

Under the heading of general site work, Centex has been working on the center courtyard. The roof of the North Dock has been covered with sod. Mulch and bedding plants are being placed in the area between the roof and the North Cafeteria entrance. Granite pavers are being installed in the dock area and the center courtyard. Areas are being readied for trees and other plantings to be placed in the courtyard. Work has started on the sidewalk leading from the parking deck to the fourth floor entrance of the NHB. Work is also proceeding on the connector corridor from the North Cafeteria area to the first floor of the NHB. On 11 May, work started on the connector corridor on the south side from the South Cafeteria area to the first floor of the NHB. Centex began to take down the construction fence on the north side of the NHB on 11 May to allow for landscaping of that area. They hope to start this work on 15 May. The entire exterior of the NHB will be secured and act as the second construction fence. Work started on the new ring road. A conflict has been discovered between the road elevation and a power duct bank entering the switchyard from the West Lot area. We hope to resolve this issue in a few days. They are also in the process of regrading the edge of South Lot near the Motorpool as part of the ring road work. We've lost about three rows of parking but FMD has no problem handling the cars with the extra spaces we provided in the rest of South Lot under BP-4. They have also agreed to allow us to relocate the MCI construction trailer to this area. It is currently at the Central Plant and is in the way of the new retaining wall and fence to be erected in that area.

Bid Package 3

After a flurry of progress at the Central Plant, things have slowed down once more. All seven generators are now available for use. They are all capable of being run in the automatic mode. On May 4, gas turbine No. 7 was run for the first time since its recently repaired compressor was reinstalled. The unit was checked out, load tested, and placed into service. The emergency generating system is now substantially complete. NBPO is working with FMD to develop a full scale power test for the compound. The test would include a total power outage. Target date for this outage is sometime in early June. Work on the boilers has been nil. On 5 May, there was a major meeting concerning the boilers. We have a plan of action to address all outstanding issues with the Government and the contractor both having some action items to complete. We will monitor progress towards closing these actions very closely. MCI, the prime contractor and Williams and Lane, their former subcontractor responsible for installing the new generators, are suing each other. Charlie Poffenberger, FMD, and at least one Allied employee have been served with subpoenas to appear in court. OGC is following this issue. //

Bid Package 4

All BP-4 paving work is complete in the parking lots and perimeter roads. A small amount of road needs to be paved in the vicinity of the George Washington Memorial Parkway (GWMP) entrance once the guard booth is completed. Remedial paving is needed at the main entrance to the Original Headquarters Building to prevent water from collecting in the area. Base contract work at the Rt. 123 Visitor Control Center is complete except for punch list items. We had to respond to a late request from OS to install conduits for PASS and secure phones. The contractor worked Easter weekend to get the conduits in (a \$35K) change order. The center was available for Security to move in on 1 May. To date, they have not done so. The contractor is now concentrating on a change order calling for the installation of a bus shelter at the VCC and a sidewalk from the South Parking Lot to the VCC. Work at the George Washington Memorial Parkway is continuing. The canopy is completed over the inbound lanes. Pavement on the inbound lanes has been stripped from the entrance to the vicinity of the pop-up barriers. This roadway will be widened and slightly lowered in elevation in the near future. The new roadway to the West Lot has been laid out and forms set for the curbs. Most work at this entrance should be completed in early July. A large section of the sidewalk at the bus stop has been replaced.

Rt. 123 Realignment Project. Work is continuing on this project. Areas have been cleared. The roadbed for the new entrance ramp from Rt. 123 westbound has been placed. Work is continuing on sewer lines and relocation of utility lines. Work should intensify in June with the new

eastbound roadway work to begin at that time. Detours will be initiated at that time which will affect inbound and outbound traffic. We prepared an employee bulletin outlining the work to be done in the area. It was released for distribution on 30 April. We intend to provide periodic updates of specific events such as detours through the Headquarters Log Notes issued by FMD. The 27 April demonstration caused no problems except for a loss of one day's work.

General Issues - I continue to press the GSA Project Manager for more accurate information regarding completion dates and costs. We achieved beneficial occupancy of the B/B room on 17 April and the first floor computer room on 1 May as planned. Although I say "planned," this date was not contractually binding nor was it on the CPM. It happened because everyone (including Centex) worked together. Our next major milestone is BOD of the second floor computer center on 1 July. Based on its status and the performance of everyone getting us the first two areas, I feel this date is achievable. Scott is working with FMD getting scopes of work out to contractors to do work within the computer areas once they are turned over to us. This work is a combination of work the Office of Logistics agreed to do for OIT (such as modifying the first floor for the Cray) and other work which OIT would like to have done (OIT funded) before they move in. FMD is handling this latter category of work but it takes a great deal of Scott's time since he is the center of corporate knowledge on these interrelated tasks. Scott is also spending a lot of time helping HCS on their revalidation process.

Carpet - A 2420 for \$300K was forwarded to GPB for the installation of carpet in the NHB. They, in turn, forwarded it to FMD for action. We will get unit prices for 630,000 square feet of carpet along with some other unit prices for moving partitions, installing cove base, and transition strips. This will give us maximum flexibility in installing our carpet.

Rt. 123 SCC Changes - The Director of Security has requested a number of changes to the SCC due to a re-evaluation of the numbers of people they need to process in. Changes have also been requested to the Turkey Run Access Road entrance to West Lot. Security has dubbed this entrance the Rt. 193 Control Point. Their request is to make it a fully functional processing center for visitors. We are awaiting a reply from OS to the D/L's memo on this issue before proceeding with any changes in these areas. At the present time we are proceeding with plans as they presently exist for both areas.

No changes w/o much further study.


Raised Floor Tiles. Our files indicate that over the years, NBPO and OS have been involved in a running controversy over the need to secure raised floor tiles in the NHB which are located in corridor areas. At issue are two items. The first is whether or not the tiles need to be secured in some manner. The second is that if they do (it is OS' position that they must), how should they be secured. OS wants them welded to the frame. This limits the flexibility of the floor and destroys its

economical advantage over traditional floor cell-type systems. We have been meeting with Security, OIT and FMD regularly the past month on this issue. At our last meeting on 7 May, we went out into the building to examine actual areas of concern. Security representatives are going back to seek policy guidance on this issue.

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I am working with  to formulate a response to an informal inquiry by the IG regarding supposed inadequacies in how water runoff is being handled on the construction site. Improvements have been made but there are areas which need additional attention.