



**M** | DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE



# SMALL PROJECTS and FUTURE WORK AT DCAMM

4 | 06 | 2017

# SMALL PROJECTS AND FUTURE WORK AT DCAMM

## AGENDA

- I. Reorganization – Office of Planning, Design and Construction
- II. Process Improvements
- III. Small Projects Team Overview
- IV. Future Projects at DCAMM
- V. QUESTIONS AND ANSWERS

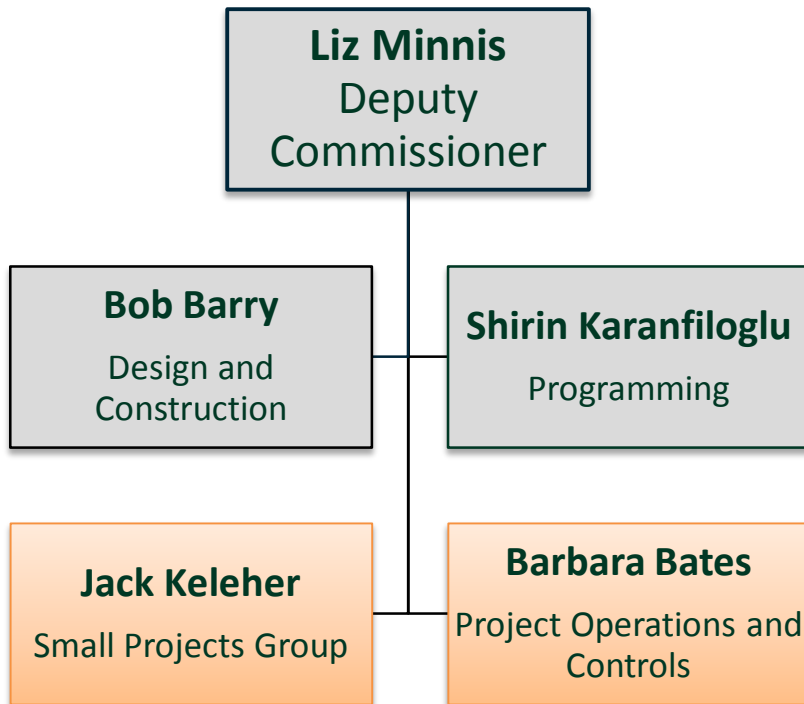


Secure rec yard and gym access, DYS—Taunton, TCO in 4 months!

# SMALL PROJECTS AND FUTURE WORK AT DCAMM

## Office of Planning, Design and Construction

### Reorganization



### Process Improvement

#### Issues:

- Payment
- Timely Turnaround
- Project Delivery

#### Initiatives:

- Project Controls
- Electronic Project Management
- E-Bid Room
- Small Projects Team
- Change Order Reform

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## Process Improvement

- **Project Controls Director** – Resource for Directors and PM's
- **Accurate and Available Project Metrics and Reporting**
  - Transparency
  - Access to information
  - Ability to Project Cost, Schedule
- **Change Order Reform:**
  - NOI/CO two step - collapsed into one CO
  - Delegation of Authority
  - Automated work-flow
  - Training Staff
  - Pilot with Small Projects



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## What is a Small Project?

*A Small Project is any vertical construction project at DCAMM capable of being completed on an accelerated timeline.*

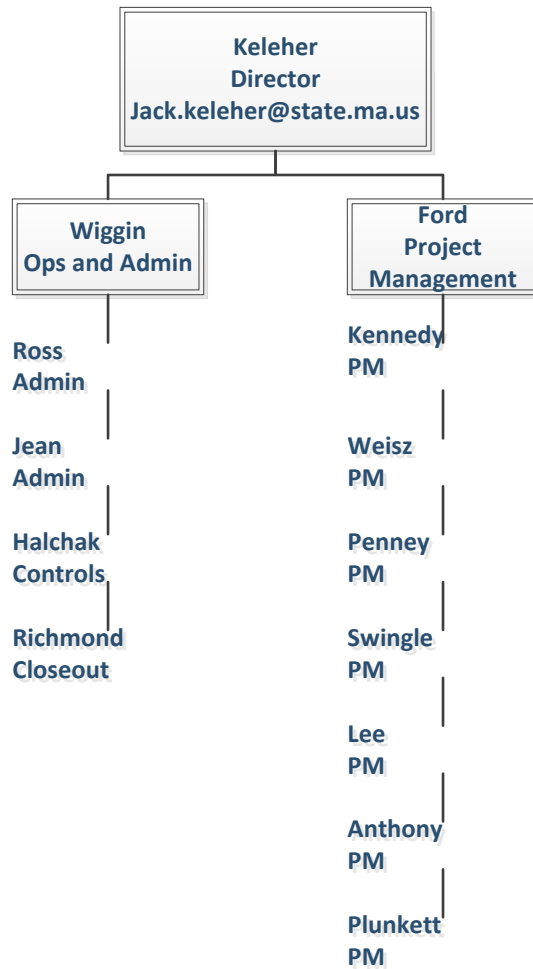
Criteria:

### **A.SCOPE!!!**

- B. Under \$10 million Estimated Construction Cost
- C. Capable of Completion in 1 year
- D. Constitutes 70-75% (by number) of DCAMM's current portfolio

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## Organization Chart



**Armory in Hudson, MA. Roof Replacement. Study Complete and Certified in 2 months!**



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## How Will the Formation of the Small Projects Team Affect Engineers and Contractors?

- A. Accelerated Decision-Making, Contracting, and Execution—**WE ARE**
- B. Be Ready to Work—**YOU ARE (THANK YOU)**
- C. New House Doctor Advertisement—**COMPLETE**
- D. Decisions on Additional Services, Payment, and Change Orders
- E. Electronic Processing of Documents—**IN PROCESS**



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## REVISED PROJECT DELIVERY

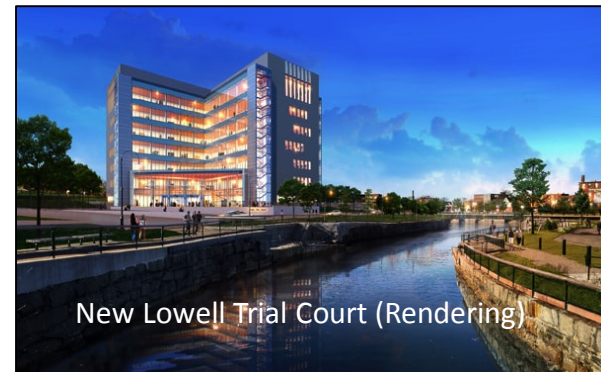
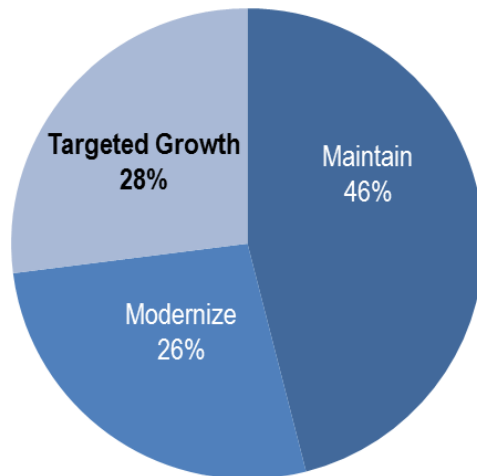
- A. Project Initiation—**TRIAGE**
- B. **Single Point of Contact**, End-to-End Project Management
- C. Partnership with Designers and Contractors—ACEC/DCAMM Partnering Meetings, Informational Meetings with Designers, Information in Invitation to Bid Documents of DCAMM Expectations
- D. Greatest Time Savings in Initiation and Study—**Over 1 year**
- E. Procurement and Contracting—Sustained **75% improvement** in time delivery From Invitation to Bid Until NTP To GC



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## Future Work at DCAMM

- A. Greater focus on **renovation of existing facilities**
- B. Spending projected slightly higher than previous year
- C. **Critical maintenance needs persist** and hamper government operation
- D. DCAMM will continue to do large projects



# SMALL PROJECTS AND FUTURE WORK AT DCAMM

## CHAPTER 149 DESIGN-BID-BUILD

PROJECT #	PROJECT NAME	TOTAL PROJECT COST	CALENDAR YEAR 2017			
			Q1	Q2	Q3	Q4
BHE1501	226 Main Street, Brockton - Mothballing	\$0.6 Mil	●			
BSB1204	Hurley Building - Plaza Safety and Security Improvements	\$2.7 Mil		●		
BSB1303	State House West Wing - Water Infiltration	\$7 Mil			●	
BSB1403	State House Coal Pocket Telecom Room Upgrades	\$7.1 Mil	●			
BSB1503	State House Senate Chamber Renovation	\$22.6 Mil	Now			
CHE1501	Chelsea Soldiers' Home - Envelope Repairs	\$3.5 Mil		●		
DCP1514	DCP Bryan Building - Mothball and Utility Separation	\$9.6 Mil	Now			
DCP1707	DCP Templeton - Boiler and Pumping Station Upgrade	\$1 Mil			●	
DCP1714	DCP Lancaster Satellite Boiler Installation	\$0.6 Mil	●			
DMH1301	Solomon Carter Fuller Mental Health Center - Elevator Replacement and Façade Repair	\$11.8 Mil	●			
DPH1402	Lemuel Shattuck Hospital Personnel Building Demolition	\$2.2 Mil		●		
HCC1502	Holyoke Community College Marieb Hall - Renovations	\$4.5 Mil		●		
HLY1503	Holyoke Soldiers' Home - Life Safety Upgrades	\$1.7 Mil		●		
MWC1501	Mt. Wachusett Community College Parking Lots and Walkways	\$5.5 Mil	●			
NEC1601	Northern Essex Community College - Dimitry Building Envelope	\$6.5 Mil		●		
QCC1601	Quinsigamond Community College - Suprenant Building HVAC Upgrade	\$4 Mil			●	
RCC1402	Reggie Lewis Track Improvements (re-bid)	\$1.7 Mil		●		
SEC1502	State Archives Building Expansion	\$6.2 Mil		●		
TRC1203	Brighton District Court Improvements	\$12 Mil		●		
	<b>TOTAL</b>	<b>\$110.8 Mil</b>				



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## CHAPTER 149A CM AT-RISK

PROJECT #	PROJECT NAME	DESIGNER	TOTAL PROJECT COST	CALENDAR YEAR 2017			
				Q1	Q2	Q3	Q4
CHE1604	Chelsea Soldiers Home Community Living Center - Advertising for CM Selection	Payette	\$120 Mil		•		
DPH1601	DPH Jamaica Plain Campus, State Lab Renovation - Advertising for CM Selection	Payette	\$82.6 Mil		•		
<b>TOTAL</b>			<b>\$202.6 Mil</b>				



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## CHAPTER 25A ENERGY DESIGN BUILD

PROJECT #	PROJECT NAME	TOTAL PROJECT COST	2017			
			Q1	Q2	Q3	Q4
DCP1329E	Massachusetts Information Technology Center (MITC), Chelsea	\$18.6 Mil		●		
DMH0902E	DMH - Phase 1 Taunton State Hospital	\$5 Mil	●			
DOC1301E	MCI Framingham	\$18.5 Mil		●		
DPH1306E	MHS - Pappas Rehabilitation Center Hospital School	\$24.6 Mil	●			
	Comprehensive Energy and Water Upgrades					
MCA1501E	Massachusetts College of Art and Design	\$9.8 Mil		●		
SDS1501E	Suffolk Sheriff's Department & House of Correction, Boston	\$6.8 Mil	●			
	Comprehensive Energy and Water Upgrades					
WOR1401E	Worcester State University	\$1.3 Mil	●			
	Lighting Upgrades, Heating Plant Conversion at Ghost Science and Sullivan Academic Building					
	<b>TOTAL</b>	<b>\$84.6 Mil</b>				



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## IV. Questions/Answers

