

Compact Infrastructure Sector 1st Quarter 2020 Reports



Program Management Unit

January, 2020

Palikir, Pohnpei FSM

CURRENCY EQUIVALENTS

Currency Unit – FSM uses the United States Dollar

ABBREVIATIONS

ACE	-	Army Corp. of Engineers
CO	-	Change Order
COM-FSM	-	College of Micronesia
CPUC	-	Chuuk Public Utilities Corporation
DTC&I	-	Dept. of Transportation, Communications, & Infrastructure
FSM	-	Federated States of Micronesia
FY	-	Fiscal Year
IDP	-	Infrastructure Development Plan
IPIC	-	Infrastructure Planning & Implementation Committee
ITR	-	Independent Technical Review
JEMCO	-	Joint Economic Management Committee
OIA	-	Office of Insular Affairs
PMO	-	Project Management Office
PMU	-	Program Management Unit
PUC	-	Pohnpei Utilities Corporation
RFI	-	Request for Information
RFP	-	Request for Proposals
RFQ	-	Request for Quotation

NOTES

- (i) The Fiscal Year (FY) of the Government ends on 30th September.
- (ii) In this report, “\$” refers to United States dollars.

Table of Contents

COMPACT INFRASTRUCTURE PROGRAM	5
1.0. Reporting Requirements.....	5
1.1. Program Highlights for First Quarter 2020	5
1.1.1 Follow up to JEMCO Meeting of September, 2019.....	5
1.1.2 Engagement of Professional Staff for Chuuk PMO Office.....	6
1.1.3 Status of Program and Project Management Arrangements	6
1.2. Program Status	6
1.3 Priority Program	6
NATIONAL GOVERNMENT	11
2.0. Project Management Unit	12
2.1. Weno Road – Phase 1	12
2.2. Weno Road – Repairs.....	12
2.3. College of Micronesia (COM) Project.....	12
CHUUK STATE	17
3.0. Overview of the Project Management Office	17
3.1 Chuuk Lagoon Dispensaries	18
3.2 Four Schools and Three Dispensaries.....	20
3.3 Fourteen Schools and Twelve Dispensaries.....	20
3.4 Chuuk State Hospital Project	20
3.5 Tonoas Water Project	20
3.6 General.....	23
KOSRAE STATE	24
4.0 Project Management Office.....	24
4.1 Arthur P. Sigrah Memorial Hospital Construction	24
4.2 Arthur P. Sigrah Memorial Hospital Independent Technical Review of Design.....	25
4.3 USACE Program Management Support for FY 18	25
4.4 Arthur P. Sigrah Memorial Hospital Response to ITR Comments	26
4.5 Arthur P. Sigrah Memorial Hospital Construction Management.....	26
4.6 Malem Elementary School Improvement	27
4.7 Port Improvement	27
4.8 Kosrae Seaport Master Plan Gap Analysis	29
4.10 Okat Bridge Utility Relocation Design	29
4.11 Kosrae High School Fencing	29
4.12 Road Maintenance.....	29
POHNPEI STATE	30
5.0 Strategic Focus:.....	30
5.1 Overview of PMO Administration	30
5.2 Kinakapw to Lehn Diadi Waterline Phase 1	31
5.3 Sekere to NMS Waterline Phase 1, Segment 2, COM Palikir to Diadi.....	32
5.4 Pohnpei Primary Healthcare Facility – Design	33
5.5 Pohnpei Substance Abuse Center	33
5.6 PICS Campus Improvements: New Math & Science Buildings (FY17).....	34
5.7 PICS Campus Improvements: New Social Studies & English Buildings	35
5.8 PICS Campus Improvements: New Cafeteria/Multi-purpose Building (FY16)	36
5.9 Lukop & Ohmine Elementary Schools (FY16).....	36
5.10 Palikir (FY17) & Sokehs Powe Elementary Schools (FY 2016)	37
5.11 PICS High School Library Classrooms	37
5.12 Pohnlangas High School Library and Classrooms	38
YAP STATE	40

6.0	Project Management Office.....	40
6.1	Project Status on the 3 Schools: Woleai High School/Yap High School and Colonia Middle School	41
6.2	Outer Island ECEs	41
6.3	Colonia Wellness Center	42
6.4	Refurbishment of YSPSC Water Tanks (Central Water System).....	42
6.5	Repair of the existing Historical Preservation Office (HPO-Yap).....	43
6.6	Woleai Dispensary Expansion.	43
6.7	YSPSC Central Water/Wastewater Treatment Plant and Outfall Project	43

COMPACT INFRASTRUCTURE PROGRAM

1.0. Reporting Requirements

In the “Agreement Concerning Procedures for the Implementation of the United States Economic Assistance Provided in the Compact of Free Association, as amended, between the Government of the United States of America and the Government of the Federated States of Micronesia” is the following reporting requirements:

Article VI Post Award Requirements

2. Program Monitoring, Performance Reports and Records Retention:

(2) The Government of the Federated States of Micronesia shall submit quarterly performance reports on each sector Grant. The reports shall be due 30 days after the reporting period.

(3) The Government of the Federated States of Micronesia and the Government of the United States shall agree on a uniform format for performance reports. Performance reports for each Grant shall contain a summary of the following:

- (i) A comparison of actual accomplishments to the objectives and indicators established for the period;
- (ii) Any positive events that accelerate performance outcomes;
- (iii) Any problems or issues encountered, reasons, and impact on Grant activities and performance measures;
- (iv) Additional pertinent information including, when appropriate, an analysis and explanation of cost overruns.

(b) Construction Performance Reports - quarterly performance reports on each project funded

1.1. Program Highlights for First Quarter 2020

1.1.1 Follow up to JEMCO Meeting on September 4th, 2019

As a follow up to the JEMCO Annual Meeting of September 4th, 2019, President David Panuelo issued a letter (dated October 2nd, 2019) to the four State Governors requesting that urgent priority be given by the State PMO Offices to finalize seven (7) projects for bidding during the next quarter. These 7 projects, which are listed below represent an estimated budget of about \$57 million. The PMU has been tasked with following up on the progress of these 7 projects. In addition, the PMU will be finalizing bidding documents in

January for the National Students Center and the Technical and Vocational Center for the College of Micronesia.

1.1.2 Engagement of Professional Staff for the Chuuk PMO Office

During the reporting period, contracts were finalized by the Chuuk State Government for the engagement of professional staff for the Manager and Contracting Specialist positions. This means that for the first time in 2 years, the Chuuk PMO Office is now fully staffed and is now under the management of fully certified Engineers. A third Engineer has also been hired for the post of Project Engineer.

1.1.3 Status of Program and Project Management Arrangements

The PMU, the PMO Office in Chuuk and the PMO Office in Yap are all fully staffed and operational with a full complement of professional and support staff. This means that 3 of the 5 Program/Project Management Offices are fully staffed and operational. The PMO Office in Kosrae is fully staffed at the professional level with a manager, who is a registered Engineer and an Architect who is professionally qualified. In Pohnpei, the former Manager left for family reasons and two of the technical staff resigned. The PMO Office falls under the Office of Transportation and Infrastructure (T&I) and the Administrator of T&I is now the Acting Manager of the PMO Office on a temporary basis. The PMO Manager position has been advertised.

1.2. Program Status

There are currently thirty-five projects under active implementation with a total estimated investment budget of about \$195.6 million. Most of the projects (33 of the 35 projects) are in the planning and design phase. Two of the projects are under construction, the Tonoas Water Project (nearing completion) and the Sekere Water Project. During the reporting period, substantial progress was achieved in finalizing the designs on two major projects, the Kosrae Hospital and the COM Infrastructure Project. The PMU and the PMO Offices are targeting seven (7) projects for bidding over the next 2 reporting periods (October, 2019 to March, 2020). These projects are as follows:

1.3 Priority Program

As noted above at Section 1.1.1, a total of seven (7) Projects throughout the FSM were identified as low hanging fruit and given priority in order to kick-start the rollout of the Program for Fiscal 2019/2020 following the JEMCO Meeting of September 4th 2019 at Honolulu at a total value of \$57.9 Million. The list of seven (7) Projects and their status are elaborated below.

The President's List of Seven (7) Priority Projects

Project Description	Estimated Budget	Expected Start of Construction
COM Project (National)	\$6.5 million	February, 2020
Kosrae Hospital Project	\$17.0 million	April, 2020
Chuuk Dispensaries (first batch of 5)	\$1.75	April, 2020
PICS Library/Classroom (Pohnpei)	\$6.3 million	March, 2020
PICS Math/Science/Social Studies Buildings	\$9.2 million	April, 2020
Pohnlangas Library/Classroom (Pohnpei)	\$8.0 million	June, 2020
Pohnpei Health Care Facility	\$9.2 million	May, 2020
Total	\$57.9 million	

The status of these seven (7) projects is as follows:

1. College of Micronesia National and Pohnpei Campus – \$6.5 Million

Status

- US Army Corps of Engineers (US ACE) identified several items to be updated from the first Independent Technical Review (ITR 1) in the past set of AE Designs and Specifications, these items were largely rectified at August last year
- A second set of comments arose from a second technical review (ITR 2) which is currently being addressed by the Consultant, BECA

Next Steps

- BECA to provide updated details, Bills of Quantities and technical specifications for USACE Back check (confirmation reviews were made) – February, 2020
- PMU have completed the Instructions to Bidders and Market Surveys, therefore once the above is received, bids to be invited – **by end February, 2020**
- Operability and Sustainability Reviews and updates to be completed, signed off by USACE and issued to Bidders as addenda
- Bid closing date – April 15th 2020 (6 weeks)
- Bid Evaluation and preferred bidder selected – May 8th 2020
- Final Contract Negotiations – May 22nd 2020
- Department of Justice Contract Agreement signing and issuance – end May 2020
- Notice to Commence Works – **June 5 2020**

2. Kosrae Hospital – \$17 Million

Status

- US Army Corps of Engineers (US ACE) identified several items to be updated from the first Independent Technical Review (ITR 1) in the past set of AE Designs and Specifications, these items were partially rectified early last year
- a second set of comments arose from a second technical review (ITR 2) which all consultants met in New Zealand as the On Board Review (OBR) which BECA provided updated details and specs as at December 2019
- Constructability review completed by Pryzm Consultants – October 2019

Next Steps

- BECA to update designs and re-issue Bills of Quantities, Specifications for USACE Back Check- early February 2020

- PMU have completed the Instructions to Tenderers, therefore once the above is received, tenders to be invited – February end 2020
- Operability and Sustainability Reviews and updates to be completed, signed off by USACE and issued to tenderers as addenda
- Tender Close – May 15th 2020 (10 weeks)
- Tender Evaluation and preferred bidder selected – May 29th 2020
- Final Contract Negotiations – June 12th 2020
- Department of Justice Contract Agreement signing and issuance – end June 2020
- Notice to Commence Works – July 6th 2020

3. Chuuk Dispensaries- \$1.75 Million

Status

- Geotechnical Report received last November 12, 2018
- USACE conducted Technical Review of the Geotechnical Report and preliminary designs and located several discrepancies in the details
- PMU organized a meeting in Honolulu in July 2018 between Beca, USACE, Chuuk PMO Office and the PMU to identify a workplan, cost and timelines to improve and update the designs based on the Geo-Technical Report and additional site details

Next Steps

- Change Order to be prepared and issued to the BECA design contract - end February 2020
- BECA to update designs
- USACE ITR
- BCOES Review
- BECA Final designs and specifications
- Prepare Bidding Documents – Chuuk PMO Office
- Market Survey – August 2020
- Invite Bids – September 2020
- Close Bids – October 2020
- Contract Award – November 2020

4. PICS Library/Classroom- \$6.3 Million

Status

- LEO Daly the existing designer
- Preliminary sets of designs and specifications complete
- USACE completed ITR Review
- Leo Daly consultants were required to send updated plans

Next Steps

- No further information received from Consultant on updated plans
- PPMO to issue notice to Consultant to issue updated plans within 21 days, failure to do same will allow the PPMO to invoke termination clauses and engage new consultant to complete works
- Get Final Designs/Agree price with new Consultant, close Contract agreement – April end 2020
- Request grant from OIA on Contract amount
- Designs updated –July 2020
- USACE ITR Review 2
- BCOES Review
- Consultant updated designs and specifications
- Prepare Bidding documents
- Market Survey – August 2020
- Invite Bids – September 2020
- Close Bids – October 2020
- Contract Award – November 2020

5. Pohnglangas Library/Classroom- \$8 Million

Status

- LEO Daly the existing designer
- Preliminary sets of designs and specifications complete, however location of buildings were changed
- USACE completed ITR Review
- Leo Daly consultants were required to send updated plans

Next Steps

- No further information received from Consultant on updated plans
- PPMO to issue notice to Consultant to issue updated plans within 21 days, failure to do same will allow the PPMO to invoke termination clauses and engage new consultant to complete works
- Get Final Designs/Agree price with new Consultant, close Contract agreement – April end 2020
- Request grant from OIA on Contract amount
- Designs updated –July 2020
- USACE ITR Review 2
- BCOES Review
- Consultant updated designs and specifications
- Instructions to Bidders - Prepare
- Market Survey – August 2020
- Invite Bids – September 2020
- Close Bids – October 2020
- Contract Award – November 2020

6. Pohnpei Health Care Facility- \$9.2 Million

Status

- Leo A Daly existing designer
- Conflict over inclusion of FFE Schedule in scope of works of designer

Next Steps

- PPMO is awaiting Consultant receipt of payment mailed to party on September 2019
- No further information received from Consultant on updated plans to date
- PPMO to issue notice to Consultant to issue updated plans within 21 days, failure to do same will allow the PPMO to invoke termination clauses and engage new consultant to complete works
- Get Final Designs/Agree price with new Consultant, close Contract agreement – April end 2020
- Request grant from OIA on Contract amount
- Designs updated –July 2020
- USACE ITR Review 2
- BCOES Review
- Consultant updated designs and specifications
- Prepare Bidding Documents
- Market Survey – August 2020
- Invite Bids – September 2020
- Close Bids – October 2020
- Contract Award – November 2020

7. PICS Math/Science/Social Studies Buildings- \$9.2 Million

Status

- TG Engineers Guam existing designer
- Kick off meeting held on August 25th
- 15% design submittal on October 26 2018
- 30% Designs submitted to PPMO
- PPMO issued comments on October 2019

Next Steps

- Designs Completed – April 2020

- USACE ITR Review 1 – April 2020
- Designs updated –June 2020
- USACE ITR Review 2
- BCOES Review
- TGE pdated designs and specifications
- Bidding Documents Prepare
- Market Survey – August 2020
- Invite Tenders – September 2020
- Close Tenders – October 2020
- Contract Award – November 2020

Other projects and their status overviews are covered in the reports below.

NATIONAL GOVERNMENT

2.0. Project Management Unit

The key professional staffs for the PMU were recruited during the second quarter of FY18 and the two experts, namely, the PMU program manager, and the contracts management specialist, started work in January, 2018. The contracts management specialist did not renew his contract when it expired on September 30, 2019. However, replacement has since been recruited and started work in November, 2019.

A budget request was submitted to the FSM Congress for an appropriation to fund the PMU operations in FY20. While the full budget request was not approved, the funds which were approved will enable the PMO to extend staff contracts to the end of FY20 and to cover travel expenses for about 5 months. However, there is still a need for supplemental funds to ensure that the PMU can accomplish its work plan for FY20. The PMU is also seeking funds from the FSM Congress to enable the unit to recruit a Project Architect to assist with the implementation of the COM Projects. Accordingly, a supplementary budget request has been submitted to the FSM Congress through the President's Office. It is expected that additional funds will be approved during the next quarter.

2.1. Weno Road - Phase 1

Weno Road, Drainage and Utilities Upgrade; Phase 1

Contractor:	GPPC, Inc.	
Contract #:	CK0374	
Contract Cost:	Original	\$3,986,154.41
	Revised	\$8,361,445.05
Start Date:	November 24, 2014	
Completion Date:	Original	October 19, 2015
	Actual	February 9, 2018

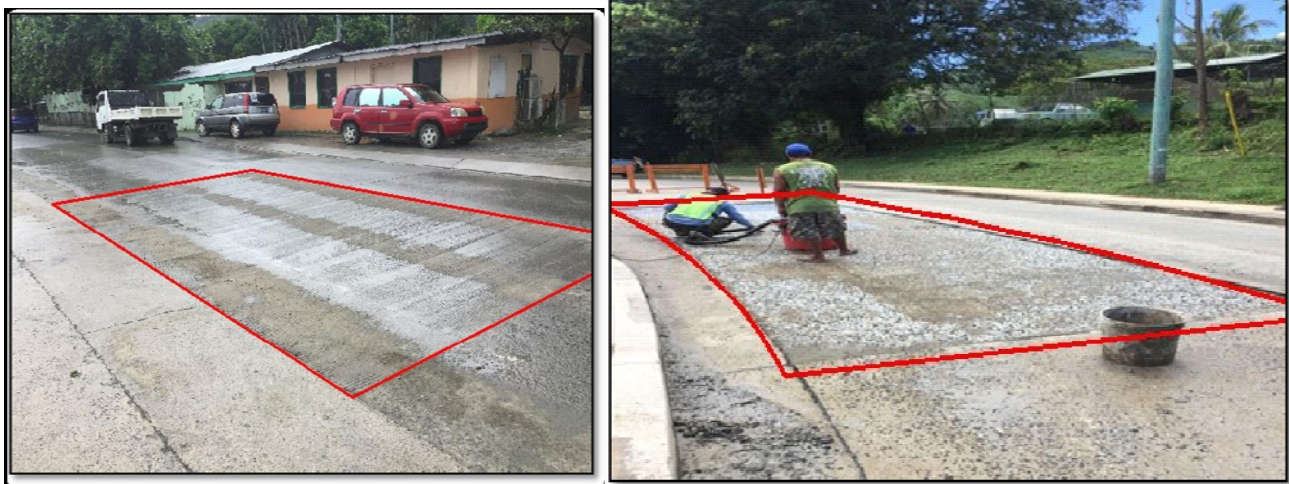
Reporting on this Project continues because of pending issues which are being progressively resolved. The Certificate of Final Substantial Completion was issued in February, 2018 and the final payment made to the Contractor (GPPC). However some defects have been noted on the road sections completed by the first Contractor (PII International) and the Chuuk State Government has requested the PMU to make arrangements to repair these defects before the Project is handed over to Chuuk State. A status of the Contract for the repairs is given below.

Now that the final payment has been processed, the only issue remaining to resolve relating to the Contract with GPPC, is the Contractor's Claim for Stand-by time which is being evaluated by the PMU. The Contractor is also seeking compensation for left over aggregate material. This matter is under review by the PMU and Chuuk State.

In the meantime, the PMU, in collaboration with the World Bank and the FSM Department of Finance, has been providing technical support for the preparation of the FSM Climate Resilient Road Project. A visit was made to Chuuk in December, 2019, and it has been agreed to include an extension of the Weno Road in the World Bank Project. Priority will be given to an 1.2 mile extension from the Airport to the Pou River Bridge.

2.2. Weno Road – Repairs

During the reporting period, the Contractor continued work on the repairs to the Weno Road segments that had been completed by Pacific International, Inc. Funds are being used from the Congressional Appropriation for the Weno Road Project. A contract has since been awarded to a local Contractor, known as Blue Flag Construction for a Contract Price of \$120,000. The repairs are progressing and are expected to be completed in April, 2020, after which the Project will be handed over to Chuuk State. So far the level of completion is about 65%.



Details of the repair contract are as follows:

Contractor:	Blue Flag Construction	
Contract #:	C190263	
Contract Cost:	Original	\$120,000
	Revised	-
Start Date:	January, 15, 2019	
Completion Date:	Original	July 15 th , 2019
	Revised	April, 2020

2.3. College of Micronesia (COM) Project

Designer	Beca International	
Design Fee:	Original	\$707,042
	Revised	\$797,682

Contract #:	C170247	
Start Date:	May 8, 2017	
Completion Date:	Original	December 31, 2017
	Revised	March, 2020

Status of Designs

The designs have been completed by Beca International and the Independent Technical Review has been completed by USACE. The PMU has acknowledged the value of the ITR process. Over 200 comments were made, most of which have been accepted by the Designer. Revised designs and specifications have now been produced and sent to USACE for a back check. Beca have been instructed to develop a Bill of Quantities which will form part of the Bidding Documents and will provide a “Government Estimate” of the cost of construction. The PMU is targeting February, 2020 to ensure that all bidding documents are completed, so that bids can be invited immediately after the Christmas break.

Construction Management Services

Grant Amount	\$615,000
Grant Number	D19AF00046
Effective Date	12/21/2018
Expiry Date	9/30/2021
Contractor	Amorient Engineering Consultants
Contract Sum	\$615,000
Contract Status	Contract under preparation in PMU
Expected Start Date	February 1, 2019
Completion Date	October, 2021.

Amorient have submitted their Report on the Constructability Review and comments shared with the Designer of Record. These comments have been reflected in the new set of designs and specifications which are now with USACE for review.

BCOES Process

The BCOES Process has been substantially completed and, In consultations with USACE, the PMU has prepared a BCOES Report to confirm that all steps of the BECOES process has been completed. The Report will be signed by the PMU, the Construction Manager, the COM and the Pohnpei State Environmental Protection Agency.

Construction Contract 1 – Demolition of Technical Building, Pohnpei State Campus

Grant Amount	\$109,450
Grant Number	D19AF00042
Effective Date	10/01/2018
Expiry Date	9/30/2019

Contractor	VCS
Contract Sum	\$99,500
Contract Status	Works in progress
Start Date	December 15 th , 2018
Completion Date	March 15 th , 2019

The demolition works started on December 15th, 2018 and the demolition works have been completed. The site is ready for the new technical and vocational center.

Construction Contract 2

The PMU Contracting Specialist has started work preparing the bidding documents. This exercise will be completed as soon as the revised designs and specifications are ready. The PMU currently anticipates that the main construction contract for the new Student Center at the National Campus and the Technical and Vocational Center at the Pohnpei State Campus will be bid out in January, 2020 with an expected start date in June, 2020.

2.3.2 Design of Kosrae Students Center

As recommended by COM, the design for the Multi-purpose building for the national campus will be replicated for the Kosrae Campus. In this regard, all necessary approvals have been secured to enable the PMU to enter into a negotiated contract with Beca Consultants to adapt the designs already developed for the national campus to the Kosrae site. The negotiations have now been concluded with Beca Consultants for a negotiated contract sum of \$350,000. Beca carried out a site visit to Kosrae during the first week of November, 2019 to collect site information for the design. It is expected that the design will be completed by June, 2020.

2.3.3 New Teaching Clinic at the National Campus

Conceptual designs for the new teaching clinic at the National Campus have been developed by the PMU and COM, with the kind assistance of the Yap State PMO Office. A number of design options were prepared and these were presented to a joint meeting of the PMU and COM on June 14th, 2019. However, due to the cost of the proposed designs, PMU and COM requested that the Architects reduce the design footprint. The process to prepare a revised conceptual design has been completed and the design has been endorsed by the COM. The PMU has prepared a Request for Proposal (RFP) to select a Consulting Firm to prepare the detailed designs and bidding documents. The RFP will be launched during the next quarter.



Perspective of New Teaching Clinic – COM Campus

2.3.4 COM - Chuuk Campus

Background



Artist's rendition of proposed campus at Nantaku Site. By Beca International Consultants Ltd.

The Masterplan for the Chuuk State Campus was prepared by Beca International Consultants of New Zealand in November, 2013. The Masterplan proposed four buildings at the Nantaku Site, which is owned by the College of Micronesia. Utilities, in the form of road access, water, sewerage, electricity and telecommunications will need to be provided to the site.

In order to assist with the funding of the Project, the Chuuk State Legislature appropriated \$3.0 million in September, 2016. The FSM Congress has also appropriated funds in the amount of \$1.377 million for the design of the first two buildings and related infrastructure.

In August, 2019, the PMU carried out an assessment of the external infrastructure that will be needed to extend services to the new site. The assessment showed that about 2,120 feet of roadway will need to be constructed, and the installation of about 1,150 feet of water and sewer lines and 600 feet of power and telephone lines. The next step in the project development process will be to undertake a Project Development Plan (PDP) which will provide a scope and budget for the project, including the preliminary designs of the buildings and the infrastructure

requirements.

The PMU, in consultation with COM, are now preparing the Terms of Reference for the Project Development Plan and it is expected that a Request for Proposals (RFP) will be launched in the next quarter to select a firm to prepare the Project Development Plan.

CHUUK STATE

3.0 Overview of the Project Management Office

The Project Management Office – Chuuk State (PMO-C) was established by Chuuk State Law No. 13-16-07 on April 2016. The PMO shall be responsible for the implementation and management of all infrastructure projects funded by the Infrastructure Development Grant of the Compact of Free Association, as amended, and approved by the Chuuk State Infrastructure Project Implementation Committee (IPIC) as identified by the Chuuk State Infrastructure Development Plan (IDP) which has been approved by the FSM and the Joint Economic Management Committee (JEMCO). The PMO shall be responsible for the management and implementation of such projects from initial project planning, through design, construction, monitoring and final inspection. The core professional staff of the PMO shall consist of a project manager, a contracting officer, a US certified resident engineer and an inspector. The PMO may contract the services of other engineers or technical specialists as may be needed from time to time. The project manager shall supervise the daily activities of the PMO and serve as local counterpart for the national Program Management Unit. The project manager shall maintain close coordination with the state infrastructure Project Implementation Committee (IPIC) and the Chief of the Division of Planning and Statistics regarding all Compact funded state projects.

Current Staffing List

Project Manager	Sasha Savich, P.E.
Contract Specialist	Sanjata Basu, P. E (hired on October 15, 2020)
Project Engineer	Engr. Carlo N. Mangadap
Administrative Manager	Keim Mathias
Fiscal Officer	Alvin Yoshi Mori

Accountant	V-Ann Nakamura
Secretary	Florence Mefy
Land Acquisition Specialist	Kezra Ezra
Inspectors	Benisio Jose Constantine Dungawin Amada Uehara
Boat Operators/Drivers	Pitson Sally Aku Yos

3.1 Chuuk Lagoon Dispensaries

The following is the status of the Five Lagoon Dispensary Projects:

- Multiple site visits were conducted by the PMO team, to assess the previous design by BECA (A&E Design Consultant).
- For the Romonum Dispensary, the purchase of adjacent land is now under consideration since the original site does not meet the minimum design area for the dispensary.
- PMO sent an invitation via email to October 25, 2019 to BECA to visit each project site, and to discuss their change order proposal.
- Site visits were conducted by PMO, along with Mr. Roger Dowling BECA's Design Manager, and Mr. Richard Clark BECA's Civil Engineer to the Ununo, Parem, and Sapore project sites on November 30, 2019, and on December 2, 2019 to the Romonum and Fonoton project sites.
- A meeting was held at the PMO Conference Room between PMO and BECA to discuss BECA's site assessments.
- BECA forwarded revised site plan sketches, and revised offer of service (Change Order) to PMO via email on December 16, 2019, and December 19, 2019 respectively.
- A Change Order is currently being processed by the PMO Contract Specialist for legal sufficiency and availability of funds, for BECA to finalize the contract plans and specifications.



Meeting Between PMO and BECA Consultants

3.2 Four Schools and Three (3) Dispensaries

The Chuuk PMO has packaged a second project, to comprise four (4) schools and three (3) Dispensaries. The locations are shown in the Table below.

#	NAME OF SHOOOL/HEALTH CENTER	ISLAND AND REGION
1.	Pwene Elementary School	Fefan, Southern Namoneas
2.	Eot Elementary School	Eot, Faichuk
3.	Eot Health Center	Eot, Faichuk
4.	Ettal Elementary School	Ettal, Mortlock
5.	Ettal Health Center	Ettal, Mortlock
6.	Onoun Elementary School & Weipat High School	Onoun, Northwest
7.	Onoun Health Center	Onoun, Northwest

The current status of the project is as follows:

- In response to a request for Qualifications, five A/E Consultants submitted their Statements of Qualifications (SOQs):
 1. BECA International – New Zealand

2. E.M. Chen & Assoc. – Guam
 3. ENGR International, Inc. – Honolulu, Hawaii (withdrawn)
 4. PRYZM – Honolulu, Hawaii
 5. SNG Enterprises – Manila, Philippines
- Mr. Sasha Savich, P.E., principal of ENGR International, Inc., withdrew their participation due to the conflict of interest, since he is a member of the Consultant Selection Committee.
 - Selection Committee meeting was held last **October 29, 2019** to discuss the selection criteria, processes, and method of evaluation for the four (4) A/E Consultants that submitted their SOQ.
 - E.M. Chen was selected as the A/E Consultant based on the result of the evaluation conducted by the Selection Committee on November 7, 2019.
 - Notice of award is currently being drafted by the PMO Contract Specialist, along with an invitation to come to Chuuk, for negotiations of their design fee proposal.
 - It is expected that a contract will be awarded by the end of **February, 2020**

3.3 Fourteen Schools and Twelve (12) Dispensaries

The PMO is continuing with project development for another 14 Schools and 12 Dispensaries. The current status is as follows:

- PMO is planning site visits to all approved project site locations in the Lagoon, Northwest Region, and Mortlocks Region. The purpose of the site visits is to assess existing facilities, and identify which ones need renovation, and which ones need new construction.
- Previously, PMO-C has completed a total of thirty one (31) school sites in Northern Namoneas, Southern Namoneas, Faichuk and Mortlocks Region. Priority will be given to 14 Schools and 12 Dispensaries.

3.4 Chuuk State Hospital Project

The Chuuk State Government, PMO-C and the PMU continue to make every effort to start the Chuuk State Hospital Project which has been accorded top priority by the Chuuk Government. In this regard, consultations are on-going with the United Nations Office of Project Services (UNOPS) under which UNOPS will be contracted as the Implementing Agency for the Project.

The following is the status of the Chuuk State Hospital Project.

- A deadline of August 1, 2019 had been agreed by all stakeholders as a reasonable timeframe for Chuuk State to settle the ongoing dispute relating to one of the lots on which the new hospital will be sited. This deadline has now expired and the dispute has not yet been resolved.
- During the quarter under review meeting, consultations continued between the Chuuk State Government, UNOPS, OIA and the PMU in an effort to make progress on the ongoing efforts to resolve the pending land dispute. Following a visit to Chuuk in August, 2019, the Chuuk Government agreed to move forward with the land acquisition by filing an eminent domain lawsuit. However, since the Chuuk State Attorney General had to recuse himself from the case, the Government identified a legal expert who would be hired on a consultancy basis to provide the legal services for the eminent domain process. To file the eminent domain lawsuit, the Government will need to deposit funds in the court, amounting to the full compensation that would have to be paid to the landowner. It is now expected that the Legal Expert will begin work during the next quarter. The Chuuk State Government will need to approach either the State Legislature or the FSM Congress for the funding needed to provide the compensation funding (about \$635,000)
- In the meantime, UNOPS has also been having periodic meetings with the FSM Mission to the United Nations in New York. The last meeting was held on December 14th, 2019. An update was provide to UNOPS on the ongoing efforts to resolve the land dispute and the commitment from the FSM side on assisting Chuuk to resolve the dispute so that the project can start.

3.5 Tonoas Water Treatment Plant

The Tonoas WTP located at Muano, Tonoas is now functional after rehabilitation works that were undertaken in 2018-19. The previous rehabilitation of the WTP was in year 2000 however due to lack of maintenance and a landslide at the intake the facility was defunct again by 2002.

The water source for the WTP is surface runoff that is collected at the Fansinifo intake and is conveyed by a raw water pipeline to the WTP. Another intake, that collects surface water from another runoff catchment, connects into this same raw water pipeline. This second intake can be rehabilitated under the next phase of works when expansion of the distribution supply area is planned, possibly under ADB funding. Currently the water supply zone fed from the rehabilitated WTP is from the WTP to the Port where the Vital coconut factory is presently under construction.

All civil works and mechanical/electrical installations at the WTP have been completed and the facility has been commissioned with treated water being pumped 142' to the 65,000

gallon elevated reservoir.

Water from the elevated reservoir has been used to flush and pressure test the water main from this reservoir to the port. There were some 12 leaks identified and these have been repaired. There is a high water pressure now available at the Vital Coconut factory site and dependent on the results of further pressure tests a pressure-reducing valve may need to be installed in the water main.

Discussions with Vital continue for their readiness to connect to the CPUC water source and it is expected that Vital will be utilizing the CPUC water source early in 2020 for construction works. (Note: It is understood that Vital will install an RO facility for its factory water requirements).

Two slow sand filters at the WTP provide for a water filtration capacity of 180,000 gallons per day however water production is dependent on water flow from the intake.

The WTP generator is operational and this generator is presently being used additionally to power the CPUC street lighting around Tonoas until the Vital generators are made available. The operational manual has been updated and CPUC has a full time operator in Tonoas who has WTP operations included in his duties. Maintenance for the WTP mechanical and electrical equipment falls under the CPUC mechanical workshop that is located at CPUC power plant and regular visits are made by the technical staff to the WTP for equipment maintenance.



3.6 General

The United States Army Corps of Engineers (USACE) visited Chuuk between December 12 and 14, 2019. They were represented by Jon Hosaka and Charles Schiers. The purpose of their visit was to:

1. Meet PMO Project Manager and introduce Mike Schiers as the overall Project Manager replacing Jon Hosaka, who will be retiring soon. A permanent Project Manager will be stationed in Chuuk for oversight of PMO activities.
2. Review of the processes being followed by PMO and their compliance to USACE standards.
3. Discuss Work Agreements – current and future.
4. Review the scheduling for the five dispensaries and four schools.

The PMO Project Manager, Sasha Savich, met with Steve Savage, at the Office of Insular Affairs (OIA), in Honolulu on December 31, 2019. The purpose of the meeting was general introduction and discussion of the progress at the PMO office.

KOSRAE STATE

4.0 Project Management Office

The FF&E listing and specifications for office rehab were completed this period. The project is ready for bidding as soon as the grant award is received.

PMO Architect started work this quarter and is based at the DT&I office until the KPMO office is ready to use. A computer work station for her use is in procurement at this time.

Staffing situation of the Kosrae State PMO is as follows:

Position	Current Status
PMO Manager/Contracting Officer's Representative	Position filled by Bruce Howell
Finance Officer	Vacant. Position to be announced in December, 2019
Assistant Engineer	Vacant. Position to be announced in December, 2019
Administrative Assistant	Will be re-announced in December 2019.
Project Management Architect	Melanie Vicente arrived on island on August 17 th and started work at KPMO on August 19 th
Contract/Supervising Engineer	Vacant. Not needed at this time.

4.1 Arthur P. Sigrah Memorial Hospital Construction

Designer: BECA Consultants

The bidding process is on hold awaiting the Independent Technical Review process and to be completed and implemented by the designer along with other BCOES tasks including constructability review, bidability review, O&M review and sustainability reviews. However, progress is being made as noted below. The Constructability review and sustainability are being undertaken by Pryzm Consultants as part of their construction management services. KPMO has been conducting an operability review with the hospital team since late October. To date 42 comments have been provided. Most comments can be addressed with minor design changes. The major changes include adding a second operating room, expanding the maternity ward from 1 to 4 beds and rearranging the medical lab layout. At this time we are awaiting a written justification for the large changes and approval by acting director. Estimate completion operability comments by January 24th. Once received, we will forward to Beca for comment. During this process we discovered that this was the first time for the current medical team to see the drawings and furniture and equipment list. None of the medical team that was on

board when the design started in 2012 are currently on board. The PMO is striving to be ready for rebid before the end of the coming quarter.

4.2 Arthur P. Sigrah Memorial Hospital Independent Technical Review of Design

Contractor: USACE
Grant Award Number: D16AF00039-20: \$470,725
Grant Expiration Date: March 31, 2018
Fund and Program account: A3-19-04-14-19040-16/8310
Contract Number: C101177/FSMK18-002
Original Cost: \$221,000.00
Project Start Date: November 15, 2017
Original Contract Completion Date: None
Current Contract Cost: \$221,000.00
Percent Complete: 90%

Following the on board review between Beca, USACE and KPMO in late September, the designer has spent the remainder of the quarter updating the plans and specifications in order to address pending USACE technical comments. The revised documents were received in 2 packages. One on December 13 and one on December 18. Beca's is continuing to update plans and specs to address constructability comments. Their target date to complete this update is January 31, 2020. KPMO has reviewed the current document package and provided comments to BECA on January 13 on how to improve compliance with the OBR outcome. USACE has requested that the bid documents be updated to address all environmental, operability and constructability comments before they initiate their next review.

4.3 USACE Program Management Support for FY 18

Grant Award Number: D18AF00051-10: \$116,000
Grant Expiration Date: September 30, 2019
Contract Number: C111035
Original Cost: \$116,000.00
Project Start Date: Upon issuance of payment
Original Contract Completion Date: September 30, 2018
Current Contract Cost: \$116,000.00
Percent Complete: 98%
Current Estimated Completion date: December 31, 2019

Jon Hosaka and contracting officer, Kent Tamai visited KPMO on November 18 to discuss preparation of hospital project for bidding and procurement of design services for Malem Elementary School. KPMO and USACE are discussing scope of FY 20 support services. Another site visit to Kosrae will be made by USACE during first week in February.

4.4 Arthur P. Sigrah Memorial Hospital Response to ITR Comments

Grant Award Number: D18AF00024-00020: \$180,056 (operations budget)
Grant Expiration Date: September 30, 2018
Grant Award Number: Da9AF00017-00020 \$695,000
Grant Expiration Date: September 30, 2020
Contract Number: C107669
Original Cost: \$17,550.00
Project Start Date: June 27, 2018
Original Contract Completion Date: 8/10/2018
Current Contract Cost: \$389,615.00
Percent Complete: 72%
Current Estimated Completion date: February 28, 2020

See comments in item 4.2 above regarding ongoing work by designer Beca International Consultants. The contract modification for onboard review services subsequent update of plans and specs, addressing constructability, biddability and sustainability comments made by Pryzm consultants, and providing a bill of quantities and final construction estimate was executed on January 8th. The proposed site visit in November to discuss Beca's comments to constructability review did not take place since the date to respond to constructability comments has slipped to the end of January.

4.5 Arthur P. Sigrah Memorial Hospital Construction Management

Consultant: Pryzm Consulting, LLC.
Grant Award Number: D19AF00045: \$2,220,500.00
Grant Expiration Date: September 30, 2022
Deadline for Contract Execution: March 24, 2019
Contract Number: C114360
Original Cost: \$2,114,708.91
Project Start Date: April 2, 2019
Original Contract Completion Date: November 2, 2021
Current Contract Cost: \$2,158,653.91
Percent Complete: 2%
Current Estimated Completion date: November 2, 2021

After reviewing two earlier Development Review Permit applications from PMO, KIRMA was considering requiring PMO to submit a full scale environmental impact statement. After teaming with Pryzm and consulting further with KIRMA a revised permit application that is more environmentally friendly was completed. If this application is approved, this should meet our BCOES requirement. Pryzm has also assisted in identifying a medical waste incinerator that is appropriate for our hospital and we are currently working on a site selection.

Pryzm is awaiting response from Beca on their constructability review. The PMO reviewed Pryzm's comments and provided our own comments to both Beca and Pryzm on December 2.

Pryzm has noted substantial cost overruns on the constructability review work. KPMO is expecting a claim for equitable adjustment by mid February.

4.6 Malem Elementary School Improvement

After the consultation with USACE in November KPMO was advised that if we were to make use of Chuuk State's school design RFQ, as previously recommended, we would have to use the consultant selected by the Chuuk PMO and allow the Chuuk PMO to manage our design project. It appears that using the statements of qualifications received by CPMO and selecting and contracting with our own consultant is not legal. After consulting with PMU it was decided that while it will take more time, it will be in the best interest of our project for KPMO to issue our own RFQ for the design services that we need. The PMO Office will prepare the RFQ in the coming quarter.

4.7 Port Improvement

Grant amount:	\$100,000
Grant Award Number:	D17AF00015-00020
Contractor:	JS Construction and Furniture
Contract Number:	C104132
Original Cost	\$83,400
Project Start Date:	February 27, 2018
Original Completion Date	June 15, 2018
Estimated Completion Date	November 1, 2019
Per Cent Complete:	99%

The Okat dock fencing project achieved substantial completion on October 18th. The punch-list work was completed on January 9th. The contract is now ready to be closed. Partial liquidated damages were assessed due to the very late completion of the work.

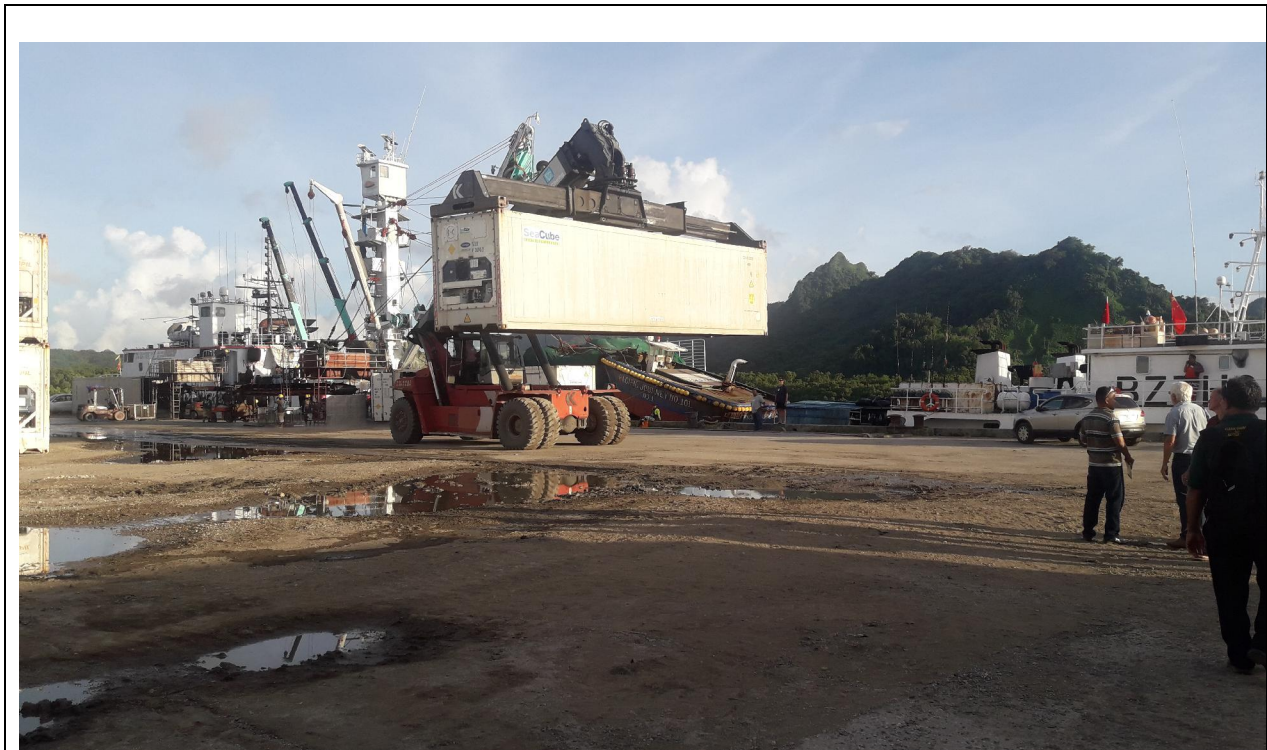
For the Okat well repair work, there has been some disagreement between DT&I, KPMO and KUA on specs to be used for the well pumps. This should be resolved within the next 2 weeks and the procurement will proceed.

For the airport fencing after estimating costs for the stake out done in October the cost of the work exceeded the available budget by a factor of 2. On Jan 16 KPA and KPMO agreed on reduced scope. After re-estimating costs quantities will be refined further if needed and the work will be bid. Estimate bid invitation by mid February.

4.8 Kosrae Seaport Master Plan Gap Analysis

Grant amount:	\$97,800.00
Grant Award Number:	D19AF00068
Grant Expiration Date:	September 30, 2020
Contractor:	Pryzm Consulting, LLC.
Contract Number:	C118418
Original contract Cost:	\$93,146.46
Project Start Date	September 10, 2019
Original Completion Date:	November 21, 2019
Current Contract Cost:	\$93,146.46
Current Completion Date:	November 21, 2019
Percent Complete:	50%
Estimated Completion Date:	November 21, 2019

The draft report received and approved with comments and final report was received and approved on January 5, 2020. The contract can now be closed. KPA is considering a feasibility study for additional container space construction as a follow up project.



Kosrae Port Operations showing the need for a Master Plan

4.9 Okat Bridge Utility Relocation Design

The fee proposal was received from Pryzm in mid November. KPMO is now just getting to negotiating the fee. Estimate agreement on fee by January 31th. Once completed a grant request will be submitted.

4.10 Kosrae High School Fencing

KPMO has yet to finalize a bid package for this work. Estimate bid invitation by end of coming quarter.

4.11 Kosrae PMO Office Renovation

The FF&E list has been finalized. Additional revisions to specifications were completed this quarter. Estimate bid invitation by mid February.

4.12 Road Maintenance /FY19 IMF

Grant amount:	\$230,000 IMF
Grant Award Number:	D19AF00018
Contractor:	
Contract Number:	
Original Cost	
Project Start Date:	
Original Completion Date	
Estimated Completion Date	
Per Cent Complete:	0%

The previously submitted PCD was not approved. The amount of matching funds available is unclear at this time. The appropriation bill for the grant was not enacted due to lack of matching funds for the project.

4.13 Road and Building Maintenance FY 20 IMF

There are no matching funds available for proposed Road, Hospital, School and Terminal Arrivals Rehab at this time. This work will be on hold until the FY 19 matching funds are made available.

The design for airport terminal arrivals rehab has passed the 60% stage. The current engineers estimate is approximately \$1 million. KPA is now searching for matching and additional fund sources to supplement the Korea Grant and the proposed IMF grant.

POHNPEI STATE

5.0 Strategic Focus:

The strategic focus of the Pohnpei State PMO Office is to plan and implement the Compact Funded projects for Pohnpei State as outlined in the FSM IDP and to meet regularly with Owner/End Users to ensure that the projects meet and/or exceed expectations.

5.1 Overview of the PMO Administration

Administration activity included, a) posting advertisements through Personnel Office, b) coordination with USACE for implementation of projects, c) performing a variety of administrative assignments and account maintenance tasks and dealing with large accounts and transactions for sector grant reporting to OIA through the FSM Office of Compact Management Unit-CMU, d) preparing quarterly and annual projects reports for mandatory requirement by OIA, e) requisition of office supplies and materials, and processing of Expat travel and allowance, f) file management and reconciliation of all compact sector grants, g) handling inquiries from the public and other offices, h) providing fiscal supports and technical assistance to the engineering staff in budgetary planning, activities cost allocations, and, i) preparing the organizations expenditures documents on operation and projects implementation.

Total Activity Budget FY19 YTD Expenditures:

Category	Budget	YTD Enc.	Expenditures	Balance
Personnel	415,583.00	0	421,669.53	-6,086.53
Travel	45,000.00		34,744.39	10,255.61
Contractual Services	50,400.00	2,243.00	19,051.80	29,105.20
OCE	48,500.00	4,193.00	38,860.37	5,446.63
Fixed Assets	11,500.00	0	9,827.71	1,672.29
TOTAL	570,983.00	6,436.00	524,153.80	40,393.20

During the quarter under review, the main accomplishments of the PMO Administration Section were as follows:

- Processing of 5 A&E contracts for school projects on behalf of the Department of Education
- Payment request for USACE prepared and submitted to finance office for action
- Execution of 2 professional contracts for the provision of geotechnical services and with TG Engineer for contract modification #3
- Ensuring that PMO accounts are up to date
- Finalizing the budget allotment and accounts for FY20
- Preparing the proposed budget for FY21
- Requested grant extensions from OIA for 2 expired grants

- Informed PUC to submit their final request for Sekere waterline project for injection pump so that PMO can submit the final request for payment
- Conducted kick-off meeting with stakeholders on DOE 5 school project

5.2 Kinakapw to Lehn Diadi Waterline Phase 1

Designer: Lyon Associates, Inc.

Contractor: To be competitively bid

Preliminary Budget: Construction \$5,300,000 - \$6,000,000

Designers Construction Estimate: \$8,200,000

Design Modifications: \$30,000 (estimated)

Project Summary:

The project will extend the 8-inch waterline from the existing Kinakapw 500,000-gallon water tank to the Lehn Diadi Bridge. Project is composed of five (5) segments as follows:

1. Segment #1 circum-island Road is approximately 6.3 miles in length and is composed of 8- and 10-inch new water mains. Segment starts at the existing gate valve located near the Kinakapw water tank and extends along the circum-island road to the Lehn Diadi Bridge.
2. Segment #2 – Arew Pah is approximately one-mile in length and consists of an 8-inch water main. Segment starts at the circum-island road and serves the Arew Pah area of the island.
3. Segment #3 – Arew Powe is approximately one-mile in length and consists of an eight-inch water main. Segment starts at the circum-island road and serves the Arew Powe area of the island.
4. Segment #4 – Lukop is approximately 2.3 miles in length the water main consists of 8 and 10-inch pipe. The segment starts at the circum-island road and serves the Lukop area of the island. There are two existing wells connected to this section.
5. Segment #5 – Lukop to Kipine is approximately one mile in length and consists of an 8-inch water main. There are two existing wells connected to this section.
6. This project includes water service laterals for future residential hookups, 4 well head improvements, and a 500,000-gallon storage tank located in Mesihsou.

Current Status

- Stamped Drawings and Specification have been provided by the FSM-PMU. Based on project billing, design is 100 percent complete; ready for bid.
- Independent Technical Review (ITR) has been completed by USACE
- USACE comments were forwarded by PMO Office to the Designer of Record for review and incorporation into the designs
- However, Lyon Associates are no longer in business. Accordingly, the PMO Office prepared an RFP seeking a qualified A&E firm to take ownership of the designs and to incorporate the ITR comments into a revised set of plans and specifications.

- The RFP was issued with a closing date of **January 9, 2019**.

5.3 Sekere to NMS Waterline Phase 1, Segment 2, COM Palikir to Diadi

Designer: Lyon Associates, Inc.

Contractor: ABCOR

Construction Cost: \$6,077,270.53

Change Order: \$223,103.46

The current status of the project is as follows

- The first pressure reducing valve (PRV) concrete box installed on Site at Sta. 16+91
- First Ductile Iron (DI) pipe bridge crossing installed at Sta. 163+30.97
- 8 inch diameter main pipe installed up to Sta. 167+00 (about 3.2 miles)
- Progress on further pipelaying delayed because of unavailability of fittings. However, fittings have been ordered and expected in January, 2020
- Markings of stations and brush clearing ongoing beside the main road

Percentage Time Elapsed is approximately 63.38%. Contractor will be advised to seek a time extension on the contract.



Pipe installation work in progress during USACE/PMU visit

5.4 Pohnpei Primary Healthcare Facility – Design

Designer: Leo A Daly

Contractor: To be competitively bid

Preliminary Budget: Construction \$5,500,000

Designers Construction Estimate: Unknown

Design Modifications: None

Project Summary:

- The Primary Healthcare Facility consists of two (2) buildings with a total square footage of 13,308. Building 1 (8308 sq. ft) houses public health and Building 2 (5,000 sq. ft) house dental and contagious health.
- Due to Contract negotiations between the designer and the PMU at the start of the project, the Furnishing, Fixture & Equipment (FF&E) Schedule was removed from the designer’s contract.
- The designer’s request for additional fee to produce an FF&E schedule was denied. The FF&E schedule was then developed by the project manager and provided to the designer in order that the designer could continue their work.
- Designer produced electrical and mechanical drawings on pre-concept backgrounds and furniture layout that had not been approved by owner. This work by the design is unacceptable and is not considered as progress by the designer.
 - 95% percent drawings and specification have been received from LAD.
 - Variances include:
 - No FF&E schedule included within the Specification.
 - Specification requires editing

1st Quarter FY2020 Progress Report:

- 95% submittal (Pre-Final Design) were received December 2018 and sent to USACE for review. USACE submitted comments on the pre-final designs and are awaiting revised designs and specifications, as well as other documents, in order to complete the ITR.
- the PMO Office has been facing difficulties in getting the Derequesting the additional documents and updated plans and specs from
- 95% submittal, drawing, specs, calculations, and cost estimate has been forwarded to USACE for ITR
- USACE request the following additional documents: Geotech report and AE Scope of Work

5.5 Pohnpei Substance Abuse and Mental Health Facility

Designer: Pryzm LLC

Contractor: To be competitively bid

Preliminary Budget: Construction \$4.1M

Designers Construction Estimate: Not yet prepared

Design Modifications: None

Project Scope:

- The Substance Abuse and Mental Health Facility is a single detached one-story building with approximately 11,250 sq. ft building footprint.
- The facility will include parking areas, sally port, water and sewer connections, electrical, mechanical and communications connections.

1st Quarter FY2020 Progress Report:

- 95% submittal (Pre-Final Design) received December 2019
- 95% submittal, drawing, specs, calculations, and cost estimate has been forwarded to USACE for ITR

USACE request the following additional documents: Geotech report and AE Scope of Work

5.6 PICS Campus Improvements: New Math & Science Buildings

Designer: TG Engineers Guam

Surveyor: Pacific Survey

Contractor: To be competitively bid

Preliminary Budget: Construction \$2,179,000

Designers Construction Estimate: Not yet prepared

Design Modifications: None

Project Scope:

The scope of the project is the design and construction of new prototype Social Studies and English buildings, handicap access ramp, associated parking, bus dropoff, access roads, and associated sidewalks and landscaping on the PICS Campus, Kolonia, Pohnpei. Buildings will be sited at the location of the existing Science and Social Studies buildings. Proposed facility originally included two, two-story structures with up to 24 classrooms total, connected by a covered walkway. Designer's concept drawings now include two, two-story buildings with a covered atrium in-between with covered ground and second floor walkways connecting to the Math and Science buildings and a ground and floor walkway connecting the Math and Science buildings to the library classroom. Building construction to be reinforced concrete column and beam with reinforced CMU walls and steel roof.

1st Quarter FY2020 Progress Report:

The project is in the design stage. The implementation status is as follows:

- Pre-final designs (95%) have been completed and submitted to the PMO Office

- USACE has completed ITR of 95% Pre-Final Design submittal completed.
- ITR comments submitted to the Design consultant for comments and revision of designs and specifications
- Since some of the ITR comment relate to code variations, the PNI-PMO to write code variations as required by USACE

5.7 PICS Campus Improvements: New Social Studies & English Buildings

Designer: TG Engineers (Guam)

Surveyor: Pacific Survey

Contractor: To be competitively bid

Preliminary Budget: Construction \$2,047,000

Designers Construction Estimate: Not yet prepared

Design Modifications: None

Project Summary:

The design and construction of new prototype Social Studies and English buildings, handicap access ramp, associated parking, bus dropoff, access roads, and associated sidewalks and landscaping on the PICS Campus, Kolonia, Pohnpei. Buildings will be sited at the location of the existing Science and Social Studies buildings. Proposed facility originally included two, two-story structures with up to 24 classrooms total, connected by a covered walkway. Designer's concept drawings now include two, two-story buildings with a covered atrium in-between with covered ground and second floor walkways connecting to the Math and Science buildings and a ground and floor walkway connecting the Math and Science buildings to the library classroom. Building construction to be reinforced concrete column and beam with reinforced CMU walls and steel roof.

1st Quarter FY2020 Progress Report:

- Pre-final designs (95%) have been completed and submitted to the PMO Office
- USACE has completed ITR of 95% Pre-Final Design submittal completed.
- ITR comments submitted to the Design consultant for comments and revision of designs and specifications
- Since some of the ITR comment relate to code variations, the PNI-PMO to write code variations as required by USACE

- USACE has completed ITR of 95% Pre-Final Design submittal completed and forwarded to AE for comment
- PNI-PMO to write code variations as required by USACE

5.8 PICS Campus Improvements: New Cafeteria/Multi-purpose Building

Designer: TG Engineers (Guam)
 Surveyor: Pacific Survey
 Contractor: To be competitively bid
 Preliminary Budget: Construction \$4,500,000
 Designers Construction Estimate: Not yet prepared
 Design Modifications: None

Project Scope:

The project will provide a major upgrading of the PICS Campus and will comprise the construction of a cafeteria, administrative buildings, covered basketball court, site works, parking and fencing.

Implementation Status

The design contract has been combined with the work for 4 other schools. The status is as follows:

- Notice to proceed issued on November 1, 2019
- Kick off meeting held December 16th through December 19th, 2019
- Design work in progress.

5.9 Lukop & Ohmine Elementary Schools

Designer: TG Engineers (Guam)
 Contractor: To be competitively bid
 Preliminary Budget: Construction \$9,526,000
 Designers Construction Estimate: Not yet prepared
 Design Modifications: None

Project Summary:

School projects may be based upon design components taken from other projects to form and establish a standard design which may be modified and site adapted to individual sites.

Lukop - The design of a prototype classroom building with restrooms, prototype gymnasium and parking lot.

Ohmine - The design of a prototype-classroom building with new restrooms, prototype gymnasium, and parking lot. Additionally, the Ohmine project includes the remodel of existing building to be converted for use as the Early Childhood Education building.

Survey drawings have been used to establish project development including the placement of new buildings, and parking lots.

1st Quarter FY2020 Progress Report:

- Contract Modification 003 and Notice to Proceed issued on November 1, 2019
- Kick off meeting held December 16th through December 19th, 2019

5.10 Palikir & Sokehs Powe Elementary Schools

Designer: TG Engineers (Guam)

Contractor: To be competitively bid

Preliminary Budget: Construction \$8,560,000

Designers Construction Estimate: Not yet prepared

Design Modifications: None

Project Summary:

School projects may be based upon design components taken from other projects to form and establish a standard design which may be modified and adapted to individual sites.

Palikir - The design of a new 12-classroom building, restrooms, possible multi-purpose/gymnasium building, parking lot, and associated works.

Sokehs Powe - The design of a prototype 12-classroom/administration/library/computer lab building, restrooms, possible prototype gymnasium building, parking lot, and associated works. Possible classroom space for ECE derived from prototype building.

Survey drawings have been used to establish project development including the placement of new buildings, and parking lots.

1st Quarter FY2020 Progress Report:

- Contract Modification 003 and Notice to Proceed issued on November 1, 2019
- Kick off meeting held December 16th through December 19th, 2019

5.12 PICS High School Library Classrooms

Classroom Designer: Leo A Daly

Design Fee for PICS and Pohnlangas: \$445,371 (inclusive of Modifications)

Grant No: GRX0074/2010-COFA-FSM-INFRASTRUCTURE-FY10/GD15AF00035

Contractor: To be competitively bid
Designers Construction Cost Estimate: \$6,353,000
Design Modifications: Addendum 1, Removal of greywater recycling system. Addendum 1.

Project Summary:

The construction of a new two-story library classrooms at the PICS campus in Kolonia

Project Status

- Pre-final designs have been completed by Leo Daly.
- PMO sent copies of the documents to USACE for Independent Technical Review (ITR).
- ITR completed with comments sent to PMO
- However, the comments have not yet been addressed by Leo Daly and there have been communication problems between the PMO Office and Leo Daly
- As a result, the project appears to be awaiting a response from the Designer after which the designs should be updated for USACE back-check
- These issues to be addressed in the next quarter.

5.13 Pohnlangas High School Library Classrooms

Classroom Designer: Leo A Daly
Design Fee (for PICS and Pohnlangas): \$445,371 (inclusive of Modifications)
Grant No: GRX0074/2010-COFA-FSM-INFRASTRUCTURE-FY10/GD15AF00035
Contractor: To be competitively bid
Designers Construction Cost Estimate: \$6,353,000
Design Modifications: Addendum 1, Removal of greywater recycling system. Addendum 1.

Project Summary:

The construction of a new two-story library classrooms at the Pohnlangas campus in Madolenihmw

Project Status

- Pre-final designs have been completed by Leo Daly.
- PMO sent copies of the documents to USACE for Independent Technical Review (ITR).
- ITR completed with comments sent to PMO
- However, the comments have not yet been addressed by Leo Daly and there have been communication problems between the PMO Office and Leo Daly

- As a result, the project appears to be awaiting a response from the Designer after which the designs should be updated for USACE back-check
- These issues to be addressed in the next quarter.

YAP STATE

6.0 Project Management Office

The YPMO's renewal of office lease are secured and signed another year for FY-2020. Resident Engineer vacancy announcement was posted and was closed on November 18, 2019. One interested applicant, Quality Assurance Representative from the PMO responded to the job vacancy. Director of OPB, Chief of Personnel and PMO Manager are evaluating the applicant's credentials for the position of Resident Engineer. Project Management Assistant vacancy announcement is on-going. It started on November 15, 2019 and ended on December 15, 2019. The current PMO staffing is as follows:

1. Project Manager - Architect Samuel E. Luzano
2. Project Manager Assistant – Vacant
3. Project Architect – Architect Rachelle Anne L. Verdejo
4. Resident Engineer – Vacant
5. Fiscal Officer – Lynette Roldan
6. Quality Assurance Representative – Engineer Joey R. Arao
7. Quality Assurance Representative – Engineer Mark Anthony C. Padua
8. Administrative Officer – Paula Mitmow

Two new vehicles and a Nissan pick-up (from the former Yap PMU) are used in carrying out daily transactions. Office furniture and equipment were all in place and operational. Aside from the request for computer Laptops to be used on site once the projects started, all of the staff were provided each with their own desk & computer set. The Archive System as well as the small, fully equipped conference room was also in place and being used for meetings. The request for onsite PPE's were submitted awaiting approval. These were not purchased before and were saved to this later date to have ample time of sourcing out vendors that can provide the best quality and most reasonable price for each item.

The status of expenditures vs budget as of 3rd Quarter of FY2019 is shown in the Table below.

Category	Budget	YTD Encumbrances	YTD Expenditure	Balance
Personnel	195,110	0	39,827	155,283
Travel	10,000	0	0	10,000
Contractual Services	230,580	31,471	16,624	182,485
OCE	28,000	16,720	4,121	7,159
Fixed Assets	0	0	0	0
TOTAL	463,690	48,191	60,572	354,927

6.1 Project Status on the 3 Schools: Woleai High School/Yap High School and Colonia Middle School

Design Contract

Grant Amount	\$1,282,280
Grant Number	D19AF00051
Designer	SNG Enterprise
Contract Sum	\$474,340- Woleai High School \$396,220- Yap High School \$411,720- Colonia Middle School
Start Date	November 20, 2019
Completion Date	July 31, 2020

Yap PMO advertised the RFP for Consultant Services Contract for the design services of Yap High School, Colonia Middle School and Woleai High School on October of 2018. YPMO received proposals from BECA International and SNG Enterprise in collaboration with Ninecubes Architecture and Mohri and Associates. The proposals were evaluated at YCA Complex, Colonia Yap last November 16, 2018. The results came out with SNG Enterprise in collaboration with Ninecubes Architecture and Mohri and Associates as the prospective winning bidder.

Successful bidding and eventual release of grant for the Consultancy Services for Department of Education on these 3 schools was approved by OIA. The grant was released per Grant No.: FY2019-COFA-FSM-Infra-Yap 3 Schools D19AF00051 with a Grant Amount of \$1,282,280. It was appropriated by the Legislature and signed into law by the Governor last August 6, 2019.

Contracts for the A&E Design Consultant were signed by the Governor last October 15, 2019 and were received by PMO last November 13, 2019. The contracts were executed by the Consultant on November 20, 2019 and are preparing for a site visit during the fourth week of January 2020 to validate the conceptual plans and finalize the program requirements; perform topographical surveys prior to start preliminary plans.

6.2 Outer Island ECEs

Shop drawings were produced and are undergoing revisions to standardize them typically for use of various Early Childhood Education Centers for the following outer island sites:

1. Ulithi
2. Faraulep
3. Woleai
4. Ifaluk
5. Elato

6. Satawal

With the exception of the Outer Island ECE Site at Satawal, which is twice the ordinary, all other sites will use a set of uniform construction drawings.

6.4.1 On legal documents for the department of Education's Outer Islands Early Childhood Education Centers, "Land Use Agreements" for all outer islands' sites were secured and kept at Yap PMO with copies to Department of Education neighboring islands education group head.

DOE sent their review and comments for the 5 Outer Island ECE Center (Ulithi, Faraulep, Woleai, Ifaluk & Elato) excluding Satawal and plans are already for revisions. PMO is waiting for the review and comments of the Satawal ECE from DOE.

6.3 Colonia Wellness Center

Grant Amount	\$378,000
Grant Number	D19AF00058
Contractor	JC Company
Contract Sum	\$370,464
Start Date	December 11, 2019
Completion Date	June 05, 2020

JC Co. has been able to secure the Performance Bond and Payment Bond to Moylan Insurance on November 29, 2019. The Owner signed the construction contract and PMO has issued NTP that indicate the commencement of construction activities on December 11, 2019. A pre-construction meeting was held on December 5, 2019 in preparation for the construction works.

Received 4 Bid Proposals on August 15, 2019 for the sports equipment and furnishings. Bid evaluation has been delayed due to the award of construction contract.

6.4 Refurbishment of YSPSC Water Tanks (Central Water System)

Grant Amount	\$1,500,000
Grant Number	D17AF00014
Contractor	Central Pacific Tanks of Hawaii
Contract Sum	\$73,469 (Phase 1 Engineering Assessment)
Start Date	October 02, 2019
Completion Date	January 29, 2020

Tank assessment and inspection for Tank #1 and #2 was completed on October 11, 2019. A meeting was held in the YSPSC board room dated October 4, 2019 for Tank #1 and October 11, 2019 for Tank #2. The consultant discussed their preliminary findings of Tank #1 and #2 and has recommend repair and refurbishments for both tanks.

CPT submitted the preliminary report last October 24, 2019 and has been reviewed by PMO and YSPSC. All comments were consolidated and was sent to CPT. The final draft report was submitted to PMO on November 22, 2019.

6.5 Repair of the existing Historical Preservation Office (HPO-Yap)

Grant Amount	\$218,000
Grant Number	D19AF00048
Contract Sum	\$217,620

The Historic Preservation Office (HPO) Project was put on hold due to the issue of the site being flood prone, as pointed out by the Office of the Governor. A new site was nominated, however, upon inspection, it was declared unsafe and rehabilitating it will be costly and likewise unacceptable as the building is deemed “condemnable”. In the absence of any alternative site, OIA and the Yap State agreed that the grant be “de-obligated” and returned to OIA.

6.6 Woleai Dispensary Expansion.

The proposed expansion of the Woleai Dispensary was conceptualized by PMO. The drawings were presented to the Department of Hospital Services for their review and comments. Yap PMO had a meeting with Yap DHS last April 4, 2019. To incorporate Yap DHS’ comments on the revisions.

The design for the dispensaries was put on hold and DHS was still in the progress in seeking approval from the government for PMO to be a part of the project.

6.7 YSPSC Central Water/Wastewater Treatment Plant and Outfall Project

Grant Amount	\$219,079
Grant Number	D20AF00028 (formerly D17AF00014)
Contractor	PRYZM
Contract Sum	\$94,685.17- Water Treatment Plant \$124,393.22- Waste Water Treatment Plant
Start Date	-tba-
Completion Date	-tba-

The legislature approved the budget appropriation for the Water and Waste Water System Treatment Plant Preliminary Engineering Design. Grant agreement was released by OIA last November 27, 2019 and the contract is now waiting for Finance to obligate the fund and assign the contract Number.