



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS AIR FORCE SERVICES AGENCY

MEMORANDUM FOR HQ USAFE/A7C/A7S

FROM: AFSVA/CC
10100 Reunion Place, Suite 500
San Antonio TX 78216-4138

SUBJECT: Kaiserslautern Military Community Center (KMCC) Design Process Problems

1. HQ AFSVA and HQ AAFES have concluded that use of the fast track schedule in an attempt to meet a Dec 05 completion date for the KMCC complex is not permitting the time needed to adequately review and resolve critical design issues. This accelerated process has contributed to critical design process omissions, design coordination problems, and schedule complications (listed in the attachment) that may cause cost increases and project delays. In light of the fact that Ramstein is no longer going to be the designated gateway for all military personnel entering Europe, there is no longer a driving urgency to complete this project in Dec 05. Given this, plus the recent lessons learned on the Ramstein AB Enlisted Club, we request the following changes to the project process:

- a. HQ USAFE/A7C delay the release of the Mechanical, Electrical, and Plumbing (MEP) construction bid package until remaining design components are fully coordinated and completed.
- b. A consolidated review of the MEP, Comprehensive Interior Design, and millwork packages to help avoid design errors and omissions.
- c. HQ USAFE/A7CCP amend the current Title II contract to add an independent US agent to perform a constructability review of the design documents and German specifications to ensure all functional, operational, standards, building systems and code compliance requirements are included.
- d. HQ USAFE/A7CCP and LBB provide a new project schedule, including the constructability review and the remaining design development phases, prior to release of the bid packages.

2. Once the remaining design components are reviewed, and the design team is satisfied with resolution of all comments, we will provide funding certification for the additional bid packages.

3. With your assistance, we maintain our commitment as an equal partner and we will continue to work towards successful project completion. This is a coordinated AFSVA and AAFES memo. If you have questions, please contact our POC, Mr. John Scanlon, HQ AFSVA/SVXF, DSN 487-2587, or Ms Leslie Wittlock, HQ AAFES, 06371-354-1210.

MIKE ANDERSON
Deputy to the Commander
Air Force Services Agency

EDWARD KING
Senior Vice President
Real Estate Directorate
Army & Air Force Exchange Service

Attachment:
KMCC Issues

cc:
HQ USAFE/A7SPF
435 ABW/CC