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CU I&E Submission: Deferred Maintenance Projects [1]

Description

Gregg Kahler has implemented a more efficient process for programming certain deferred maintenance funding allocations that are typically intended for projects of a non-capital nature, such as flooring, lighting, painting, carpet, HVAC component replacements, etc. The previous process involved numerous individual, small projects requiring many different contractors and designers. During a recent funding cycle, the number of separate projects totaled more than one hundred. Managing this volume of projects such that they were completed within established deadlines required significant administrative resources.

The new process involves one project manager who is in charge of all projects associated with this aspect of the campus' deferred maintenance initiative. A single construction manager/general contractor and a single design firm are used for the entire scope of work.

In addition, these funds can now be used in conjunction with other available resources to more effectively address broader building infrastructure deficiencies and needs. Partnerships with departments have been developed to bridge funding shortfalls for renovations in research space, thus saving departments money to improve the space. In essence, this new process promotes the optimization of resources on campus for improving the research space and saving the campus money.

How does this impact the University?

1. Optimizes resources available for deferred maintenance.
2. Reduces project costs by having one general contractor and design team that is responsible for the full scope of work associated with the initiative and having one project manager responsible. This approach saves time, money and streamlines the process for greatest efficiency, allowing for recognized savings to be repurposed back into other projects. Essentially, this process allows for more improvements with less money being spent.
3. Optimizes funding available for research space improvements
4. Allows for partnering opportunities between departments and Facilities Management to meet research needs that save money and allow for space that is useable for research purposes.
5. Optimizes the investment into research space that in turn directly assists the department faculty in meeting research objectives and increases future grant awards.

Implementation Status

The concepts of an improved process were initially conceived by Gregg and Zac Tupper (subsequently transferred to the College of Arts and Sciences. Implementation of the new process has been done by Gregg in his role as the ICR project manager in collaboration with Facilities Accounting, Campus Controller's Office and John Kamprath, FM's DM Program Manager in FM. He has implemented a clear, organized and precise process for identifying, designing, constructing and completing projects in support of the campus' research enterprise. Gregg oversees the work and works directly with the contractor and the clients to assure the projects are done on time on budget and meeting expectations. This process efficiency has saved the campus money while optimizing the research space to meet the needs of the research community and increasing the ROI.

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