

# Compact Infrastructure Sector 4th Quarter 2020 Reports



Program Management Unit  
October, 2020  
Palikir, Pohnpei FSM

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## **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**

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

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# 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 Fourth Quarter 2020

### 1.1.1 Impact of the COVID-19 Emergency

Progress on the implementation of the Compact-Funded Infrastructure program has been severely affected by the COVID-19 Emergency and the focus continues to be on ensuring completion of the design and design review process for as many projects as possible so that these projects can be put out to bid once the COVID-19 Emergency is over. However, the protracted nature of the COVID-

19 Emergency and its impact on economic activity continues to cause concern and the need to get a few projects into construction as soon as possible has been recognized. Accordingly, during the Quarter under review, the PMU and the PMO Offices, in consultation with USACE, took a decision to move ahead with bid invitations for three projects for which designs have been completed. These projects are, i) the new Students Center at the COM Campus in Palikir, ii) the Technical and Vocational Center at the Pohnpei Campus, and, iii) the construction of the Kosrae Hospital. In addition, the PMU has initiated bidding on the maintenance of the National Government buildings. .

With the JEMCO decision to allocate up to \$7.0 million in funding to meet the COVID-19 Emergency, the PMU and PMO Offices are now involved in providing technical inputs for the implementation of infrastructure to meet the Emergency. These projects include the construction of quarantine facilities, isolation rooms and the procurement of emergency medical equipment and supplies. Construction of quarantine facilities are substantially completed in Chuuk and Kosrae work is in progress on the construction of a 16-room facility at the Pohnpei as well as a 24-unit isolation facility in Kosrae. PMU staff also assisted the Departments of Health and Finance in finalizing a contract with the United Nations Office of Project Services for the supply of \$2.5 million in emergency medical equipment and supplies, which are now being delivered.

### 1.1.2. Status of Program and Project Management Arrangements

The PMU, the PMO Office in Chuuk and the PMO Office in Yap remain fully staffed and operational with a full complement of professional and support staff. The PMU has also received a budget allocation from the FSM Congress to recruit a Project Architect and a Project Assistant to further strengthen the PMU's staffing resources. 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. However, an Acting PMO Manager has been appointed and an Engineer (a Micronesian National) has been hired as one of the Construction Managers for the Office. The PMO Manager position has been advertised.

### 1.1.3. Status of USACE Technical Assistance

A total of twelve (12) work agreements have been executed for a total amount of \$2.2 million. Another four (4) work agreements are under process, which would increase the total value of USACE technical assistance to about \$2.8 million. Most of the USACE support has been to undertake an independent technical review of designs prepared by design firms engaged by the

PMU and the PMO Offices. The process has been protracted for some of the older designs prepared more than 3 years ago before the contract management responsibilities were transferred to the States. However, good progress has now been made in completing the design review process and USACE has now confirmed that the final step of the process (the back-check of designs updated by the designer-of-record) has now been completed for nine (9) projects. As noted above, two of these projects (the COM project and the Kosrae Hospital) are now out to bid.

## 1.2. Program Status

The PMU, in consultation with the State PMOs and USACE, has recently updated the program status report on the Compact-funded infrastructure program. One of the objectives for updating the program status is to determine the extent to which the funding available will be sufficient to complete the full inventory of JEMCO-approved projects.

The funding status is as follows:

| Gov't        | No. of Projects | Cost Estimate (\$ millions) | Funds Available (\$ millions) | Remarks   |
|--------------|-----------------|-----------------------------|-------------------------------|---|
| National     | 6               | 26.9                        | 14.18                         | Funding shortfall of \$12.72 million mainly for the new Chuuk Campus and the Kosare Multi-purpose Building. If additional funds cannot be found, these 2 projects will have to be deferred. |
| Chuuk        | 40              | 186.6                       | 114.8                         | <b>Funding shortfall of \$77.9 million</b> (not including the PMO budget). Since the program includes 39 schools and dispensaries, Chuuk State IPIC will need to prioritize                 |
| Kosrae       | 7               | 29.33                       | 34.19                         | Funds available for additional projects estimated at \$4.9 million  |
| Pohnpei      | 17              | 74.9                        | 82.9                          | Funding shortfall of \$4.4 million projected.   |
| Yap          | 8               | 22.3                        | 41.538                        | Funds available for new projects estimated at about \$19.2 million  |
| <b>Total</b> | <b>78</b>       | <b>340.0</b>                | <b>287.6</b>                  |   |



The National, Chuuk and Pohnpei State Governments are projected to run into a shortfall in funding as the estimated costs of the projects have risen compared to the cost estimates that JEMCO allocations were based on. Further assessment will have to be done to identify the desired project scope and properly cost out such scope. Some projects may have to be deferred while alternative sources of funds are identified.

There are currently seventy-eight projects under active implementation with a total estimated investment budget of about \$340.0 million. Most of the projects (71 out of 78 projects) are in the planning and design phase and five projects have now been put out to bid. Three of the projects are under construction, the Tonoas Water Project (substantially completed), the Sekere Water Project and the construction of the Wellness Center in Yap. The design process for another seven (7) projects has been substantially completed.

### **1.3 Priority Program**

At the last consultative meeting in August, 2019, 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. The JEMCO Meeting of September 4<sup>th</sup> 2019 at Honolulu endorsed the priority program for a total value of \$57.9 Million. However, in the light of progress made in completing the independent technical reviews by USACE and the priority being given by Pohnpei State to the extension of the central water system to Madolenihmw, a revised priority list of ten (10) projects has now been agreed for finalization of bidding documents. Three (3) of these projects have now been put out to bid. Bidding for the other seven (7) will be phased depending on the COVID-19 situation.

#### **Priority 1 Projects (ready for bidding in period, September 2020 to January 2021)**

The projects have all passed through the 100% designs by the design firms and the USACE back-check. However, in order to avoid overloading the capacity of the construction sector in the FSM and the region, a phased approach to bidding and contracting will be necessary. This means that bid invitation documents will be issued in packages. Bids have now been invited for the 2 COM Buildings and the Kosrae State Hospital Project. A schedule of actual and anticipated bidding dates are set out below.

| <b>Project Description</b>   | <b>Estimated Budget<br/>(\$ million)</b> | <b>Expected Date<br/>for Bid<br/>Invitation</b> | <b>Expected Start<br/>of Construction</b> |
|--|--|---|---|
| COM Infrastructure Upgrade -Phase 1                                | 0.42                                     | Bids received<br>and evaluated                  | December, 2020                            |
| Construction of Student's Center at the<br>COM Campus in Palikir   | 3.6                                      | Bids Invited                                    | January 2021                              |
| Construction of Technical and<br>Vocational Center – COM (Pohnpei) | 3.28                                     | Bids Invited                                    | January, 2021                             |
| Kosrae Hospital  | 21.2                                     | Bids Invited                                    | March, 2021                               |
| Kinakapw to Lehn Diadi Waterline                                   | 8.2                                      | January, 2021                                   | May, 2021                                 |
| PICS Math/Science Building   | 4.6                                      | January, 2021                                   | May, 2021                                 |
| PICS Social Studies/English Building                               | 4.6                                      | January, 2021                                   | May 2021                                  |
| PICS High School – Library Classrooms                              | 3.5                                      | January, 2021                                   | May 2021                                  |
| Pohnpei Primary Health Care Facility                               | 5.6                                      | October, 2020                                   | March, 2021                               |
| Pohnpei Substance Abuse Center                                     | 3.5                                      | January, 2021                                   | June, 2021                                |
| <b>Total</b>   | <b>58.5</b>                              |   |   |

**Priority 2 Projects (ready for bidding in Quarter 2 FY21)**

As mentioned above, there are a further six (6) project which are well advance in terms of design and bidding documents can be finalized during the period, February-April, 2021) The status of these six (6) projects is as follows:

| <b>Project Description</b>         | <b>Estimated Budget<br/>(\$ million)</b> | <b>Expected Date for<br/>Bid Invitation</b> | <b>Expected Start<br/>of Construction</b> |
|------------------------------------|--|---|---|
| Foneton Health Center              | 0.82                                     | February, 2021                              | May 2021                                  |
| Parem Health Center                | 0.82                                     | February 2021                               | May, 2021                                 |
| Sapore Health Center               | 0.82                                     | February, 2021                              | May, 2021                                 |
| Ununo Health Center                | 0.82                                     | February, 2021                              | May, 2021                                 |
| Romonum Health Center              | 0.82                                     | February, 2021                              | May, 2021                                 |
| Yap High School – Design/Build     | 5.8                                      | March, 2021                                 | September, 2021                           |
| Colonia High School – Design/Build | 2.5                                      | March, 2021                                 | September, 2021                           |
| <b>Total</b>                       | <b>12.4</b>                              |   |   |

## NATIONAL GOVERNMENT

### 2.0. Program 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 new IT Specialist was also recruited and started work in April, 2020. Accordingly, the PMU is fully staffed and operational. Since the PMU also has to coordinate major infrastructure projects funded by other development partners, the FSM Congress has approved an additional budget for FY2021 to enable the PMU to recruit a Project Architect and a Project Assistant. These positions have been advertised.

### 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, 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, the Chuuk State Government requested the PMU to make arrangements to repair reported defects on the road sections completed by PII International before the Project is handed over to Chuuk State. Since the project is being monitored by the PMO Office in Chuuk, reporting on this project is covered under the Chuuk State Projects below.

Following the issuance of the Certificate of Substantial Completion, the issues remaining are to resolve the Contractor's Claim for Stand-by time and address a claim from the GPPC for the

compensation of leftover aggregate material. Both matters are 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. The preparation of this project for World Bank funding will involve four activities, including an Environmental and Social Impact Assessment, a Vulnerability Assessment and Climate Resilient Road Strategy, a Road Safety Audit and the preparation of designs and bidding documents for 4 priority schemes, including the extension of the Weno road by about 1 mile from the Airport to Pou River Bridge.

## 2.2. Weno Road – Repairs

Reporting on this Project is covered under the Chuuk State section of the Report at Section 3.4.

## 2.3. College of Micronesia - FSM (COMFSM) – National Students Center and Vocational Center at Pohnpei Campus

|                  |                    |                   |
|------------------|--------------------|-------------------|
| 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            | December 2020     |

### **Status of Designs and Bidding Documents**

The designs have been completed by Beca International and the Independent Technical Review has been completed by USACE. Bidding documents have been finalized by the PMU and bids have been invited with a closing date of November 11, 2020. The PMU has taken a decision to package the project into two separate bids so that Contractors will have the option to bid for either of the 2 buildings or for both.

### **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     | July 2022 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 designs and specifications.

### **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                         |
| Start Date      | December 15 <sup>th</sup> , 2018 |
| Completion Date | March 15 <sup>th</sup> , 2019    |

### **Construction Contract 2 – Construction of National Student Center**

Bids have been invited with a closing date of November 11<sup>th</sup>, 2020. It is expected that a contract for the construction of the building will be awarded in January 2021 with contractor mobilization in February 2021.

### **Construction Contract 3 – Construction of Technical and Vocational Center**

Bids have been invited with a closing date of November 11 2020. The PMU is expecting that the construction of the building can begin in early 2021.

The pictures below show Contractors participating in the pre-bid conference.



**Participants at the Pre-Bid Conference for the COM Project (includes PMO Staff from Yap to the left)**



**Contractor's Representatives shown the Site during the Pre-Bid Conference**

## **2.4 Design of Kosrae Students Center**

The designs have been completed and have been sent to USACE for a design review.

## **2.5. 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 COMFSM, with the kind assistance of the Yap State PMO Office. However, because of increased demand for the training of health care professionals, the size of the building is more than originally estimated and this has impacted on the budget. It is now estimated that the construction of the building will be about \$3.5 million. The PMU and the COM management are now in consultations with the National Government to explore additional sources of funding since the original JEMCO allocation was \$1.5 million. An additional \$2.0 million is now being sought.

## 2.6. COM - Chuuk Campus

### Background

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.



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

To supplement the cost of the Project, the Chuuk State Government authorized a funding of \$3 million in September, 2016 from Chuuk State Compact Public Sector Infrastructure Sector funds. The FSM Congress also appropriated \$1.38 million for the design of the first two buildings and related infrastructure of the project, from FSM National Government carryover Compact infrastructure funds.

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. A Project Development Plan (PDP) will need to be developed to provide a scope and budget for the project, including the preliminary designs of the buildings and the infrastructure requirements, taking into consideration the findings of the PMU assessment of necessary external infrastructures.

The PMU has now prepared a draft Request for Proposals (RFP). Consultations with the College of Micronesia management are now in progress to have it finalized.

## 2.7. COM – Infrastructure Upgrade – Phase 1

The PMU is proceeding with the upgrade of the COM infrastructure facilities at the National

campus in Palikir and the campus in Kolonia. The first phase of the project will reconstruct the asphaltic concrete pavements to provide an improved parking facility at the COM campus in Kolonia, Pohnpei. About 14,000 square yards of pavement will be re-constructed. Bids have been received and evaluated and a contract is ready for award. A grant has been received and contract documents have been prepared and are awaiting the advice of allotment from the FSM Finance. The contract is expected to be awarded in November 2020. See below for project details.

|                                    |                             |
|------------------------------------|-----------------------------|
| Grant Award Number:                | D21AF00024                  |
| Grant Expiration Date:             | September 30, 2022          |
| Contract Number                    | Not Yet awarded             |
| Contractor                         | VCS Construction & Supplies |
| Original Cost:                     | \$170,934                   |
| Project Start Date:                | November 2020               |
| Original Contract Completion Date: | November 2021               |
| Current Contract Cost:             | \$173,934                   |
| Percent Complete:                  | 0%                          |
| Current Estimated Completion date: | November 2021               |



## CHUUK STATE

### 3.0 Composition and Roles 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 is 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) and endorsed by the FSM and the Joint Economic Management Committee (JEMCO).

The PMO composition includes professional capacities inclusive of project manager, a contracting officer, resident engineer and an inspector. The PMO outsources specialized engineering services on a case by case basis as may be needed, including Architecture and Engineering Consultants for project designs, and Construction Companies for construction.

#### **Current Staffing List**

|                             |  |
|-----------------------------|--|
| Project Manager             | Sasha Savich, P.E.                               |
| Contract Specialist         | Sanjata Basu, P. E                               |
| Project Engineer            | Engr. Carlo N. Mangadap                          |
| Administrative Manager      | Keim Mathias                                     |
| Fiscal Officer              | Alvin Yoshi Mori                                 |
| Secretary                   | Florence Mefy                                    |
| Land Acquisition Specialist | Kezra Ezra                                       |
| Inspectors (3)              | Benisio Jose, Constantine Dungawin, Amada Uehara |
| Custodian                   | Olympia Kyinun                                   |
| Boat Operators/Drivers (2)  | Pitson Sally<br>Aku Yos                          |
| Office Assistant            | Esmin Raed                                       |

## Vehicle and Boat Status

|    | Description                    | Plate No. | Remarks  |
|----|--------------------------------|-----------|--|
| 1. | Nissan X-Trail                 | S0332     | Operational                                    |
| 2. | Nissan X-Trail                 | S0335     | Currently used by PMO Inspectors               |
| 3. | Hyundai Tucson                 | S0333     | Currently being repaired                       |
| 4. | Nissan Murano                  | N/A       | Assigned to Project Manager                    |
| 5. | Boat (40hp single engine 10ft) | N/A       | Operational                                    |
| 6. | Nissan Frontier Pick-up        | N/A       | Not available for use by PMO                   |
| 7. | Nissan X-Trail                 | N/A       | Newly acquired/Assigned to Contract Specialist |
| 8. | Boat (80hP twin engine 20ft)   | N/A       | Newly acquired                                 |

## BUDGET STATUS

| Account             | Approved budget     | Expenses                                 |  |  |  | Remaining          |
|---------------------|---------------------|--|--|--|--|--------------------|
|                     |                     | 1 <sup>st</sup> Quarter (Oct 1 - Dec 31) | 2 <sup>nd</sup> Quarter (Jan 1 - Mar 31) | 3 <sup>rd</sup> Quarter (Apr 1 - Jun 30) | 4 <sup>th</sup> Quarter (Jul 1 - Sep 30) |                    |
| <b>Personnel</b>    | \$79,605.67         | \$15,058.53                              | \$11,626.47                              | \$25,791.41                              | \$28,763.84                              | -\$1,634.58        |
| <b>Travel</b>       | \$18,067.55         | \$9,984.00                               | -\$653.45                                | \$0.00                                   | \$0.00                                   | \$8,737.00         |
| <b>Consumable</b>   | \$63,568.54         | \$17,309.03                              | \$15,829.02                              | \$4,889.56                               | \$29,722.48                              | -\$4,181.55        |
| <b>Contractual</b>  | \$741,988.95        | \$226,240.05                             | \$66,853.01                              | \$183,608.20                             | \$172,000.82                             | \$93,286.87        |
| <b>Fixed Assets</b> | \$52,666.05         | \$13,963.60                              | \$25,079.60                              | -\$1,377.15                              | \$15,000.00                              | \$0.00             |
| <b>Total</b>        | <b>\$955,896.76</b> | <b>\$282,555.21</b>                      | <b>\$118,734.65</b>                      | <b>\$212,912.02</b>                      | <b>\$245,487.14</b>                      | <b>\$96,207.74</b> |

### 3.1 Chuuk Lagoon Dispensaries (5 dispensaries)

The process to prepare revised designs and bidding documents is ongoing with USACE providing design review services.

Following is the status of the Five Lagoon Dispensary Projects:

- July 03, 2020 - Beca submitted revised drawings and structural design calculations.

- July 08, 2020 - Beca documents were forwarded to USACE for ITR.
- July 10, 2020 - CO#2, reflecting the correct contract amount, was sent to Beca.
- Received signed CO#2 from Beca on July 13, 2020.
- Beca submitted Bill of Quantities for review by PMO on July 14, 2020.
- July 24, 2020 - \$ 66,900.00 paid to Beca on towards ITR for the five dispensaries.
- July 30, 2020 - Completed ITRs received from USACE.
- August 01, 2020 - ITRs sent to Beca for their review and incorporation of comments.
- August 12, 2020 - Title for additional lot on Romonum Site for the leech field area received.
- August 31, 2020 - Telecon with Beca to discuss ITR comments.  
Reminder sent to USACE for WA for schools.
- September 16, 2020 - Telecon with Beca to further discuss the list of comments made by USACE prior to video conference with USACE.
- September 25, 2020 - Zoom conference call with USACE and Beca to deliberate on the list of comments by USACE on Beca's first submittals.

### 3.2 Four (4) Schools (first batch of schools)

The Project is now at the design stage. Status is as follows.

| <b>NAME OF SHOOOL/HEALTH CENTER</b>          | <b>ISLAND AND REGION</b> |
|--|--------------------------|
| Pwene Elementary School                      | Fefan, Southern Namoneas |
| Eot Elementary School                        | Eot, Faichuk             |
| Ettal Elementary School                      | Ettal, Mortlock          |
| Onoun Elementary School & Weipat High School | Onoun, Northwest         |

- July 27, 2020 - preliminary Basis of Design received from E. M. Chen.
- July 31, 2020 – Letter sent to USACE requesting them to expedite submission of Work Agreement for Schools.
- August 6, 2020 – Invoice No. 1 submitted by E.M. Chen.
- September 3, 2020 – comments on Basis of Design sent to E.M. Chen.
- August 31, 2020 – Reminder sent to USACE requesting them to expedite submission of Work Agreement for Schools.
- To date design is in progress for 30% completion.

**3.2.1 RFQ FOR THREE (3) SCHOOLS AND TWO (2) DISPENSARIES PROJECTS**

| FACILITY NAME                | LOCATION                          |
|------------------------------|-----------------------------------|
| Lekinioch Elementary School  | Lekinioch Island, Mortlock Region |
| Lekinioch Junior High School |                                   |
| Lekinioch Dispensary         |                                   |
| Mortlock High School         | Satawan Island, Mortlock Region   |
| Mortlock Dispensary          |                                   |

- July 01, 2020 – First Selection Committee meeting held, where the process to be followed was explained to the committee members.
- July 15, 2020 – Second Selection Committee meeting was held for the selection of an A/E Design Consultant. Six (6) design firms submitted their Statement of Qualifications and on the same day the committee was able to select the most qualified Consultants.

The summary is given below:

- |   |   |        |
|---|---|--------|
| 1. TG Engineers, PC                     | - | 91.40% |
| 2. E.M. Chen & Associates               | - | 88.40% |
| 3. Beca International Consultants Ltd.- |   | 84.20% |
| 4. EMPSCO Engineering Consultants       | - | 83.80% |
| 5. Amorient                             | - | 83.00% |
| 6. SNG Design Enterprise                | - | 81.80% |

TG Engineers, PC were selected as A&E Consultants for the projects.

- July 24, 2020 – Notice of Award issued.
- August 20, 2020 – Fee proposal was received from TGE.
- September 04, 2020 – comments by PMO on fee proposal sent to TGE.
- September 21, 2020 – Fee proposal, revised in line with PMO comments, received from TGE.
- September 29, 2020 – TGE fee proposal approved by Lt. Governor.
- September 30, 2020 – Letter sent to OCM seeking their assistance in arranging grant from OIA.

### 3.2.2 SCHOOL FACILITIES

- July 2, 2020 - Neirenom Elementary School is on the Infrastructure Maintenance Fund (IMF) project list. PMO conducted a brief site visit. The existing facility is located on private land and is not operational. Building is dilapidated from complete lack of maintenance. Scaling of concrete was observed, and reinforcement bars were exposed due to concrete spalling and dusting.



Central Wonip Elementary School is approved by IPIC/JEMCO for construction of a new building and facility. PMO staff conducted a site visit to familiarize ourselves with the site conditions and access. The existing building was still structurally sound but in need some improvements/renovations.



NORTH EAST VIEW



CLASS ROOM



OPEN WINDOW WITH WIRE MESH



DAMAGED CEILING

August 4, 2020 - Iras Demo Elementary School was built on 1966. It is known as the model school for all the schools within Chuuk State. It had undergone some repair

works in 2016. Recent facility assessment was done by PMO and it is suggested that the existing facilities be replaced with new construction since the major problem of the school site is the flooding inside the school premises and classrooms. Based on our site assessment, existing ground elevation is below road level so draining storm water is very difficult and eventually will cause water accumulation and flooding. Due this flooding, most of the floor slabs developed huge cracks and concrete spalling. Materials used for partition walls are substandard while majority of the ceilings were damaged. Lights and fans need proper maintenance. Storm gutter and plumbing system need to be fixed.

IRAS DEMO ELEMENTARY SCHOOL



ALGAL GROWTH INSIDE CLASSROOM DUE TO FLOODING



WALL MADE OF THIN FIBER BOARD



WATER LEAKING AT TOILET AREA



NO CEILING FANS AND LIGHTS

## Condition Assessment of School Facilities

The PMO Office has been carrying out a condition assessment of the Schools to provide a basis for scoping and design of reconstruction and repair works. Some examples are given below.

- April 21, 2020

**Pwene** Elementary School is part of the first batch of schools awarded to A&E consultant for design (Ref: PMO-RFQ#2018-002 Rev. D). PMO staff conducted a site visit to familiarize ourselves with the site conditions and access. We were surprised to find out that there was an existing building which was not shown on the topographic survey maps prepared by Pacific Survey. It was concluded that the building must have been constructed after the Pacific Survey completed the survey. PMO added this new structure to the topo map and forwarded it to the A&E Design Consultant (E.M. Chen) for their reference.

### PWENE ELEMENTARY SCHOOL



**BUILDING 1**



**BUILDING 2 (RUINED)**





**TENSION CRACK ON BEAM AT BLDG 1**



**CONCRETE SPALLING AT BLDG 2**

**Inaka** Elementary School is part of the Infrastructure Maintenance Fund (IMF) project list. PMO conducted a brief site visit recommends the existing facilities be demolished and replaced. Foundation settling and numerous cracks in structural elements were observed.

### **INAKA ELEMENTARY SCHOOL**



**BUILDING 1 SOUTH WEST VIEW**



**BLDG 1: MAJOR CRACK AT COLUMN 1**



**BLDG 1: FOUNDATION FLEXURAL CRACK**



**BLDG 1: MAJOR CRACK AT COLUMN 2**

- April 27, 2020

Eot Elementary School is part of the first batch of schools awarded to A&E consultant for design (Ref: PMO-RFQ#2018-002 Rev. D). PMO staff conducted a site visit to familiarize ourselves with the site conditions and access. PMO observed, as per the previous assessment, signs of foundation settlement, and most structural elements (columns, beams, slabs) had developed cracks. Reinforcement bars were exposed due to concrete spalling and dusting.

### **EOT ELEMENTARY SCHOOL**



**SOUTH EAST VIEW**



**BLDG 1: MAJOR CRACK AT COLUMN 1**

### **3.3 Weno Road Repair Works and Improvement Project**

The project is substantially completed in conformance to the Contract Documents

and Project Specifications irrespective of on-going warranty or impending punch list works.

Major activities in the fourth quarter were:

- Project completed on August 25, 2020.
- Final Inspection on August 26, 2020.
- Total Productivity is 3,539 man-hours.
- 

The pictures below show the progress of the road repair works.

### **ROAD 1 STA. 2+70 RIGHT LANE (PATCHWORK)**



### **3.5 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.

- An initial deadline of August 1, 2019 was agreed upon by all stakeholders as a reasonable timeframe for Chuuk State to settle an issue with one of the lots where the new hospital will be sited. This deadline has now expired but resolving this land issue remains a work in progress.
- Since August, 2019, consultations have been continuing between the Chuuk State Government, UNOPS, OIA and the PMU in an effort to resolve this pending land issue. Subsequently, the Chuuk State Government is resolved on exercising the eminent domain authority vested upon the Governor with legal proceedings initiated in August, 2019.

However, this option itself presents a set of challenges for Chuuk, both in financial and legal expertise terms. As in most small communities where everyone is related in one way or another, local legal expertise for the State voluntarily recused themselves on concerns of potential conflicts of interest or impartiality. A legal expert was then hired on consultancy basis to be dedicated to this eminent domain process. On the financial side, the acquisition of this lot by way of eminent domain process is relatively costly. To file the eminent domain lawsuit, the Government will need to deposit funds in the court, amounting to the full

- the amount of funding in order to proceed with the eminent domain process (about \$635,000).
- However, during the quarter under review, the Chuuk Land Commission met and took a decision to issue a new Certificate of Title in favor of the Government for the land where the hospital is located. The area of land stated in the brief from the land commission is 19,950 square meters. Consultations are going on to assess the implications of this decision by the Land Commission and to determine if this decision meets the pre-conditions for the project to proceed.
- In the meantime, UNOPS has been in consultations with the FSM Department of Foreign Affairs to conclude a “Host Country Agreement” which will be required for UNOPS to undertake operational activities in the FSM.

### **3.6 Tonoas Water Treatment Plant**

This project is now completed and the treatment plant is operational.



### 3.7 Other Projects: Isolation Facility to Meet COVID-19 Emergency

- On March 16, 2020, an emergency meeting was held between PMO, Planning Department, Department of Health, and Chuuk High School Principal regarding the contingency and preparedness plan for Covid-19 pandemic.
- Facility assessment was performed by PMO, Planning and DoH for Chuuk High School Gymnasium as Isolation Area and four (4) classrooms as Quarantine Areas.
- PMO completed the Design Plan, Cost Estimate, and Scope of Work for the Isolation facility at Chuuk Gymnasium.
- IMF Grant award approved on March 29, 2020.
- NTP followed after the grant award approval. Construction started on April 2, 2020.
- Project completed on April 24, 2020.
- Final Inspection on April 25, 2020.

### 3.8 Overview of Meetings Held during the Quarter

#### MEETINGS / MISCELLANEOUS

##### **July 22, 2020**

Meeting was held with IPIC members and PMO to discuss the utilization of available funds for implementation of JEMCO approved projects. It was observed that after completing design and construction of the five dispensaries and four schools, funds would be just about enough to complete the design and construct a few dispensaries.

##### **August 12, 2020**

Zoom Conference involving all four State PMOs, PMU, OCM and USACE to discuss the way forward for implementing the JEMCO approved Infrastructure Projects.

Received the Certificate of Title for Romanum land.

Met Director Enlet. DOE and handed over the Basis of Design prepared by E. M. Chen for his review and comments.

##### **August 21, 2020**

Meeting was held between ODA, IPIC, Planning, Transportation and PMO to discuss the Green Climate Fund and its role to help Chuuk State in funding infra projects where PMO were facing a substantial shortfall. PMO were advised to prepare Concept Note listing the projects and details of the shortfall and submit to ODA within two weeks.

Also briefly discussed was the way forward for improvement of the nine lagoon docks and purchase of two vessels, to be deliberated on later.

### **September 28, 2020**

Meeting was held by IPIC members with PMO to discuss distribution of \$ 3M approved by Congress for other projects in need of funds, especially for purchase of land.

Status of PMO Projects was sent to Governor for incorporation in his address in the upcoming Leadership meeting.

## **3.9 Conclusion**

The revised design of the five lagoon dispensaries is nearing completion. The design of four schools is in progress. A Consultant has been selected for design of additional three schools and two dispensaries.

It is expected that during the next IPIC meeting, a decision will be arrived at regarding the best way to spend the remaining funds, given the budget shortfall to design and construct all remaining projects on the JEMCO approved list.

Photographs depicting condition of the schools and progress on the Weno Road project are included in the report under the appropriate sections above.

## KOSRAE STATE

### 4.0 Project Management Office

Staffing situation of the Kosrae State PMO is as follows:

| <b>Position</b>                                  | <b>Current Status</b>                |
|--|--------------------------------------|
| PMO Manager/Contracting Officer's Representative | Position filled by Bruce Howell      |
| Finance Officer                                  | To be announced in January 2021      |
| Assistant Engineer                               | To be announced in January 2021      |
| Administrative Assistant                         | Will be re-announced in January 2021 |
| Project Management Architect                     | Position filled by Melanie Vicente   |
| Contract/Supervising Engineer                    | Vacant. Not needed at this time.     |

Received Grant for FY 20 budget on July 3rd in the amount of \$20,500 as requested.

This quarter, in addition to providing project management services for the Compact-funded Infrastructure Projects, KPMO also provided technical support to the FSM Maritime Infrastructure Project and FSM Resilient Roads. The FSM Resilient road project will focus partly on upgrading the Lelu Causeway. Infrastructure sector fund identified for causeway improvement design will no longer be needed.

Architect Melanie Vicente is assigned full time to the hospital quarantine buildings project. She functions as a resident architect, work crew coordinator, time keeper, material expediter, interface with DoHS and administrator of workers' contracts.

### 4.1 Arthur P. Sigrah Memorial Hospital Construction

Designer: BECA Consultants

In late August in consultation with PMU an USACE the decision to close the BCOES process and proceed with inviting bids for construction. The remaining 59 open constructability comments were included in the bidding documents for contractor information.

The initial virtual pre bid meeting was held on September 10<sup>th</sup> with 3 contractors in attendance. A

brief video of the hospital site and existing building was provided for bidders' use. A second virtual pre-bid meeting was held on October 8<sup>th</sup>. Video recordings of the pre bid meetings are available for bidders to review. The bid closing is currently scheduled for November 5, 2020. Bids will be submitted electronically and the bid opening will be held via zoom. It is anticipated that construction will begin by late January 2021.

## 4.2 Arthur P. Sigrah Memorial Hospital - Design Review (ITR)

|                                    |                           |
|------------------------------------|---------------------------|
| 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:                  | 100%                      |

In December 2019, Beca submitted plans and specs resulting from the onboard review held in late September. At first USACE declined to review these documents until the revisions resulting from the constructability and operability reviews are included. Subsequently USACE agreed to review the current update in advance of final operability and constructability revisions. USACE response was received on February 10<sup>th</sup>. USACE comments are summarized here:

“Bottom line up front”:

With a number of critical comments outstanding, risk to proceed to advertise the project at this point in time appears to be high. Project Manager should weigh the benefit of advertising now against the anticipated number of changes that may be necessary as a result of the outstanding back-check comments.

Generally, all disciplines are concerned that the signed/approved waiver(s) by the AHJ - Authority Having Jurisdiction (i.e. Designated Building Officer) has not been included in the submission.



Recommend the signed/approved waiver(s) be included in the Design Analysis as discussed during prior discussions.

**Tally of review comments.**

|                 |   |
|-----------------|---|
| Architectural   | 13 of 15 comments have been closed  |
| Civil           | 3 of 35 comments have been closed   |
| Electrical      | 9 of 24 comments closed   |
| Fire Protection | Back-check document created to note what agreements were made at the OBR that were not captured in the initial review. These agreements from the OBR were not included in BECA's submittal. |
| Mechanical      | 3 of 39 comments closed   |
| Structural      | 9 of 23 comments closed   |

**89 comments still outstanding.**

Cursory notes from our reviewers:

Civil - There are major issues with construction documents. There are missing ties to horizontally locate the improvements, missing elevations to vertically locate the improvements, missing and conflicting details and specifications. The water system calculations are inadequate and do not indicate whether the proposed water system can support the facility. The drainage system calculations are not correct and do not appear to correspond with the design. The documents do not address the removal of the asbestos cement pipe, which requires special handling and disposal of the hazardous asbestos material.

Electrical – There were substantial changes to the design which requires our reviewer to take another look at the design. A normal back-check effort is not appropriate and our electrical review continues. Generally, the electrical portion of the bid package still requires work. Bidding it to Hawaii contractor climate with current design would result in many RFIs during bidding or change orders during construction.

Mechanical - The design intent is shown on the drawings. However, it has not significantly changed from a state that led to a no bid situation. Concern is that the same result may be reached.

Improvement to design is necessary.

Fire Protection – Critical life safety issues remain”

On April 7th, Beca submitted another update to the drawing and specs to USACE in an attempt to close out all of the remaining ITR comments.

USACE suspended work on the hospital in early April in order to work on other high priority Covid-19 tasks. Work was resumed on the last week of June. USACE has reviewed Beca’s April and May updates and provided backcheck comments on July 21st. These comments have been forwarded to Beca for action. USACE provided guidance on resolving longstanding constructability comments that are related to the design.

The ITR was suspended during the third week of August to allow the project to proceed to bidding. As noted above, open comments have been included in the bidding documents for the information of bidders. This work agreement is considered completed.

### **4.3 USACE Program Management Support for FY 18**

Grant Award Number: D18AF00051-10: \$116,000

Grant Expiration Date: September 30, 2019

Current Grant Expiration Date: September 30, 2031

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: September 30, 2020

Program support from USACE has been limited this quarter due to the Covid-19 crisis.

There was no program support this quarter.

#### 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: 100%  
Estimated Completion date: August 30, 2020

The ITR process was suspended in late August. A contract modification in the amount of \$219,936 to cover additional effort to complete the Independent Technical Review and Constructability Review response and numerous updates to plans and specifications. This task is considered completed.

#### 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: 2.5%  
Current Estimated Completion date: November 2, 2021

On May 29<sup>th</sup> Beca submitted updated plans and specs in response to Pryzm's most recent backcheck. On June 29<sup>th</sup> Pryzm responded closing an additional 112 comments leaving 88 open or conditionally closed. In this round both Pryzm and Beca requested that USACE comment on

pending constructability comments that are design related. USACE response was received on July 18<sup>th</sup>. Beca is currently reviewing remaining comments. PMO has had further discussions with Pryzm on 12 of the remaining comments and posted same to comment matrix.

Discussions are ongoing with Pryzm on their proposal for additional services related to the constructability review.

The constructability review process has been closed in late August.

Discussions are continuing with Pryzm on their proposal for additional services related to the constructability review. The most recent proposal was submitted on September 26<sup>th</sup> in the amount of \$116,411.

#### **4.6 Malem Elementary School Improvement**

Based on discussions with PMU it has been agreed to pursue design-build delivery for this project. In order prepare the design build RFP the topo survey and geotechnical investigation have to be completed. KPMO will prepare rfps for these services in the coming quarter.

#### **4.7 Port Improvement (IMF)**

|                           |                    |
|---------------------------|--------------------|
| Grant amount:             | \$100,000          |
| Grant Award Number:       | D17AF00015-00020   |
| Contractor:               | Nopco Distributors |
| Contract Number:          | P123559            |
| Original Cost             | \$10,453.30        |
| Project Start Date:       | February 1,2020    |
| Original Completion Date  | None               |
| Estimated Completion Date | April 30, 2020     |
| Per Cent Complete:        | 100%               |

The final item of the Okat Wells repair materials was received on September 4<sup>th</sup>. The order is now complete and DT&I has stocked the spare pumps, motors and other supplies for when repairs are needed.

The third bid announcement for the Airport Fencing Repair work is still on hold awaiting one or more local contractors to be available to bid the work. All contractors including those not working on covid work are still busy.

## 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, 2020      |
| Percent Complete:          | 100%                   |
| Estimated Completion Date: | November 21, 2020      |

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. The Master Plan Gap Analysis will be used to support the design and implementation of the World Bank-funded FSM Maritime Investment Project.

## 4.9 Okat Bridge Utility Relocation Design

Fee negotiations for the design work were concluded with Pryzm Consulting Llc. in September and the grant request was submitted on September 24<sup>th</sup>. Contract documents will be drafted and shared with the designer in the meantime.

## 4.10 Kosrae High School Fencing

No work in this project this quarter.

## 4.11 Kosrae PMO Office Renovation

Once the hospital bidding process is completed we, will attempt to invite bids electronically for our office renovation project. We are hoping that once the hospital project is awarded, we will be able to have at least one outside contractor interested to do the work.

## 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.

Due to the urgency of road repair needs the funding appropriated under FSM PL 21-43 for road maintenance was used immediately for purchase of asphalt cold patch and tools and small equipment without matching with IMF funds. Another CFMSM appropriation will be required in order to provide a local matching for above listed grant.

This grant expired this quarter. Matching funds were secured in the amount of \$215k under FSM PL 20-179 in late August. We were unable to obligate the fund prior to the financial closing on September 15<sup>th</sup>. This fund also expired on September 30<sup>th</sup>.

#### **4.13 Road and Building Maintenance FY 20 IMF**

The FSM Congress has appropriated \$70,000 under PL 21-43 for road maintenance. We would like to use this fund as a matching source for this project. The first phase will be for the purchase of asphalt cold patch and some small hand tools and equipment to facilitate immediate repairs to potholes in the main road.

There are no matching funds available for proposed Road, & School maintenance at this time. This work will be on hold until matching funds are made available. A fund request was submitted to the Kosrae Delegation to FSM Congress on for the road school matching on August 14<sup>th</sup>. We are awaiting the outcome of this request now.

The design for airport terminal arrivals rehab was completed in mid July. KPA is now searching for additional fund sources to supplement the Korea Grant and the proposed IMF grant. The

current balance of Korea grant is \$175,000. An additional \$755k is needed in order to bid the work as designed. IMF funds requested in FY 20 to match the Korean Grant were denied.

#### 4.14 Covid 19 Quarantine Facility

Grant amount: \$ 1,205,922  
Grant Award Number: D20AF00046

The status of the Projects being constructed is as follows;

##### **Hospital Quarantine Facility:**

The design for the facility has been modified to change from 2 buildings at 300 feet length each to 6 buildings at 100 feet in length. This is done to make the siting of the buildings away for the adjacent hillside easier. Cement and rebar are on island already. ETA for plumbing materials is August 7th and remaining building components on August 28<sup>th</sup>. DT&I has hired a construction team including 2 foremen and 17 skilled and unskilled workers. These will be supplemented with 2-3 building tradesmen from DT&I as needed. Construction team will be supervised by DT&I and KPO. All materials will be government furnished.

The geotechnical investigation is progressing. Lab reports of soils tests were received early October. The final report is still being written.

Materials in 9 40 foot containers for the prefabricated buildings arrived in mid-September. Container hauling and un-stuffing at the Gymnasium is still in progress.

Site preparation for two buildings was completed this quarter and site prep for the following two buildings are in progress. Grading work is ongoing to construct a parking area just below the quarantine building site. Pouring of concrete started on September 5<sup>th</sup>. The floor slab and underfloor piping and sewer line for the first building has been completed and interior and exterior walls erected. Ceiling, roof framing and roofing are next to fill. The floor slab for the second building is now 50% completed.

The current schedule of completion is as follows:

- Building 1: November 7<sup>th</sup>
- Building 2: December 20<sup>th</sup>

- Building 4: December 20<sup>th</sup>
- Building 5: December 29<sup>th</sup>
- Building 6: January 26<sup>th</sup>
- Building 3: February 26<sup>th</sup>

The existing medical waste incinerator for the hospital has been removed and building demolished. A new slab has been poured at a new site, awaiting completion of walls, columns and roofing.

### **Kosrae High School Temporary Quarantine Facility**

The project consists of renovating 8 classrooms the east wing of the KHS main building to accommodate 50 residents. The original included the following:

- Install removable partition at midpoint of each classroom.
- Install 3 wooden bed frames in each half section of classroom, including mattress and pillows and linens
- Install curtains between each bed.
- Provide lighting and power supply and stand fan for each bed space
- Provide table and chair for each bed
- Remove 2 sinks from each restroom on first and second floors and replace with two shower stalls.
- Install one new sink in each restroom in place of existing janitor's sink.
- Provide curtain rods on windows
- Provide laundry facility at adjacent canteen area with 2 washers and 1 dryer and 1 water pump.
- Install insect screens on all windows.
- Replace locksets on all doors.
- Install anti skid tape on all exterior walkways.

Additional scope added after evaluation by certification team:

- Convert one classroom to triage and observation area
- Reduce room occupancy to maximum 2 persons per room from 12 persons per room.
- Install security fencing with vehicle gate.
- Install hand wash sinks at exterior walkways.
- Repair water supply to urinals in men's restrooms.
- Install and repair used security guard shack.



- Install telephone for triage room and wifi for all rooms.

All materials are government furnished and labor is provided by local contractor: Jimmy Nulud. Work started during week of June 22<sup>nd</sup>. Work on original scope is currently 91% and 79% considering added scope items. Anticipated completion by August 7<sup>th</sup>.

All tasks except repair of guardhouse and installation of wi fi service was completed by the end of August. Two additional classrooms were cleaned to accept families. Excess furnishings in storage will be installed as needed when occupants arrive.

### **Kosrae Hospital Isolation Ward Improvement**

The scope reported last quarter was revised and new items completed this period include:

Construct new extension for donning and doffing personal protective equipment.

Plexi glass windows installed in this in the kitchen facing the walkway to the isolation ward entrance.

Correction of concrete slab slopes to allow easy movement of patients and critical equipment in and out of isolation ward.

Provide gravel surfaced ambulance driveway to entrance to the isolation ward.

Added covered concrete sidewalk 5 feet wide for access to isolation ward from parking lot

Painted walkway structure and exterior of kitchen.

Repaired leaking roof and gutters.

Installed double swing doors at entrance to isolation ward.

### **Pop Up Isolation Buildings**

Kosrae will be receiving 4 each 10 feet x 20 feet prefabricated pop up isolation buildings. Delivery is expected in the third week of October. These will be installed adjacent to the kitchen and existing isolation ward. The construction team will install foundations and utility connections. The operation of the hospital kitchen was suspended this quarter and meal service has been contracted out.

## **4.15 Mutunnenea to Sialat Inner Road Improvement**

This project includes paving the existing secondary road with asphalt pavement for a distance of 2.77 miles as well as the access road to the former “Lelu Water” bottling plant for a distance of

0.27 miles. Estimated design and construction cost is \$4 million. The State government would like to proceed with this project in anticipation of the water plant being put back in operation. Easements for the inner road were lost in a fire at the State Land Management Office. Efforts are now being made to obtain new easements for the inner road. When completed a funding request will be submitted.

#### **4.16 USACE Program Management Support for FY 19 (FSM (K) 19-001**

Grant Award Number: D19AF00017-20

Grant Amount: \$695,000.00

Original Grant Expiration Date: September 30, 2020

Current Grant Expiration Date: September 30, 2021

Contract Number:

Work Agreement Original Cost: \$141,000.00

Project Start Date: Upon issuance of payment

Original Contract Completion Date:

Current Contract Cost:

Percent Complete:

Current Estimated Completion date:

This work agreement was signed by Kosrae officials in February of this year. In mid September, USACE advised that there were some pages missing from the copy of the signed agreement provided to them. This was corrected by KPMO and the agreement is now under final review by USACE for signature.

## POHNPEI STATE

### 5.0 Strategic Focus:

The strategic focus of the Pohnpei State PNI-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.

Total Activity Budget FY20 YTD Expenditures:

| Category             | Budget            | YTD Enc.        | Expenditures      | Balance          |
|----------------------|-------------------|-----------------|-------------------|------------------|
| Personnel            | 174,000.00        |                 | 210,461.34        | -36,461.34       |
| Travel               | 25,000.000        | 2,313.10        | 1,610.00          | 21,078.90        |
| Contractual Services | 30,000.00         | 0               | 3,349.00          | 26,651.00        |
| OCE                  | 30,000.00         | 1,979.91        | 20,887.79         | 7,132.36         |
| Fixed Assets         | 43,500.00         | 0               | 5,477.68          | 38,022.32        |
| <b>TOTAL</b>         | <b>302,500.00</b> | <b>4,291.00</b> | <b>241,785.75</b> | <b>56,423.24</b> |

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

- 1 professional contracts and 9 employment contracts were processed and executed this quarter
- PMO accounts are up to date and implemented
- PNI-PMO received two Geotech investigation reports namely Palikir Elementary School and COM-FSM Project
- PMO Fiscal Officer and Administrative Specialist attended weekly financial workshop
- PNI-PMO issued grant requests through FSM Compact Management Office and was granted
- PNI-PMO has received several grants during this quarter

- Zoom conference with OIA and FSM Compact Management Office took place this quarter mainly to talk about the current status with on-going Infrastructure projects
- Another zoom conference with USACE Representative to discuss projects and other related important matter.
- Fiscal Officer is currently working on geotechnical soil investigation assessment for PICS Multi-Purpose Building
- Rebidding process for Saladak Dispensary FFE
- Rebidding process for the new office's vehicle
- Continue provide administrative support with another unit.

## 5.1 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. Pahndepw).

### **Current Project Status as of September 30<sup>th</sup> FY2020 Progress Report:**

- 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
- The PNI-PMO office is preparing a Design-Build RFP for a qualified AE/Contractor to take ownership of the project, correct identified design defects, and perform all required construction work as identified in the drawings and specifications.
- Final bid documents have been forwarded to USACE for final review. Expected return of these documents should be anytime soon.

## **5.2 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

### **Project Scope Summary:**

Project as was awarded to the Contractor was being designated with a given scope to generally begin the waterline installation from Point-A: (COM Campus Intersection) and extend to Point-B, (Diadi Village, Kitty).

Project was designed for the Contractor to carry out the following activities which are as follows:

- 1) Under-ground main waterline installations,
  - Fire hydrant fixtures installations,
  - Gate valve fixtures & Trust block installations,
  - Blow-off valves installation,
  - Bridges and Culverts pipe crossing installations,
  - Stub-out installations, (Service laterals)
- 2) Pehleng Water Storage Tank Installation,

- Main inlet and outlet waterline installations,
- Water drain system installation,
- Valve fixture installations,
- Stub-out installations,

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

Project has recently been brought back to its normal routines insofar as progression is concerned. Contractor was able to proceed once again after a long wait due to series of changes brought to the table after it was awarded. To name a few of these unforeseen changes involving the following:

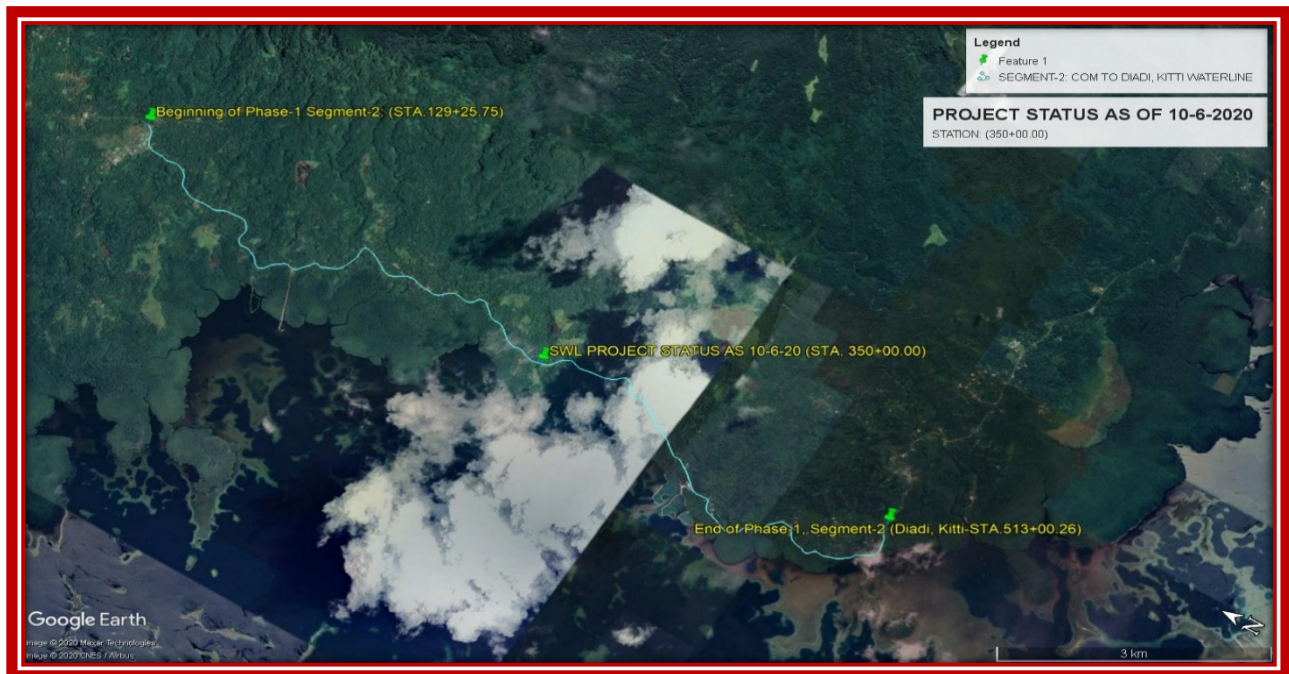
- Relocation of the pipeline from its designated site to the opposite site of the roadway.
- Changes in the pipe fittings involving changing of HDPE mechanical joint fittings on the waterline to flanged joint fittings.
- Late execution of the contract causing contractor to experience inflated rates of the project materials etc.
- COVID-19 has also contributed a great factor to delay this project due to extended times to receive project materials at its designated destinations.

- 1) Pipe laying is well underway with most of the required materials are for this project, but the project overall is still progressing gradually due to other related activities as called for.
- 2) Contractor is progressing at the rate of at lease 300 linear feet of pipe laying per day.
- 3) Contractor have progressed with 887 linear feet since their last location.
- 4) Approximately 65% of the pipeline is being currently lay-down and buried under ground starting from COM Palikir Campus to Pehleng Village, Kitti as of September 30 2020.
- 5) Currently the main waterline installation has reached station 286+00.00 specifically at Pehleng Village, Kitti.

6) Contractor is simultaneously executing these activities as they progresses forward with the following:

- Main waterline installations and pressure testing,
- Cross-stub outs installations
- The water storage tank site clearing and soil testing works. Contractor have recently been instructed to proceed with the clearing and cleaning of the water storage tank site.
- Fire Hydrant Assembly Installations, this activity has been executed and is progressing accordingly.

**Activity photos: Main Waterline Installation:**



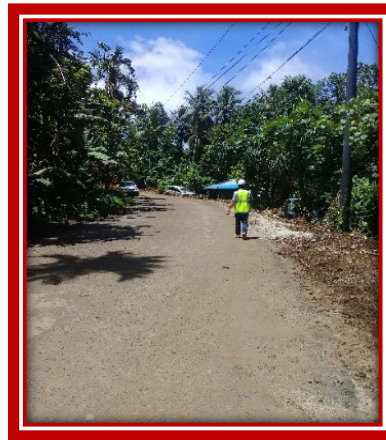
**(July 2020 Activities): Bridge Crossing Pipe Rack Installations:**



**Materials arrived on Island**







**(August 2020 Activities) Storage Tank Site Works & Inlet Pipeline Installation:**



**(August 2020 Activities): Main Waterline Installations: Pehleng Area**



**(September 2020 Activities): Main Pipeline Installations**

### 5.3 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:                 |                          |

#### **Project Scope 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

#### **Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- ITR backcheck comments (approximately 90 comments) from USACE have been reviewed by PNI-PMO and USACE into three categories as follows:
  1. Action required by Designer, (eight comments required Designers input)
  2. No further action required, and

3. No further action required, to be included as information to bidders within RFP.
- Items requiring Action by Bidder to be completed and returned to the PNI-PMO by October 9, 2020.
  - USACE indicates following the successful submittal of items requiring “Action by Bidder”, USACE is prepared to provide written recommendation for the project to proceed to Construction.

## 5.4 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 Summary:

- 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.

### Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:

- ITR backcheck comments (64 comments) have been received by the PNI-PMO and forwarded to Designer. Zoom Meeting has been held to provide Designer with direction and expectation of the PNI-PMO and USACE.
- Item requiring Action by Bidder to be complete and returned to the PNI-PMO by October 9, 2020 less critical item listed below:
  1. Critical item Electrical drawing provided are a device layout, no circuitry has been provided. Designer’s Electrical sub indicates that this is considered US Standard. The PNI-PMO believes this is a practice by Electrical Sub and not a written US Standard. Question has been addressed with USACE, and USACE is in agreement with PNI-PMO assessment.
  2. Critical item shall require completion by Designer’s Electrical Sub prior to USACE recommendation to proceed to construction.

## 5.5 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 Summary:**

The scope of the project is the design and construction of new prototype Social Studies and English buildings, handicap access ramp, associated parking, bus drop-off, 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.

### **Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- Designer's annotated responses, drawings, specifications, design analysis, and cost estimate have been received by PNI-PMO for review prior to submittal to USACE.
- Initial review of designer's submittal is ongoing.
- USACE to begin backcheck of project documents following receipt of edited specification.

## 5.6 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 Scope Summary:

The design and construction of new prototype Social Studies and English buildings, handicap access ramp, associated parking, bus drop-off, 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.

### Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:

- Designer's annotated responses, drawings, specifications, design analysis, and cost estimate have been received by PNI-PMO for review prior to submittal o USACE.
- Initial review of designer's submittal is ongoing.
- USACE to begin backcheck of project documents following receipt of edited specification.

## 5.7 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 Summary:**

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.

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- Designer’s 60% submittal has been received and reviewed by PNI-PMO.
- Draft FF&E schedule received and reviewed by PNI-PMO.
- Design team proceeding with work required for 95% submittal.

**5.8 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.

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

Lukop Elementary School:

- Design team proceeding with work required for 60% submittal.

Ohmine Elementary School:

- Designer’s 60% submittal has been received and reviewed by PNI-PMO.
- Design team proceeding with work required for 95% submittal.

## 5.9 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 Scope 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.

### Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:

Palikir Elementary School:

- Designer’s 60% submittal has been received and reviewed by PNI-PMO.
- Design team proceeding with work required for 95% submittal.

Sokehs Powe Elementary School:

- Design team proceeding with work required for 60% submittal.

## 5.10 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 Scope Summary:**

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

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- Designer’s backcheck comments have been received and forwarded to USACE for final review.

**5.11 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-<br>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 Scope Summary:**

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

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- No Change - Site adaption and 95% submittal to follow the completion of the PICS Library Classroom building due to similarity in design.

**5.12 Saladak, U Dispensary Facility FF&E Procurement**

|                                 |              |
|---------------------------------|--------------|
| Designer:                       | PMO          |
| Contractor:                     | TBA          |
| Preliminary Budget:             | \$114,000.00 |
| Designers Procurement Estimate: | \$85,000.00  |



**Project Scope Summary:**

Project was designed to obligate funding to procure Office furniture and fixtures including appropriate equipment to accommodate dispensary daily operations. Project will be locally advertised on local radio stations, newspaper, and online as well.

**Current Project Status as of September 30<sup>th</sup>, FY2020 Progress Report:**

- Bid proposal submission have recently closed and are in the process of review and evaluation with the review committee.
- Only one interested bidder did submit pre-qualification statement and bid proposal.

## YAP STATE

### 6.0 Project Management Office

PMO Yap was fully staffed during the third quarter reporting period when a Resident Engineer was officially hired and started work on April 28, 2020. However, on July 18, 2020 the Project Manager Assistant Joseph G. Lukan was reassigned to the Yap State Office of Planning & Budget as a Planning Engineer. So the position now is vacant and PMO is hiring to fill the position.

1. Project Manager - Architect Samuel E. Luzano
2. Project Manager Assistant – vacant
3. Project Architect – Architect Rachelle Anne L. Verdejo
4. Resident Engineer – Engineer William Domingo
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

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

|                     |  |
|---------------------|--|
| Grant Amount        | \$1,282,280  |
| Grant Number        | D19AF00051   |
| Designer            | SNG Enterprise   |
| Contract Sum        | \$396,220- Yap High School<br>\$411,720- Colonia Middle School<br>\$474,340- Woleai High School          |
| Start Date          | November 20, 2019  |
| Completion Date     | July 31, 2020 (per Contract)   |
| New Completion Date | Request for contract term extension in process<br><b>(OIA approved Grant terms extension to 9/30/21)</b> |

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. The Consultant scheduled 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. That original plan did not materialize due to problem with flight schedule to Yap at that time. The planned site visit was rescheduled for the

last week of February, but that schedule was affected by the quarantining requirements for travel during that month when covid-19 started to spread worldwide.

Travel ban and restrictions and finally came the closure of the nation's border, not allowing anyone anymore to enter the FSM following the declaration of the FSM President on March 14, 2020. The closure is still in effect up to this date and it's not yet definite when it will be lifted.

Due to the COVID-19 travel ban and restrictions, SNG Consultants for the 3 schools has postponed their site visit indefinitely for the validation of conceptual plans and finalization of program requirements. Consultants to continue with the design of Yap High School, Colonia Middle School and Woleai High School and will be submitting electronic copy of preliminary plans at 30% submittal requirements through emails.

Video Conferencing is being conducted on a regular basis for communicating feedbacks and comments on the preliminary designs (30 % submittal) to the Consultants during this time of the pandemic. We will continue doing so and will resume with the normal process once the travel ban is eased and the opening of the nation's border is already cleared.

## 6.2 Outer Island ECEs

Plans for the Early Childhood Education Centers were produced and still are undergoing revisions to include specific design features of the facilities required to meet the needs of the student population. The plan is to standardize the design and will use a set of uniform construction drawings for the following neighboring island sites:

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

With a bigger student population, the Satawal ECE Center will be larger and will be provided with a different set of construction drawings.

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.

A meeting with Early Childhood Education Director and DOE Technical Staff was conducted on August 5, 2020 to brief the ECE Director on the progress of the planning and design of the ECE Centers. Concerns about the kind of construction materials for the centers were raised, citing the present conditions of those centers. Due to maintenance issues, the Director expressed its desire to have those centers be sustainable in order to best serve the island communities. PMO is going to

re-conceptualize the project plans.

### 6.3 Colonia Wellness Center

|                     |  |
|---------------------|--|
| Grant Amount        | \$378,000  |
| Grant Number        | D19AF00058   |
| Contractor          | JC Company   |
| Contract Sum        | \$345,833.79   |
| Start Date          | December 11, 2019  |
| Completion Date     | June 05, 2020  |
| Change Order #1     | \$8,683.45 (Approved on May 20, 2020)                        |
| New Contract Sum    | \$354,517.24   |
| Time Extension      | 31 days  |
| New Completion Date | July 6, 2020   |
| Change Order #2     | \$16,124.59 (Approved on July 17, 2020)                      |
| Time Extension      | 51 days  |
| Completion Date     | August 27, 2020  |
| Change Order #3     | 34 days covid-19 time extension                              |
| Completion Date     | September 30, 2020 (Change Order in process- term extension) |
| New Contract Sum    | \$370,641.83   |

Construction of the Colonia Wellness Center has been progressing slowly due to limited on-island materials supply. COVID-19 pandemic compounded the problem of materials availability and supply. Off-island suppliers and vendors are also facing shortages of supply, and challenges in consolidating and shipping materials to Yap. In this regard, the project as of this quarter ending is at 65 percent completion.

There are changes in the original scope of work for the project. These changes are necessary to bring about improvement to the quality of the architectural and structural elements of the project facility to better serve its purpose. Change Order No. 1 was initiated and approved on May 20, 2020. An additional 31 days extension has been granted and move the project completion date to July 6, 2020. Two (2) Change Orders were submitted and approved during this quarter and another change order submitted to continue the project for the fiscal year 2021.



COLONIA WELLNESS CENTER



Completed drainage swale and fabricated stair railings



Completed ceiling grid installation at the Main Building



Completely installed ceiling insulation for the Annexes

Request for Proposals RFP 2020-002 GYM EQUIPMENT and RFP 2020-03 FURNITURE have been issued and bids from on-island and off-island vendors were received. The Bid Evaluation Committee determined the lowest responsive bid amounts for Furniture is \$19,990.00 and for Equipment is \$51,197.52 with a total amount of \$71,187.52. Request for funding is now in process.

## 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    | <b>\$73,469 (Phase 1 Engineering Assessment)</b>            |
| Start Date      | October 02, 2019  |
| Completion Date | January 29, 2020 (Request for term extension is in process) |

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

CPT submitted the preliminary report on October 24, 2019. It was reviewed by PMO and YSPSC and with all comments consolidated and sent to CPT. A final draft report was submitted to PMO on November 22, 2019.

CPT submitted the final report for Tank 1 and 2 on January 6, 2020.

RFP for the engineering design for the repairs and refurbishment of two tanks and the new proposed 250,000-gal tank is for final review and comments of YSPSC.

The RFP was issued on May 6, 2020 and the deadline for submission of proposals is scheduled on July 7, 2020.

Five (5) engineering consultants responded to the “**RFP No. 2020 - 001, YSPSC Water Tanks Engineering Design**”. The proposals were opened and evaluated by the Bid Evaluation Committee at the Project Management Office (PMO) in Yap State at **10:00 A.M. YAP local time, on July 8, 2020**. The lowest responsive proposal with a bid amount of \$214,000 from DUENAS, CAMACHO & Associates, Inc. was based and determined from the Evaluation Criteria.

Contract for the YSPSC Water Tanks Engineering Design Consultant Services Project was awarded to DUENAS, CAMACHO & Associates, Inc. and executed on September 14, 2020.

## 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.

Lately, Yap State HPO has identified another area on a higher elevation close to the previously nominated site near the Post Office. The site can provide the needed space for a new building that can accommodate the program requirements of the Historic Preservation Office.

The new site was secured by Yap State HPO and a letter of request dated 9/20/20 addressed to OPB Director for the planning and scoping of the new facility was received by PMO.

## 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.

A recent survey of all the Neighboring Islands Dispensaries determined the deteriorating conditions of those facilities and the need for rehabilitation.

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<br>\$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. Finance obligated the funds and assigned the Contract Number and subsequently forwarded to PMO for coordination with the Consultant.

Contract has been executed with PRYZM. Initial assessment for the project was postponed indefinitely due to the COVID-19 travel ban to Micronesia. PMO is continuing assisting PRYZM with data and information requirement for the assessment through video conferencing.

In coordination with YSPSC, zoom meetings have been conducted to continue with the data collection that the consultant needs to progress. A 30 percent submittal has been completed and submitted.