

**GATEWAY DEVELOPMENT COMMISSION  
BOARD MEETING**

August 1, 2024

Public Comments for August 1, 2024 Board Meeting

*(Received as of July 31, 2024)*

*The public was encouraged to submit public comments via the comment form on  
[www.GatewayProgram.org](http://www.GatewayProgram.org).*

Name	Shelley Armato
Organization	MySmartPlans
Comment Topic	Document Commissioning
Please accept my information	

# Leveraging Project Information as an Asset

## Agenda

- Brief introductions
- Industry challenge – Governing and organizing information
- Reason for the discussion – Commissioning Project Information
- DoD Case Study - MSP Approach, Track record with clients, Value to owners
- Savings, Risk Reduction and Benefits
- Recommendations

Information Briefing to OASD (Sustainment)  
Mike McAndrew, DASD (Construction)  
Seth Cutler, Principal Director (Construction)  
27 February 2024

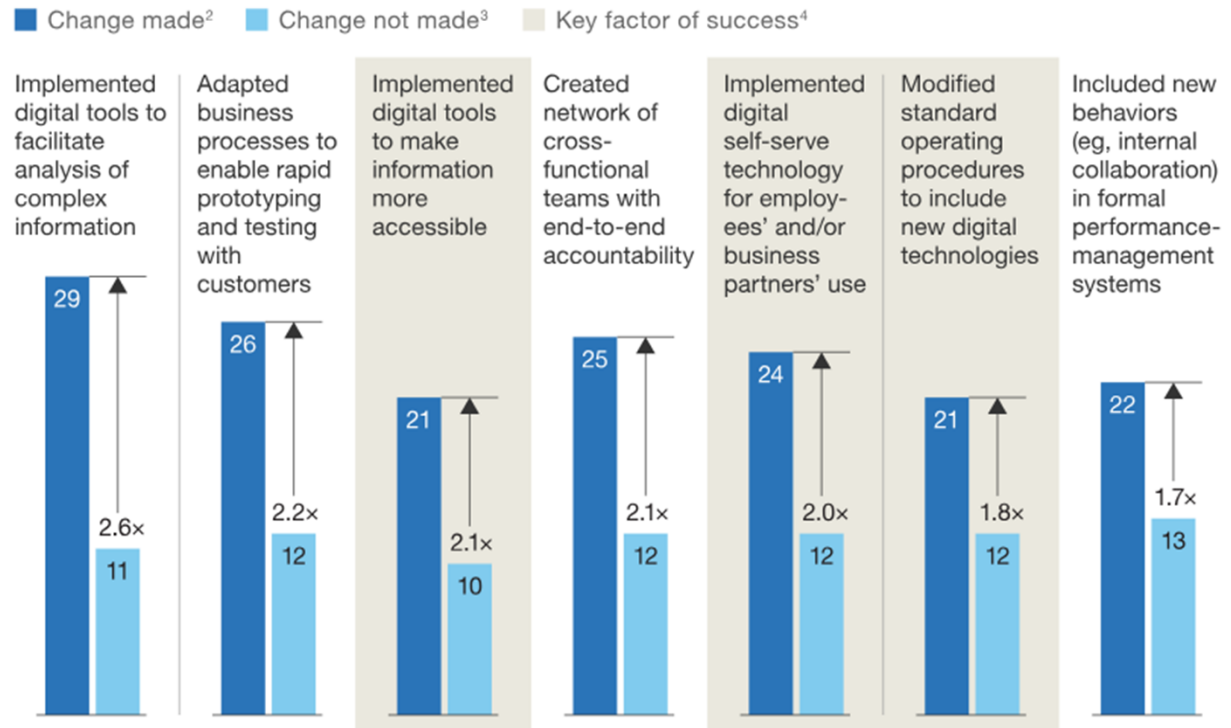
# The AEC Industry Struggles with Information

- Customer and Industry Fragmentation
  - Every project transaction has its own information schema
- CONTECH vs PROPTECH
  - Systems developed to advance design and construction are not suited for use in management
- Multiple Customer Personalities
  - Governance, curation, custody, quality and transfer are un-designed
- Low Margins discourage investment
  - Design and construction margins disallow industry-wide solutioning
- Owner Adoption, Capability and Ability
  - Information needs are high but are ill-conceived and under-resourced.

## Digitally enabled teams work better together, are more efficient, and profitable

- Accessible information is key
  - Making all information created during the acquisition process should be routine, standardized and mandated
- All business partners benefit
  - Real-time availability of stewarded information enable the entire team to be on the same page
- Collaboration is enhanced
  - Common, real-time access to the same information enhances collaboration
- Team performance doubles
  - Team effectiveness is enhanced, risk is lowered, sharing becomes standard practice, decision-making improves, value increases

Success rate of digital transformations,<sup>1</sup> by structural changes made since transformations began, % of respondents



<sup>1</sup> Respondents who report success say their organizations' transformations were very or completely successful at both improving performance and equipping the organizations to sustain improvements over time; n = 263.

<sup>2</sup> Includes respondents who said their organizations have made a given change since the transformation began.

<sup>3</sup> Includes respondents who said their organizations have not made a given change since the transformation began.

<sup>4</sup> Out of 21 key factors of success, determined by Total Unduplicated Reach and Frequency (TURF) and Shapley analyses. These analyses were used to make commensurate comparisons of best practices within a digital transformation, which were tested by using different types and structures of questions.

## Commissioning Project Information: Design, governance, and accountable management

- 1. Many Disparate Systems:** Construction involves multiple software tools for design, scheduling, cost estimating, etc. These siloed systems rarely communicate seamlessly, leading to "islands" of data.
- 2. Lack of Project and Industry Standardization:** Projects are "one-off" and lack consistent data formats, naming conventions, and classification systems making information exchange and consolidation immensely difficult.
- 3. Poor Communication:** Stakeholders (architects, engineers, contractors, subcontractors, owners, users, facility managers) often work in their own bubbles, failing to share updates or changes effectively. This leads to lost, unusable, fragmented, and ultimately outdated information.
- 4. Version Quality and Control Issues:** With data scattered across island platforms, storage and communication platforms and methods, maintaining accurate, up-to-date versions of documents (drawings, specifications) is costly.
- 5. Restricted Access:** Some stakeholders may "hoard" or restrict access to data, experience technical limitations, or lack security compliance or FEDRAMP status. This prevents the project team from accessing critical information necessary for integration, communication and decision-making.
- 6. Inevitable Knowledge Loss:** When projects end, valuable insights and as-built records are hard to locate. This hinders information transfer during Red Zone and availability of information for physical asset management and future renovations, expansions, or maintenance of the asset.

# DoD Case Study

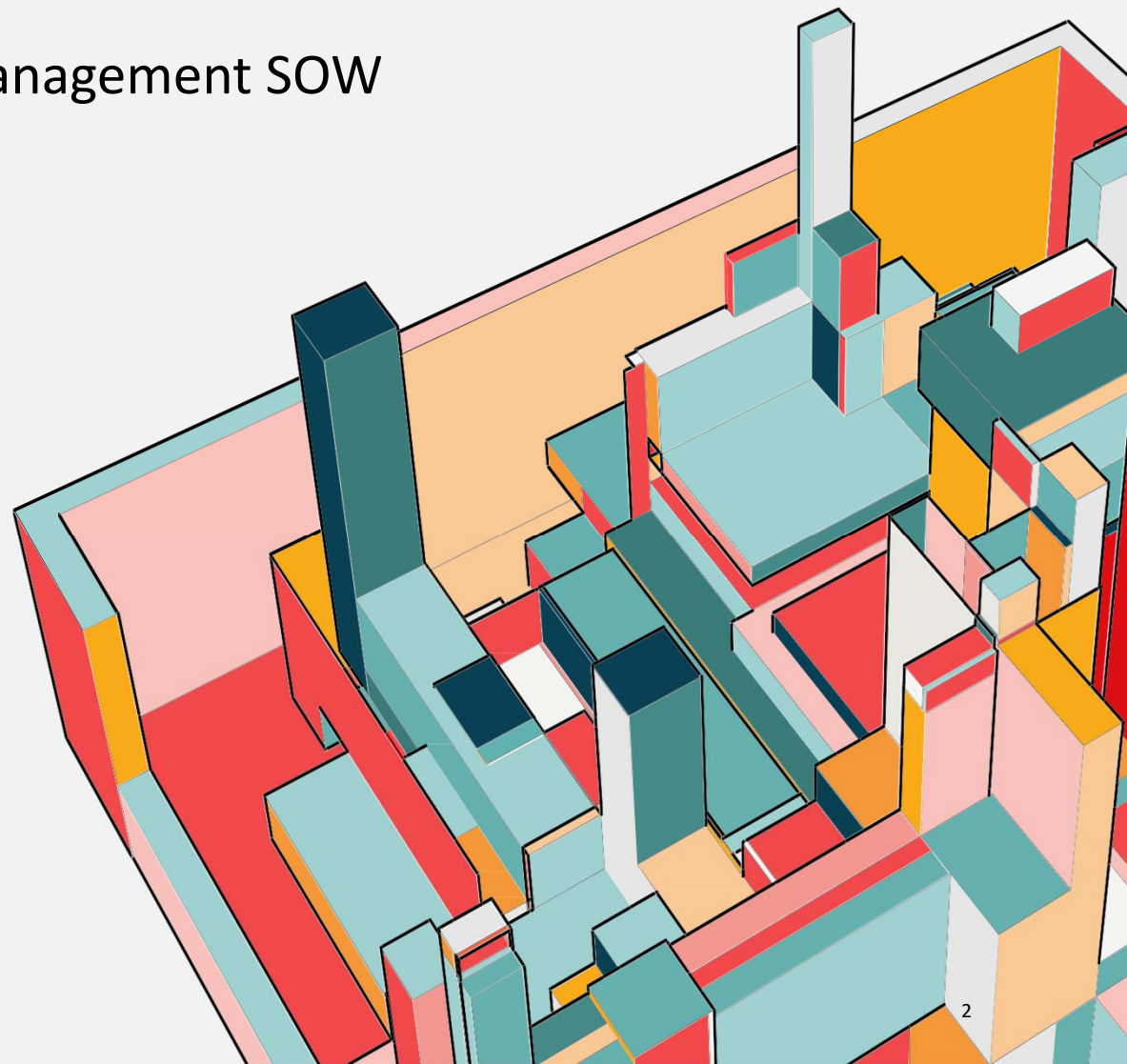
\$40M FY19 Mountain Home AFB  
Medical Treatment Facility SRM Project

- **Three Months Ahead of Schedule**
- **Under Budget**
- **No Modifications**



# USACE Project Information Management SOW

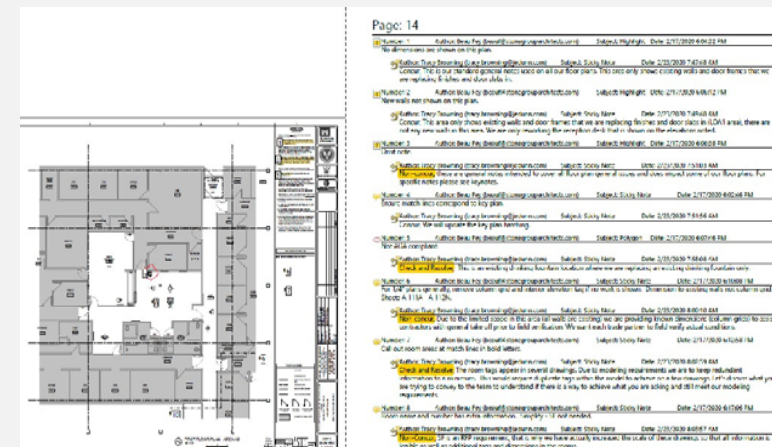
“The Contractor shall provide all management, tools, supplies, equipment, and personnel necessary to facilitate data collection and file management to assist with executing the Sustainment Renovation and Modernization (SRM) Program regarding the FY19 Mountain Home Air Force Base (AFB) Medical Treatment Facility conversion project in Idaho.”



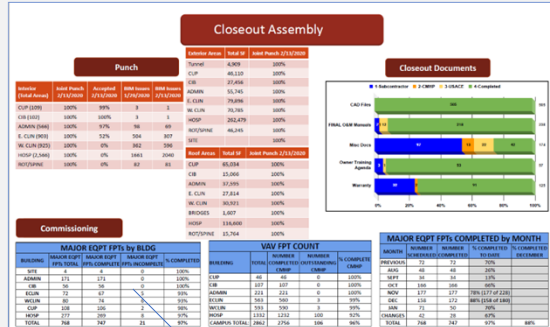
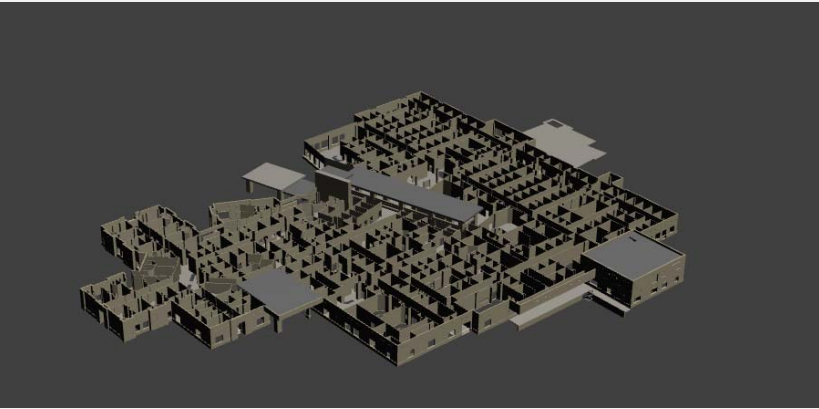


# Design Review Accelerated and Improved

- MSP Smart Plans Review Module replaced outdated DrChecks and was implemented during COVID
- Allowed all Stakeholders to review Submittal and Binders in real-time improving speed and team efficiency.
- USACE Backcheck was completed faster with ability to view the comment to the associated drawing within the Smart Review Comment Summary.
- The ResCon Conference was completed in half the usual time with more accuracy, allowing team members to make changes during the conference.
- The Color Sheet Comparison Module verified to the stakeholders that the comments from the previous Design Submittal were picked up.

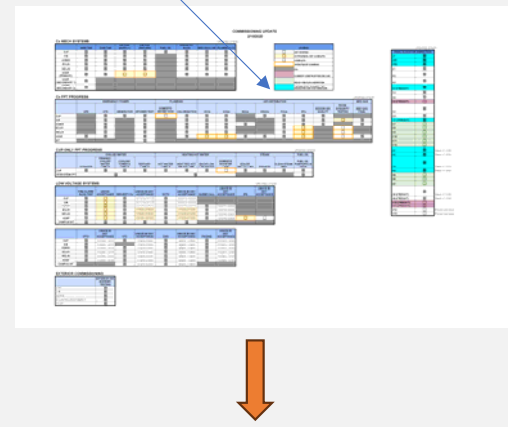


# Curation during construction assembles the Digital Twin



- The MSP PIM attended all PDT meetings to collect and verify all project documents.
- The PIM works for all stakeholders to assemble, track, monitor and QA information so stakeholders can access and answer RFI's and Product Submittals faster.
- The "current set" feature allowed all stakeholders to do their work without having to search for related information to the plan set using MSP facilitated linked details.
- All BIM Models and their data are collected, referenced and linked to details.

Name	CreatedBy	CreatedOn	Type/Name	Space	Description	ExtSystem
SGL - Wrap Flush 36" x 84" Flu	jarodpункow@unkown.com	1969-12-31T18:00:00	Flush 36" x 84"	508,505	SGL - Wrap Flush 36" x 84" Flush 36" x 84" 247	Autodesk
CSWK - Straight Countertop	jarodpункow@unkown.com	1969-12-31T18:00:00	Countertop - 36"	508	CSWK - Straight Countertop - 36" HT (25" Dept	Autodesk
PLMB - Sink - Counter Drop-In	jarodpункow@unkown.com	1969-12-31T18:00:00	n/a	508	PLMB - Sink - Counter Drop-In Rectangular Dr	Autodesk



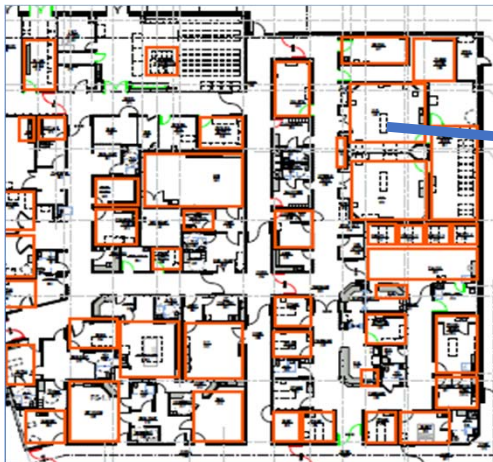
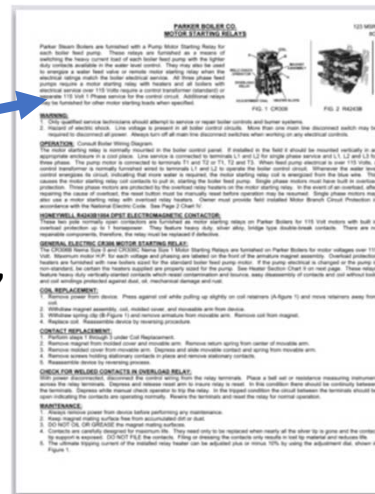
Data Transfer to DMLSS Or any CAFM System

Cobie Data File Format Transfer

# Asset Information Linked to QR Code for Smart Rooms and Smart Floor Plan



Smart Room linked to Equipment Spec Sheet, O+M Data, Training Videos, and Warranty Information



AND	Qty	Description	Manufacturer	Model	N/E	Fl	AC	Unit Cost	Ext.Cost
A07P06276	1	Anesthesia Machine, General	Mindray DS USA Inc	A5	P	O/V	2	\$32,393.90	\$32,393.90
C30P04124	1	Camera Control Unit HD	Stryker Endoscopy	1488HD	E	O/V	2	\$0.00	\$0.00
E03P04742	1	Column, Anesthesia, Fixed, Stainless Steel	Skytron	Col-FI-SS	P	O/V	1	\$4,059.11	\$4,059.11
F02P04577	1	Electrosurgical Unit, Bipolar	Covidien - Valleylab D	ForceTriad	P	O/O	2	\$16,867.14	\$16,867.14
F02P04577	1	Flowmeter, Air, 0-15 LPM	Amvex Corporation	FM-15UA-OH	P	O/O	3	\$23.95	\$23.95
F04P04577	1	Flowmeter, Oxygen, 0-15 LPM	Amvex Corporation	FM-15UO-DH	P	O/O	3	\$23.95	\$23.95

Smart Floor Plan Links to Room Data, Equipment, Costs, Specifications



QR Code Linked to the Latest Smart Floor Plan

COMMISSIONING UPDATE 2/10/2020

**CA MECH SYSTEMS**

SYSTEM	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CUP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CIB	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ADMIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
E. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
W. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
HOSP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ROT/SPINE	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS

**CA FFT PROGRESS**

SYSTEM	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CUP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CIB	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ADMIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
E. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
W. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
HOSP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ROT/SPINE	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS

**CUP ONLY FFT PROGRESS**

SYSTEM	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CUP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CIB	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ADMIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
E. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
W. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
HOSP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ROT/SPINE	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS

**LOW VOLTAGE SYSTEMS**

SYSTEM	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CUP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CIB	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ADMIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
E. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
W. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
HOSP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ROT/SPINE	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS

**EXTERIOR COMMISSIONING**

SYSTEM	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CUP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
CIB	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ADMIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
E. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
W. CLIN	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
HOSP	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS
ROT/SPINE	MECH. TYPE	STATUS	DATE	COMPLETION	ISSUES	RESOLUTION	DATE	STATUS

## Automatic Red Zone-Ready Documentation

- MySmartPlans, Project Information Manager (PIM) worked closely with the facility manager at the beginning of the project to understand his needs.

- Project Information was responsibly “commissioned” by the MSP PIM (as the objective 3<sup>rd</sup> party) at the same time construction was being completed.

- The PIM started “day one” to assemble the Red Zone deliverables to vet and QA all information for team use as the project proceeded.

- The commissioned information was seamlessly transitioned as the Contractor was leaving the site, allowing the Facility Director use of the data at the start of operations.

**Closeout Assembly**

Item	Joint Punch	Accepted	ReB Issues	ReB Issues
CUP (109)	100%	99%	3	1
CIB (102)	100%	100%	3	1
ADMIN (566)	100%	97%	58	69
E. CLIN (903)	100%	52%	504	307
W. CLIN (925)	100%	0%	362	596
HOSP (2,566)	100%	0%	1661	2040
ROT/SPINE	100%	0%	82	81

**Exterior Areas Total Sq Joint Punch 2/13/2020**

Area	Total Sq	Joint Punch 2/13/2020
Tunnel	4,909	100%
CUP	46,110	100%
CIB	27,456	100%
ADMIN	55,745	100%
E. CLIN	79,896	100%
W. CLIN	70,785	100%
HOSP	262,479	100%
ROT/SPINE	46,245	100%
SITE		100%

**Roof Areas Total Sq Joint Punch 2/13/2020**

Area	Total Sq	Joint Punch 2/13/2020
CUP	65,034	100%
CIB	15,066	100%
ADMIN	32,595	100%
E. CLIN	27,814	100%
W. CLIN	30,921	100%
BRIDGES	1,607	100%
HOSP	116,600	100%
ROT/SPINE	15,764	100%

**Commissioning**

BUILDING	MAJOR EQPT	MAJOR EQPT	MAJOR EQPT	% COMPLETED
SITE	4	4	0	100%
ADMIN	171	171	0	100%
CIB	56	56	0	100%
ECLIN	72	67	5	93%
WCLIN	80	74	6	93%
CUP	108	106	2	98%
HOSP	277	269	8	97%
TOTAL	768	747	21	97%

**MAJOR EQPT FPTs by BLDG**

BUILDING	MAJOR EQPT	MAJOR EQPT	MAJOR EQPT	% COMPLETED
CUP	46	46	0	100%
CIB	107	107	0	100%
ADMIN	221	221	0	100%
ECLIN	563	560	3	99%
WCLIN	593	590	3	99%
HOSP	1332	1232	100	92%
CAMPUS TOTAL	2862	2756	106	96%

**VAV FPT COUNT**

BUILDING	TOTAL	NUMBER COMPLETED	NUMBER OUTSTANDING	% COMPLETE
CUP	46	46	0	100%
CIB	107	107	0	100%
ADMIN	221	221	0	100%
ECLIN	563	560	3	99%
WCLIN	593	590	3	99%
HOSP	1332	1232	100	92%
CAMPUS TOTAL	2862	2756	106	96%

**Closeout Documents**

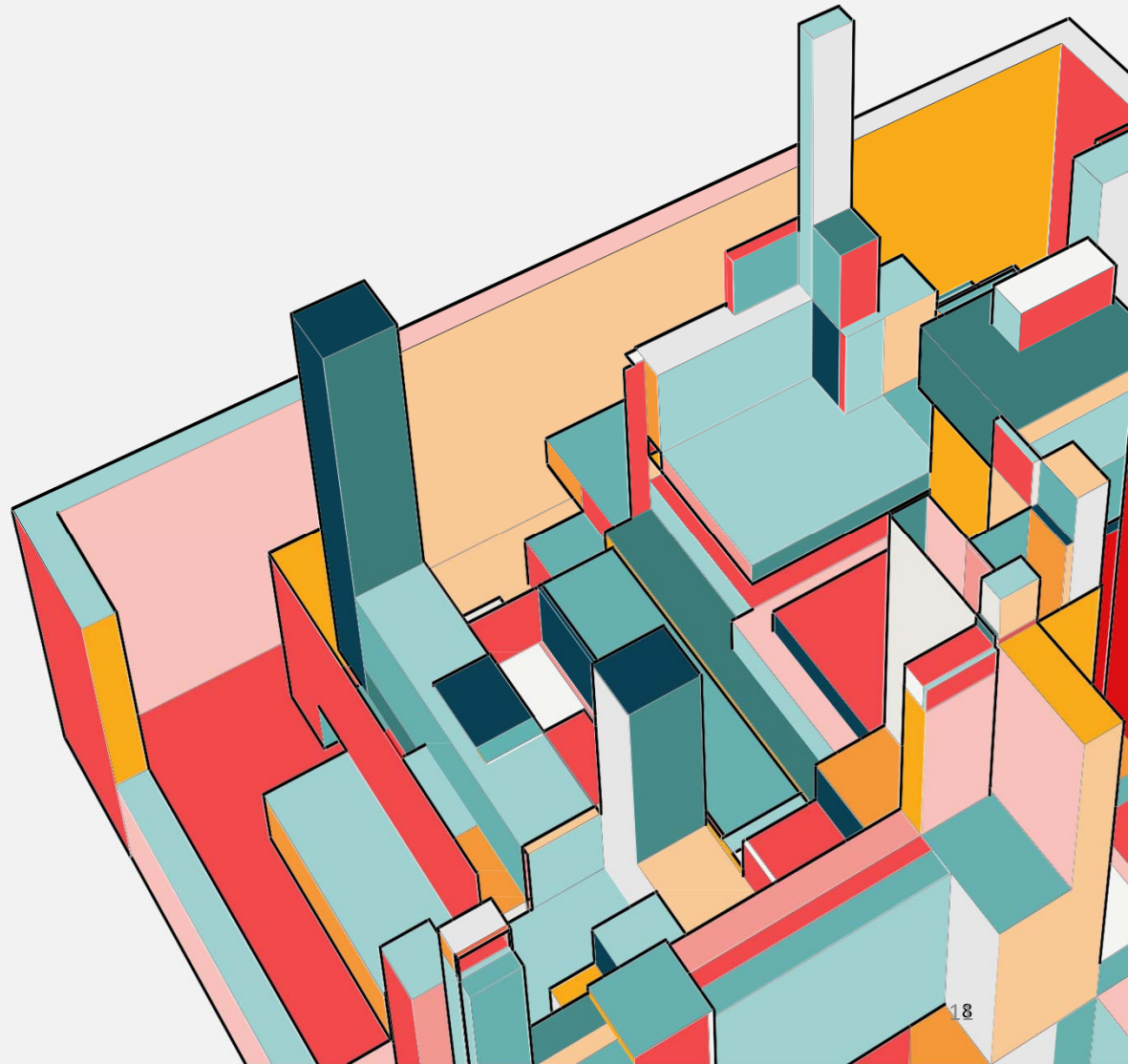
Document	1-Subcontractor	2-CMHP	3-USACE	4-Completed
CAD Files	0	0	0	300
FINAL O&M Manuals	10	0	0	216
Misc Docs	97	17	22	42
Owner Training Agenda	0	0	0	93
Warranty	38	0	0	91

**MAJOR EQPT FPTs COMPLETED by MONTH**

MONTH	NUMBER SCHEDULED	NUMBER COMPLETED	% COMPLETED TO DATE	% COMPLETED DECEMBER
PREVIOUS	72	72	70%	
AUG	46	46	26%	
SEPT	34	34	13%	
OCT	166	166	66%	
NOV	177	177	78% (177 of 228)	
DEC	158	172	88% (158 of 180)	
JAN	71	50	70%	
CHANGES	42	28	67%	
TOTAL	768	747	97%	88%

## USACE PM Quote

“Why, with this KTR is the project running so smoothly? I don’t mind spreading the accolades around between the resident COR, USACE Quality Assurance (QA), base Facility Manger (FM), DHA Health Facility Officer (HFO), and KTR team, but there is another component not yet mentioned: **MSP has created visibility where there has not been in the past, especially for DHA. Because MSP audits, organizes and presents project information in one location, the project is saving time and money. MSP has also held the KTR accountable.** Because MSPs takes part in the Project Delivery Team (PDT) meetings and reviews the minutes before posting them on their dashboard, they have been able to catch incorrect or omitted information by the KTR.”



# Completed Public Sector and Government Successes



MP Battalion Ft. Leavenworth KS  
USACE KC District - JE Dunn - \$29M - 2010



Mountain Home AFB Ambulatory Care Clinic  
USACE Little Rock District - JE Dunn - \$40M - 2019



New Kansas City International Airport  
City of KC – Edgemoor/Clark - \$1.5B - 2023



Kansas State Capital Renovation, Topeka, KS  
State of KS - JE Dunn - \$600M - 2011



Baylor St. Lukes Medical Center, Houston, TX  
CHI – HKS/JE Dunn - \$2.3B - 2014



National Nuclear Security Administration Campus  
Kansas City, MO  
GSA - JE Dunn/HNTB - \$1.0B - 2012

...The Company We Keep



MySmartPlans

MySmartPlans<sup>®</sup>  
Litigation - Proof Construction

- 2613 Projects since 2008
- Total Construction Value = \$19.2 Billion
- Over 40,000 Users
  - Owners - 168
  - Architects - 89
  - Builders - 451
- 96.2% on-time project completion rate
- 3.7% under budget and ahead of schedule
- Flawless 100% litigation-free record

*We build confidence, not court cases.*

MySmartPlans<sup>®</sup> 13  
Litigation - Proof Construction

# Recommendations:

- Create an “Information as Asset” Policy in concert with ISO 55000
  - <https://www.iso.org/standard/55088.html>
- Conduct a side-by-side proof of concept project-focused experiment
- Develop life-cycle information policy for standards, processes and methods to properly steward project and asset information during planning, design, construction, transition, acceptance and use.
- Mandate 3<sup>rd</sup> Party Information “Commissioning.”
  - Encourage DOD resource proponents, owners, portfolio holders and all Design and Construction agents to use a 3<sup>rd</sup> party information commissioning service for all FSRM and MILCON investments.



Name	John Harmon
Organization	The African American Chamber of Commerce of New Jersey
Comment Topic	Gateway Tunnel Project
AACCNJ Founder, President & CEO John E. Harmon, Sr. discusses the importance of involving black businesses in the Gateway Tunnel Project.	
<a href="#">AACCNJ-GTP-Video.mov</a>	