

at the crossroads

school building

DIVISION OF THE
STATE
ARCHITECT

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BUILDING THE FUTURE:

Bins, Change Orders, Reviews & Closeouts

A preview of administrative changes proposed to streamline and improve the DSA processes to ensure timely certification of all projects.

DSA Recent Changes

The DSA has been actively engaged in top to bottom re-evaluation of its processes in an effort to streamline plan review and project closeout.

- A new approach to workload distribution provided a reduction in wait time for new project reviews (“bin time”) from 12 to just under five weeks.
- An improved electronic tracking system is under development allowing better tracking of project documents for clients and the DSA.
- A priority system for plan reviews has been in effect for one year; it allows projects that are ready to construction to receive priority review and approval to provide the much needed economic stimulus. To sustain integrity of the process, DSA is reviewing the progress of projects in accordance with certifications made for priority review.

Performance metrics are a means of measuring current and proposed changes to ensure sustainability of the DSA’s improvement efforts.

Proposed New Changes

Any process inefficiencies throughout project plan review and construction contribute to failure of timely closeout for hundreds of projects. Recent dialogues with school and community college districts, architects and construction managers provided valuable solutions to process improvements arising from shared concerns about projects closed without DSA certification.

The DSA is evaluating a variety of changes ranging from operational to regulatory and legislative proposals that could result in long-term sustainable process improvements. In doing so, the DSA recognizes that a bottleneck may occur in any point in the process, ultimately impeding successful certification of safe school building construction. Thus, the solutions require a comprehensive approach including all of the points of project review, construction and post-construction activities.

Some of the proposals under consideration include:

- Streamlining DSA review of change orders by identifying change orders that must be submitted but do not require approval as administrative or cosmetic items;
- Implementing transparent performance metrics to increase accountability for all parties involved in the plan approval and project closeout process;
- Considering additional solutions specific to close out of relocatable buildings.