

Facilities: Small Projects Group

								Risks (Risks will evolve as projects mature and mitigations are enacted)									
Project Name	Project Team	TEC (\$K)	Costs To Date 10/31/11 (\$K)	Contingency Balance (\$K)	Status	Funds Type	Comments										
1	B50A/B50B CHW Cross-Connection	K. Haley, PD R. Schaefer, PM CM C Shay-Stewart, PC	\$846	\$241	\$110	A&E	IGPP	Offload 50B floors 3-6 to 50A chiller plant, optimize pumping and replace control system in 50B CHW system. Project value engineering design changes have been completed. The subcontractor is developing a revised cost proposal based on the revised design to hit budget.	<p>Schedule Revised Cost Proposal is greater than budget reducing additional evaluation of estimates and scope, which may increase NTP date. Design assumptions to connect and route new plumbing and electrical conflict with existing conditions. Mitigation measures: Carefully layout routing and notify designer early and immediately to resolve conflict.</p>	<p>Cost Cost overruns are possible due to unforeseen field conditions or difficulties with new LBNL standard controls system. Otherwise, unlikely to encounter difficult field conditions due to level of pre-start investigation.</p>	<p>CHW Disruption / Loss of Cooling Valving changes will be made. Control monitoring points will be inserted into piping. It is possible that there could be a loss of chilled water that leads to a high-heat situation in data centers. Mitigation: Excellent planning and analysis of system function under impaired condition. Carefully monitor system performance and room temperatures after LOTO. Return system to pre-LOTO condition if unacceptable situation results; replan LOTO for future time. VE changes are reducing scope of work & thereby reducing risk.</p>	<p>Safety Incident Safety incident possible while modifying pumping, piping and electrical systems. Mitigation: Follow all LBNL safety procedures, oversight project properly and suspend work if any unsafe condition is observed until unsafe condition is corrected.</p>	<p>Commissioning / Functional Performance System will migrate control to new ALC control server; this is first project to do so. It may be difficult to achieve proper function or receive signals from existing controls system. Cost and schedule delay may be encountered, or excessive LBNL effort required to repeatedly troubleshoot the system and coordinate subcontractor personnel.</p>	<p>Cutover Cutover to new control sequence results in data centers over-heat condition. Mitigation: Effective planning and technical review, take greatest possible load off system before cutover, contingency planning</p>	<p>VFD Delivery VFD delivery impacts schedule.</p> <p style="text-align: center;">Retired</p>	<p>Commissioning Increased commissioning effort required due to possible progressive pump start and test into service.</p>	<p>Greater Pressure Greater pressure causes water leak.</p> <p style="text-align: center;">Retired</p>

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2	B50B-2275 UPS Replacement (Esnet)	K. Haley, PD R. Schaefer, PM CM C Shay-Stewart, PC	\$676	\$486	\$10	Construction	Non-Cap Replace UPS systems and electrical service to Esnet in room 2275. Project completion date is dependent upon two building outages required but not yet scheduled. Substantial completion forecast approximately 12-20-11. Critical Esnet loads must be powered during electrical work to transfer power from old panels to new panels, which will entail additional cost and coordination. Recent changes have included seismic design and installation of bracing at cable trays, large electrical panels and remote PDU's.				
3	B55 PET Scanner	B. Beedle, PD D. Dovichi, PM J. Tully, CM S. Geddis, PC	\$627	\$124	\$38	Construction	Royalty Modify an existing 1,000 SF space, that currently contains a PET scan machine, to add a new PET Scanner and relocation of the existing control room. Work is to be complete, prior to arrival of PET Scanner on 02/14/12.				
4	B62 ARRA (Phase 2) - Upgrade Laboratory Space	B. Beedle, PD D. Galvez, PM CM J. Bess, PC	\$2,773	\$256	\$547	A&E	ARRA Approximately 1,500 sf of General Purpose Laboratory space in B62. Project is out for competitive bidding. Next ARRA milestone is to begin renovations before Dec 24th. Current estimate to begin renovations is 12/1/11. Work to include utility isolation by LBNL.				

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5	B71-117 Lab Construction	K. Haley, PD Andrew Lee, PM D. Brunkow, CM C Shay-Stewart, PC	\$420	\$391	\$29	Construction	IGPP	Improve B71-117 to provide space for electrical shop assembly and misc. staging, The project is substantially completed, sealing the floor is the last item.	<p>Hazardous Materials discovered during demolition EHS sampling for lead, asbestos and RAD is scheduled during the design phase of the project, to minimize this risk.</p>	<p>Delays due to Facilities support of LOTO and other services LOTO's are specified in the master project schedule and tracked in the weekly meeting to minimize this risk.</p>	<p>Delays due to excessive response times from design team for design RFI's</p>	<p>GC bids come in over estimated amount</p>	<p>Project Completion and Sign-off by 9/30</p>			
6	LBNL HSS Gates Technology	K Haley, PD I White, PM CM PC	SC - \$900 HSS - TBD LBNL-\$200	\$0	\$180 \$40	Requirements Identification and Validation	Multi	Schematic Design is underway: The site has been surveyed for underground utilities and topography. The traffic surge is 80% complete. Determining the type and manufacturer of the Grizzly Gate is underway. The Concept of Operations draft is currently being developed.	<p>Underground Utilities not located or known about</p>	<p>Additional access requirements for additional/alternate emergency vehicles</p>	<p>Discrepancies/Omissions between multiple A/E & Consultants</p>	<p>Integration Problems Software</p>	<p>Integration Problems Hardware</p>	<p>CoO does not work with design and policy</p>	<p>Overtime/off hours work not originally estimated</p>	<p>Additional time for PM due to additional coordination</p>

NOTES
 TEC - Total Cost.
 PD - Project Director; PM - Project Mgr; CM - Construction Mgr.; PC - Project Coordinator
 Costs - Actual costs expended as of month end noted (excludes liens).