



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Public Housing Notice 2024-04

To: All Local Housing Authority Executive Directors

From: Fatima Razzaq, Director, Bureau of Housing Development and Construction

Subject: Updates to Capital Project Implementation Processes

Date: February 22, 2024

EOHLC will make several changes to modernization project management and design review. These changes update several review thresholds and design review criteria, which will streamline capital projects and lead to overall shorter timelines from planning to construction.

See below for each measure with implementation dates. We will evaluate the impact of these changes on project timelines and costs, and possibly make additional changes in the future. As always, we welcome your feedback along the way to help us improve.

Note that none of these changes affect bidding requirements, which remain governed by state construction law in [c.149](#).

1. Raise the LHA Primary PM Threshold from \$10,000k to \$25,000- March 4, 2024

Rising construction costs have greatly diminished the value of \$10,000 capital projects. In response, we will now allow LHAs to manage projects up to \$25,000 in construction costs. Please note the following:

- LHAs may still rely on their RCAT for projects they do not feel equipped to manage due to complexity or administrative capacity. If you would like to update the Primary PM status of an LHA project to an RCAT project, please contact your RCAT Project Manager to discuss.
- Projects under the \$25,000 estimated construction cost threshold do not require the use of a design consultant.
- This will not affect any already-in-process projects, though of course the LHA may request, in consultation with their RCAT PM to change the primary PM status on any project. Instead, this will apply to all newly created projects coming out of CIPs or CIP Revisions after March 4th.

**2. Remove the RCAT-Large designation and EOHLC design review on all RCAT projects up to \$100,000-
March 4, 2024**

EOHLC will remove the requirement for EOHLC design review on RCAT projects between \$50,000-\$100,000 construction costs.

- EOHLC will continue to perform bid reviews and construction oversight.
- EOHLC has already switched existing RCAT-Large projects that do not have an executed Work Order to the RCAT level.
- This will not affect any RCAT-Large projects that are already well into design or construction, though of course the LHA can request to change the primary PM status on any project as they see fit.
- Starting on March 4, this will apply to all newly created projects coming out of CIPs or CIP Revisions.

3. Streamlining design reviews on EOHLC projects \$100,000 and up- Immediate

EOHLC is introducing a new review process for in-house Architects and Engineers (AEs), under which AEs may determine a project can be done with one, single design set. For such projects, they will proceed directly from the Work Order to 100% CDs, eliminating the schematic design submission and review phase. AEs will use the following criteria when designating single design phase projects:

- a) Budget aligned with the scope of the project
- b) Single discipline project with minimal hidden conditions OR a straight-forward component-based project (ie, replacement of federal-pacific panel)
- c) Building conditions require accelerated construction timeline
- d) Discretion of AE based on project scope and design consultant specialty, in consultation with LHA

In general, EOHLC AEs will prioritize shortening project timelines while focusing their reviews on more complex and risky projects.

4. Raising DCAMM certification limit from \$100k to \$150k- March 4, 2024

We will raise the threshold for projects requiring DCAMM-certified contractors from \$100k to \$150k in estimated construction costs, effective for projects put out to bid on March 4, 2024 and afterwards. This aligns us with DCAMM and state procurement law requirements and will provide a larger contractor pool for these projects.

Please contact your [Fatima Razaq](#) with any questions or feedback on this notice.