Asset Management Modernization Program (AMMP) Update

December 2019

Kathryn Ward
AMMP Acting Program Manager
AMMP Scrum Captain

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AMMP Update Agenda

- Introductions
- Goal
- Implementation Plan Overview
- AMMP Team
- Implementation Timeline
- Summary of Infrastructure

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AMMP Update Agenda

- Challenges and Solutions
  - Land ID
  - Data Activation
  - Data Collection
- Brief Demonstration of CAMIS
- Status summary
- Questions

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AMMP Goal

- DCR's Asset Management Modernization Program, AMMP, will implement a new web-based asset management solution to inventory major assets and infrastructure, capture and track work orders, prompt regular preventive maintenance, and help to inform deferred maintenance needs.

- The new system, CAMIS, will be able to provide DCR staff real time data, reports and dashboards to efficiently track work order progress and pinpoint areas of resource needs. This new system will replace the current 15+ year old platform.

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AMMP Goal

- DCR's AMMP team is developing new work order processes as well as performance standards for corrective, preventative and deferred maintenance projects.

- The current system will be retired and CAMIS will be implemented by the end of 2020.

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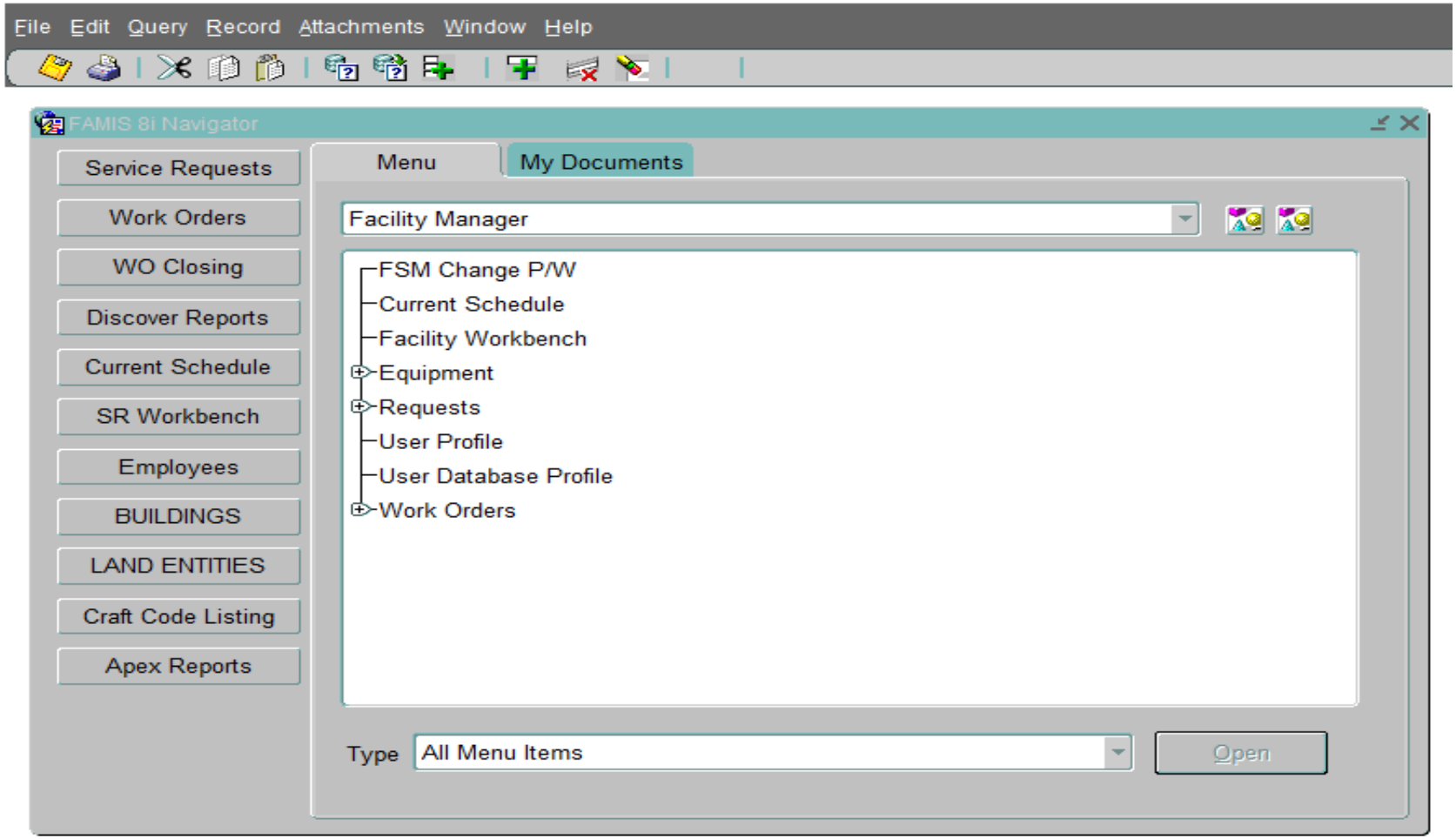
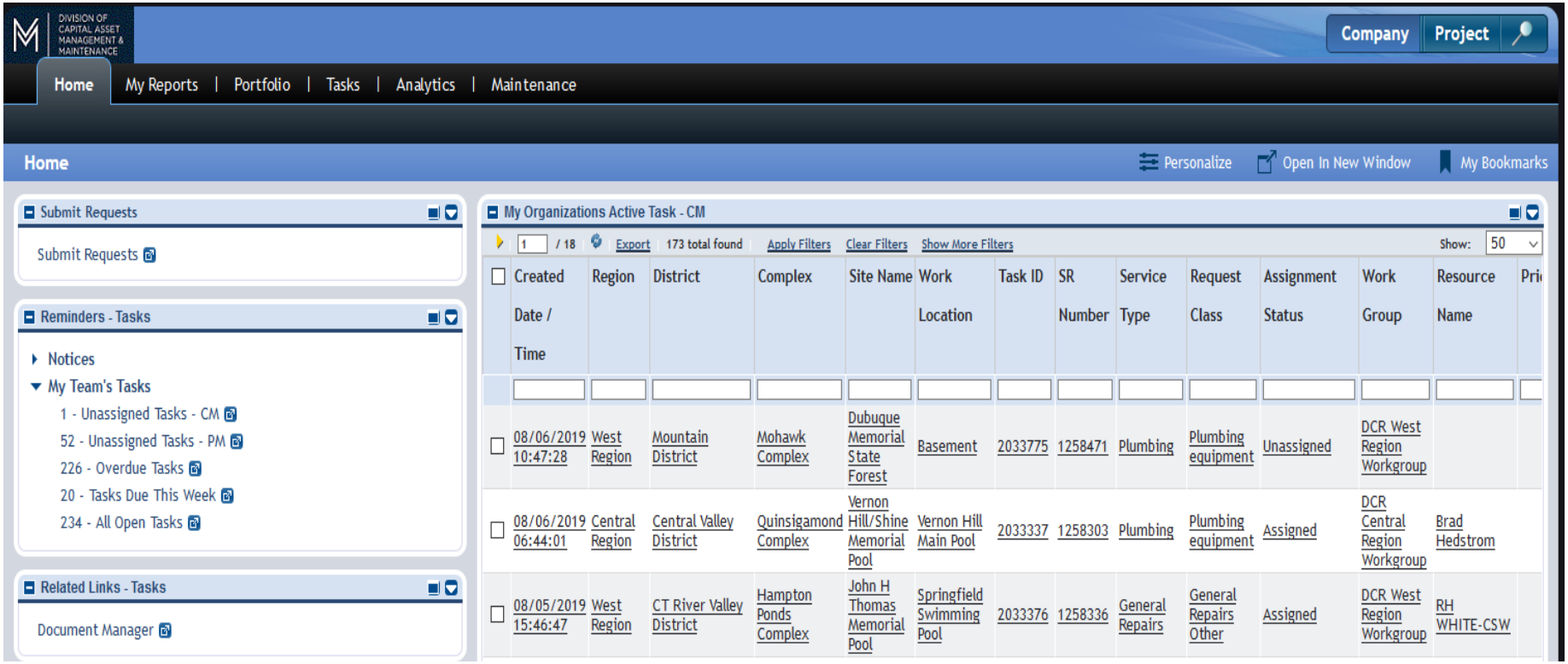
Asset Management going from this:



To this:



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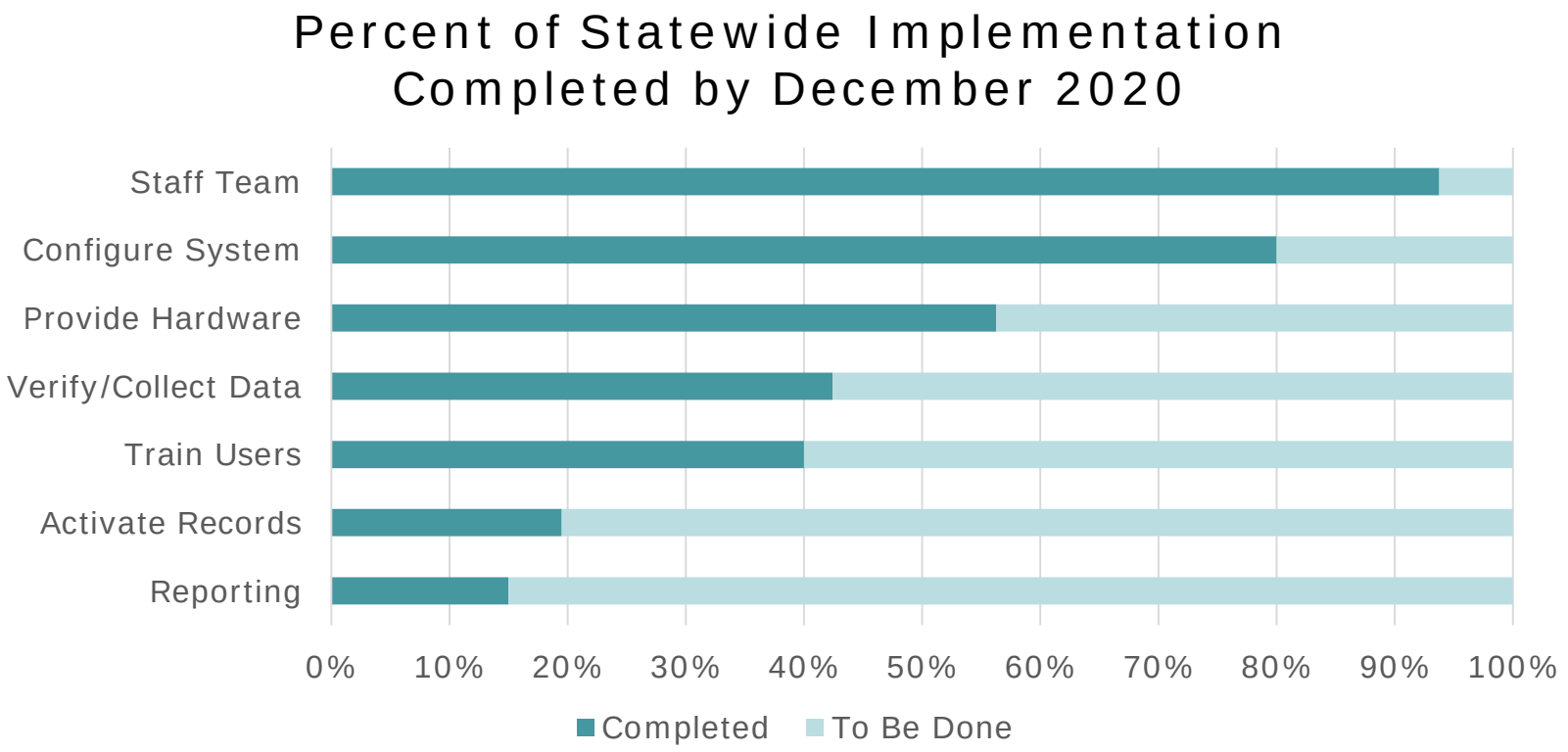
Implementation Plan



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AMMP Team

Boston Headquarters AMMP Team

- Kathy Ward, Acting Program Manager
- Anusha Murki, Business Analyst
- Stephanie Sanidas, Quality Assurance and Compliance Specialist
- Francisco Rodriguez, GIS
- *TBD, Deferred Maintenance Specialist*

AMMP Team Support Staff

- Chris Lynch, Business Process Specialist
- Kent Carlson, Enterprise Information Liaison
- Raul Silva, Deputy Chief Engineer
- Holly Richardson, A & F Program Coordinator
- Park Support Operations data collectors: 6 new positions
- Facility Engineering data collectors: 4 new Assistant Regional Engineers

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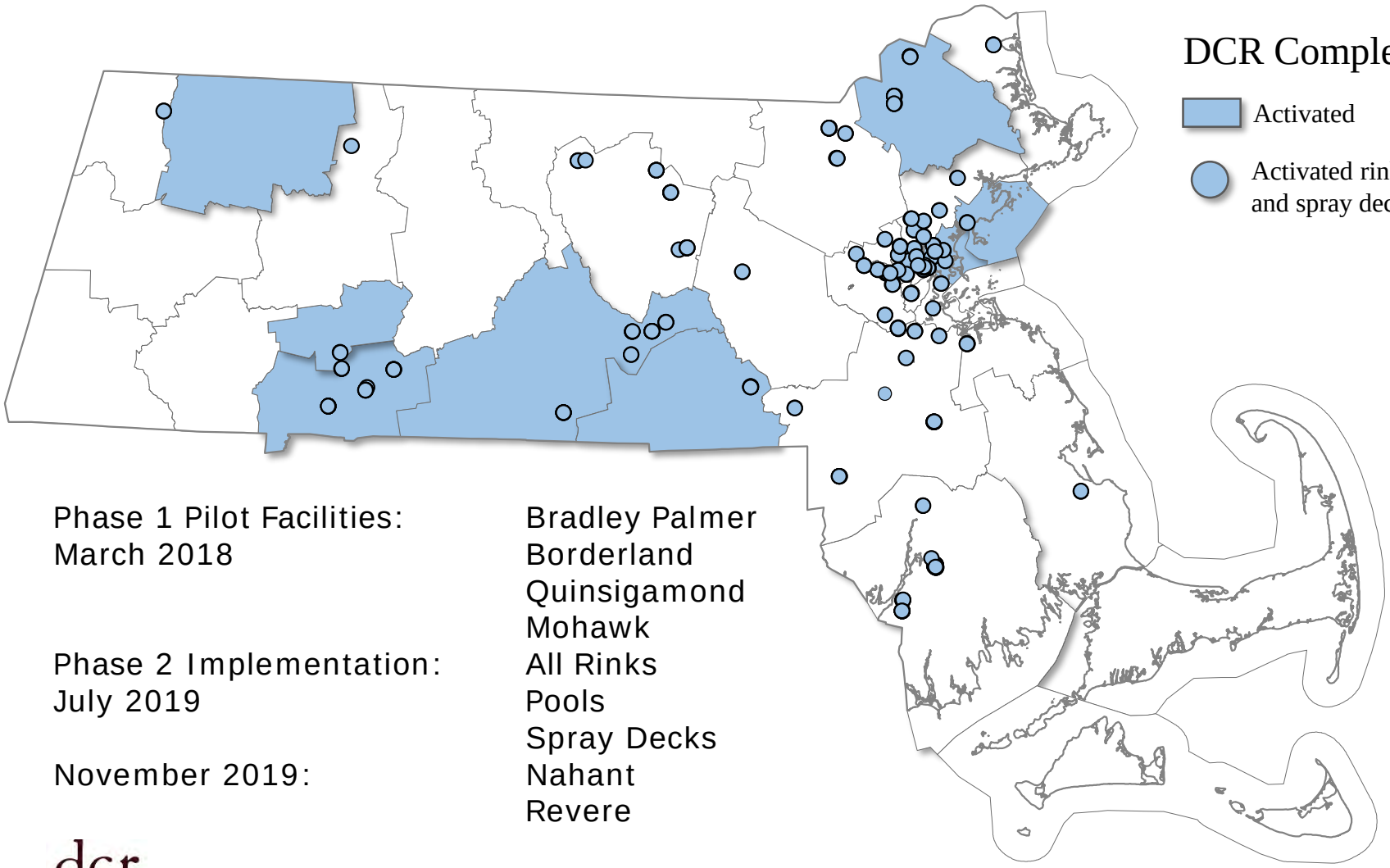
Implementation Timeline



Phase 1 Pilot Facilities:
March 2018

- Bradley Palmer
- Borderland
- Quinsigamond
- Mohawk

Phase 2 Implementation:
July 2019

- All Rinks
- Pools
- Spray Decks

November 2019:

- Nahant
- Revere

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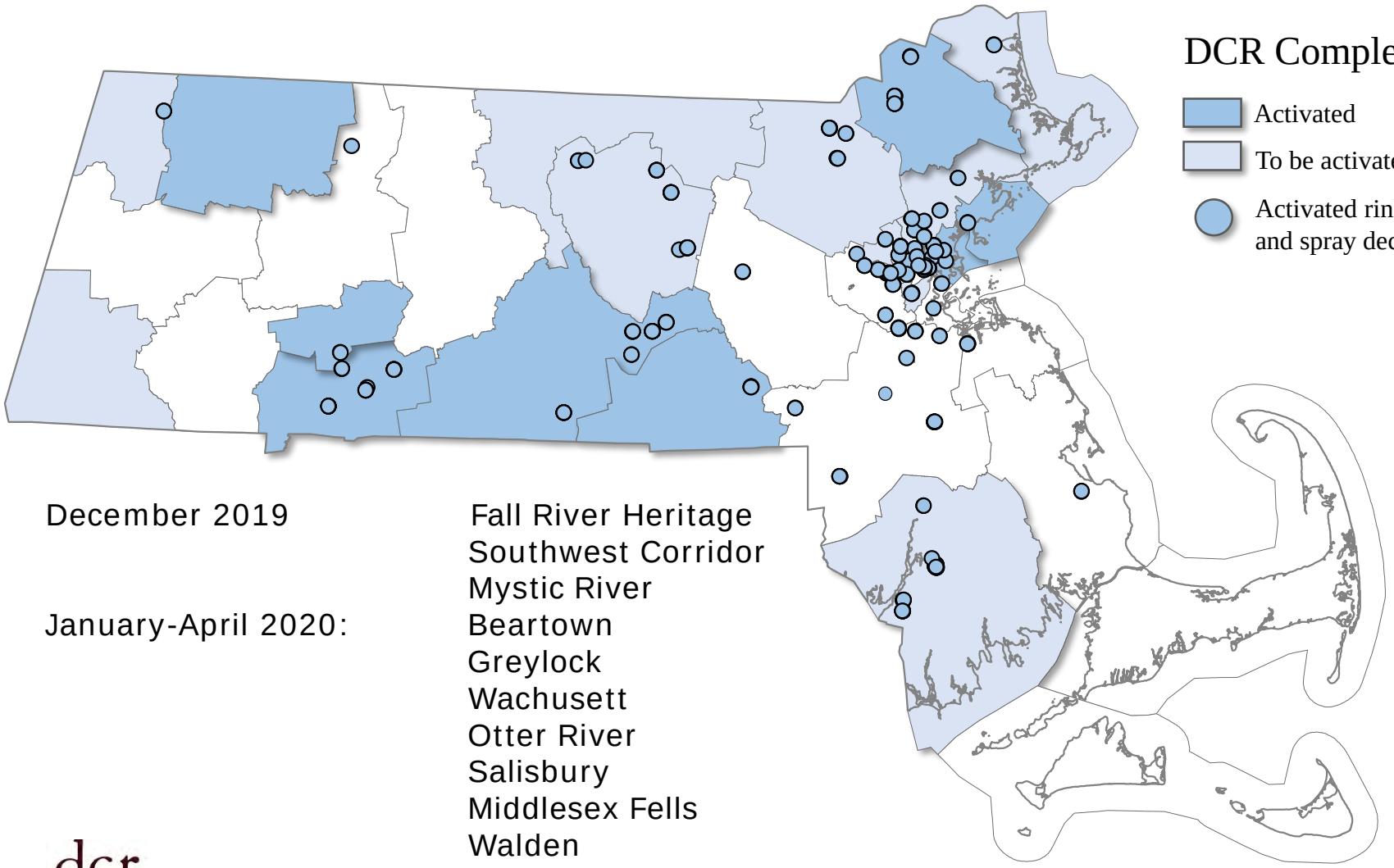
Implementation Timeline



December 2019

Fall River Heritage
Southwest Corridor
Mystic River

January-April 2020:

Beartown
Greylock
Wachusett
Otter River
Salisbury
Middlesex Fells
Walden

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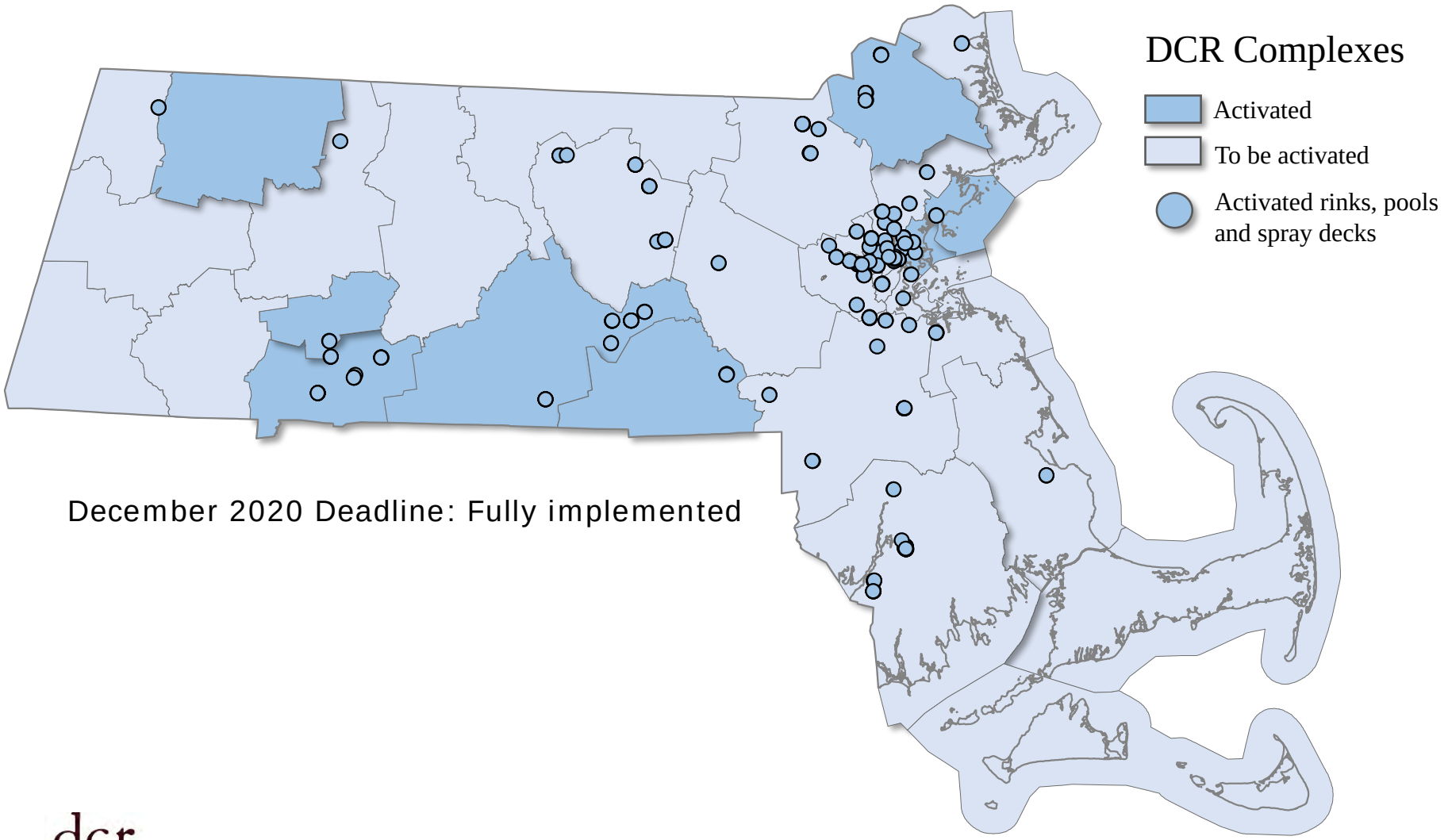
Implementation Timeline



December 2020 Deadline: Fully implemented

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Summary of Infrastructure

- Currently known DCR inventory:
  - Over 1,900 buildings and improvements
  - Over 2,000 pieces of equipment
  - Over 150 miles of roadways
- Inventory active in CAMIS:
  - Over 900 buildings and improvements
  - Over 1400 pieces of equipment

Data collection at George's Island

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Challenges and Solutions

- We have encountered a number of challenges but implemented innovative solutions that will provide process efficiency as we move forward with the rollout

- These solutions could be used by subsequent agencies looking to implement CAMIS
  - Land ID webmap
  - Cross-agency collaboration workflow
  - Collector application

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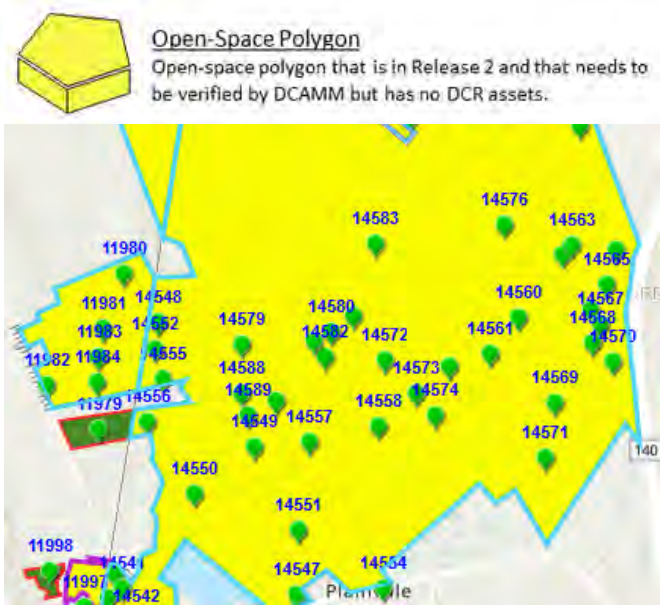
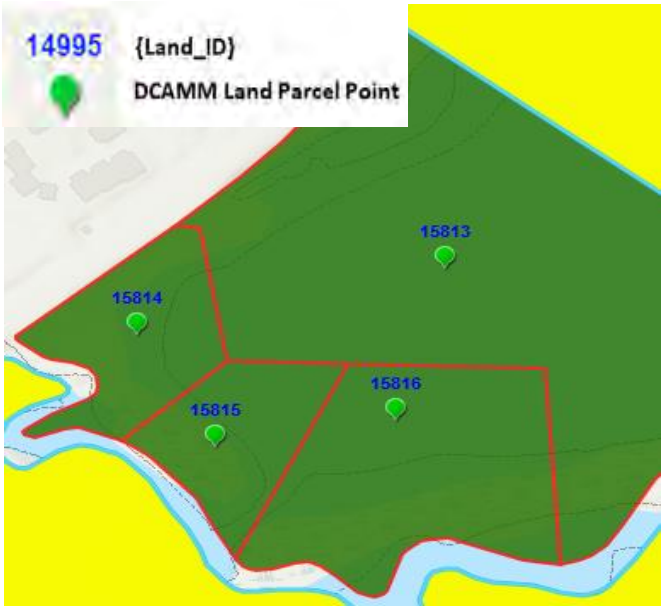
Land ID Challenge - Webmap Solution

- DCR found discrepancies with land IDs
- Working in collaboration with DCAMM, we were able to clean up the data by implementing a webmap tool that identifies issues



Example of extreme case of discrepancy found with multiple Land IDs in one parcel



Example of correct configuration of one land ID to one parcel

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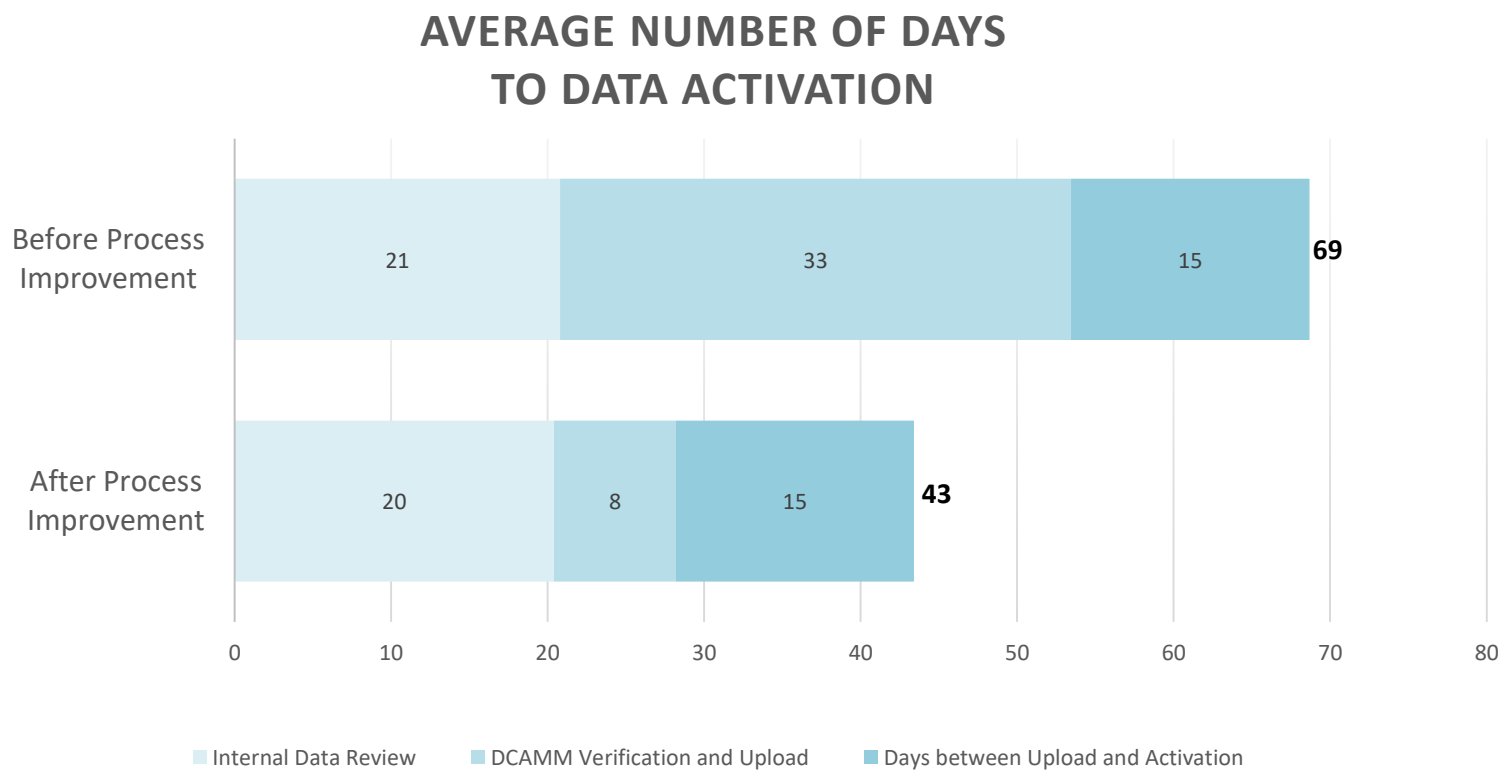
Activation Challenge-Workflow Solution



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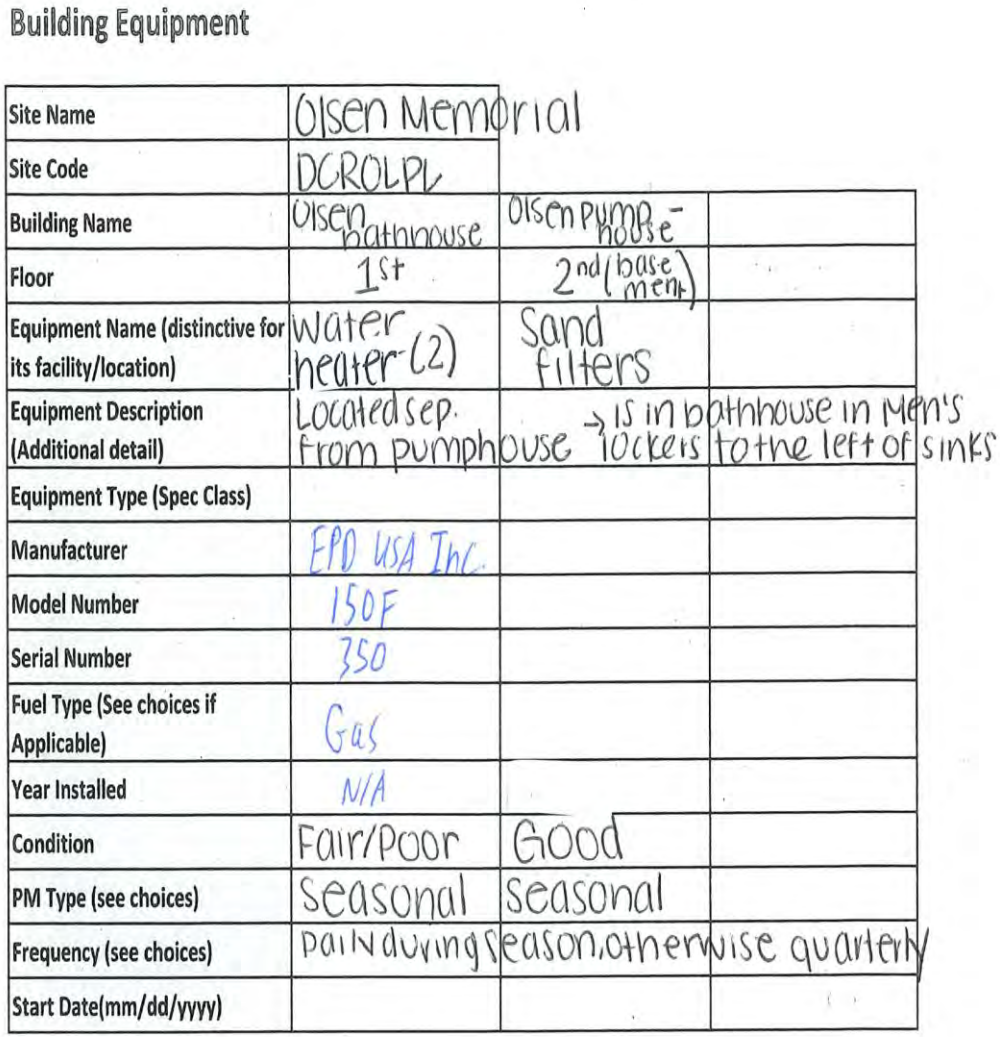
Data Collection Challenge

- August 2018 rink and pool data collected on paper by seasonal staff
- Forms were incomplete and difficult to read, data was inconsistent
- March 2019 dedicated Data Collectors hired and equipped with iPads to collect data in Excel workbook



Building Equipment

Site Name	Olsen Memorial		
Site Code	DCROLPL		
Building Name	Olsen bathhouse	Olsen pump house	
Floor	1st	2nd (basement)	
Equipment Name (distinctive for its facility/location)	water heater (2)	Sand filters	
Equipment Description (Additional detail)	Located sep. from pumphouse	→ is in bathhouse in Men's lockers	to the left of sinks
Equipment Type (Spec Class)			
Manufacturer	EPD USA Inc.		
Model Number	150F		
Serial Number	350		
Fuel Type (See choices if Applicable)	Gas		
Year Installed	N/A		
Condition	Fair/Poor	Good	
PM Type (see choices)	Seasonal	Seasonal	
Frequency (see choices)	pain during season, otherwise quarterly		
Start Date(mm/dd/yyyy)			

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Data Collection Innovation

- October 2019 AMMP GIS Analyst developed an interactive map using the Collector App
- The map provides building data which helps data collectors confirm what they are seeing on the ground
- Collectors can then click on the building to edit the attributes
- Creates efficiencies in QA/QC process

George's Island in Data Collector App

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Demonstration of CAMIS

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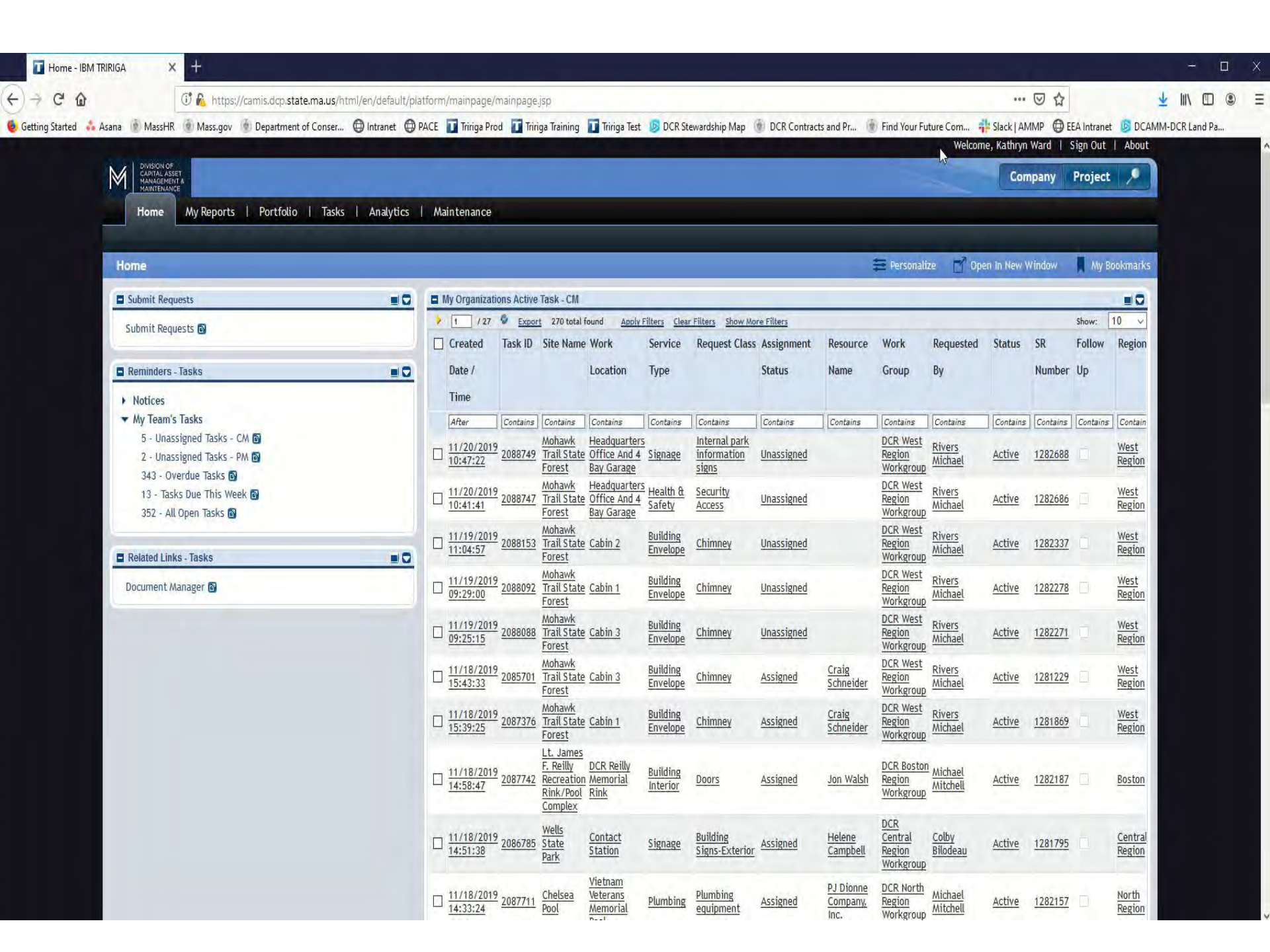
Home - IBM TRIRIGA
https://camis.dcp.state.ma.us/html/en/default/platform/mainpage/mainpage.jsp
Getting Started
Asana
MassHR
Mass.gov
Department of Conser...
Intranet
PACE
Tririga Prod
Tririga Training
Tririga Test
DCR Stewardship Map
DCR Contracts and Pr...
Find Your Future Com...
Slack | AMMP
EEA Intranet
DCAMM-DCR Land Pa...
Welcome, Kathryn Ward | Sign Out | About
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
Company
Project
Home
My Reports
Portfolio
Tasks
Analytics
Maintenance
Home
Personalize
Open In New Window
My Bookmarks
Submit Requests
Submit Requests
Reminders - Tasks
Notices
My Team's Tasks
5 - Unassigned Tasks - CM
2 - Unassigned Tasks - PM
343 - Overdue Tasks
13 - Tasks Due This Week
352 - All Open Tasks
Related Links - Tasks
Document Manager
My Organizations Active Task - CM
1 / 27
Export
270 total found
Apply Filters
Clear Filters
Show More Filters
Show: 10
Created Date / Time
Task ID
Site Name
Work Location
Service Type
Request Class
Assignment Status
Resource Name
Work Group
Requested By
Status
SR Number
Follow Up
Region
11/20/2019 10:47:22 2088749 Mohawk Trail State Forest Headquarters Office And 4 Bay Garage Signage Internal park information signs Unassigned DCR West Region Workgroup Rivers Michael Active 1282688 West Region
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11/18/2019 14:58:47 2087742 Lt. James F. Reilly Recreation Rink/Pool Complex DCR Reilly Memorial Rink Building Interior Doors Assigned Jon Walsh DCR Boston Region Workgroup Michael Mitchell Active 1282187 Boston
11/18/2019 14:51:38 2086785 Wells State Park Contact Station Signage Building Signs-Exterior Assigned Helene Campbell DCR Central Region Workgroup Colby Bilodeau Active 1281795 Central Region
11/18/2019 14:33:24 2087711 Chelsea Pool Vietnam Veterans Memorial Plumbing Plumbing equipment Assigned PJ Dionne Company, Inc. DCR North Region Workgroup Michael Mitchell Active 1282157 North Region

Status Summary

- On track for Dec 2020 deadline for full implementation and retiring of old system
- Working toward staffing team to full capacity, providing hardware to field users, training users statewide, defining deferred maintenance and capital project workflows, integrating spatial data and developing reports
- Meeting with vendor to explore module options in CAMIS to hit the ground running in 2021

AMMP Team with data collectors and operations staff on George's Island

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Questions?

Inventorying assets on George's Island

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