

CIP2026:

KAHUA

Program Management Information System (PMIS)

Streamlining Execution and Delivery of the CIP

May 22, 2026





AGENDA

Kahua PMIS – Streamlining Execution & Delivery of the CIP

- Overview
- Invoicing
- Construction Management
- Risk Management
- Community Engagement
- Milestone Management
- Dashboard Analytics and Reporting



PROJECT
MANAGEMENT

The graphic on the right side of the slide features a dark blue background with glowing light blue circular lines and dots, resembling a futuristic interface or a large clock face. The words 'PROJECT MANAGEMENT' are prominently displayed in the center in a bold, white, sans-serif font. A human finger is visible on the right, interacting with the interface. In the bottom right corner, there are four small white circles arranged horizontally.



Overview

Legacy vs Modern Project Management

SharePoint

Legacy Approach

-  **Document Storage Focus**
Primarily used as a repository
-  **Disconnected Systems**
Budgets, contracts, invoices tracked separately
-  **Limited Visibility**
No full program view
-  **Data Silos**
Information spread across teams
-  **Difficult Reporting**
Manual effort to analyze data

Kahua

Modern PMIS Solution

-  **Fully Integrated Platform**
Connects all project data in one system
-  **Real-Time Visibility**
See entire program at a glance
-  **Data-Driven Decisions**
Built-in analytics and reporting
-  **Centralized Intelligence**
Single source of truth
-  **Purpose-Built for PM**
Designed specifically for project/program management



5 KEY BENEFITS OF KAHUA



1. Better Collaboration

- Improves collaboration by connecting all stakeholders in one platform.
- Ability to share updates
- Communicate in real time
- Stay aligned throughout the entire project lifecycle.

2. Real Time Dashboard and Reporting

- Live dashboards that deliver instant visibility into project status, budgets, and risks.
- Allows faster, data-driven decision-making without relying on manual reports.



3. Improved Accountability

- Strengthens accountability through clear workflows, approvals, and audit trails.
- Every action is tracked, ensuring transparency and responsibility across all project activities.



4. Central Document Management

- All project documents are stored in one secure, centralized system.
- Ensures teams always have access to the latest versions, reducing errors and improving document control.

5. Increased Efficiency

- Streamlines processes through automation and integrated data.
 - This reduces manual work, saves time, and improves overall project delivery speed.
- 



Invoicing



Invoicing

Real-Time Invoicing. Real Results.



STREAMLINED INVOICE PROCESSING

Standardized digital workflows
Eliminates manual tracking and paper-based processes



Standardized & Consistent Reporting

Uniform summary format across all pay applications
Simplifies review and approval process



IMPROVED ACCURACY

Reduces errors with integrated contract and budget data
Ensures invoices align with approved amounts & change orders



AUDIT TRAIL & COMPLIANCE

Full history of actions and approvals
Enhances transparency and accountability



FASTER APPROVALS

Automated routing to the right reviewers
Approve, reject, or delegate in real time
Provides a clear snapshot of project financial status
Helps stakeholders quickly understand payment progress

Contract	Number	Submitter	Period To	From Company	Current Payment Due	Status
1271092 - CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	0001	No	12/31/2025			
1271092 - CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	0002	No	1/31/2026			
1271092 - CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	0003	No	2/28/2026			
1301526 - Ruby-Collins - Atlanta	0001	No	10/25/2025			
1301526 - Ruby-Collins - Atlanta				CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	\$24,665.75	Paid
1301526 - Ruby-Collins - Atlanta				CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	\$36,845.00	Paid
1301526 - Ruby-Collins - Atlanta				CGA Solutions - CERM/Gresham Smith/Atkins Joint Venture	\$8,370.00	Open
1301526 - Ruby-Collins - Atlanta				Ruby-Collins - Atlanta	\$4,927,046.68	Paid
1301526 - Ruby-Collins - Atlanta				Ruby-Collins - Atlanta	\$19,900.13	Open
1301526 - Ruby-Collins - Atlanta				Ruby-Collins - Atlanta	\$182,459.37	Billed
					\$5.00	Billed
					\$6.25	Billed

Application and Certificate for Payment

PROJECT	A087AM - SR10-West College Ave 16-inch - 12-inch WTM Replacement	TO	Dekalb Watershed Management
APPLICATION NO:	0006		
PERIOD FROM:	2/1/2026		
PERIOD TO:	2/28/2026		
CONTRACT NUMBER:	1296598	FROM	Freese and Nichols - Graham JV 801 Cherry Street Fort Worth, Texas 76102

APPLICATION SUMMARY

1. ORIGINAL CONTRACT SUM	\$385,647.00
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Lines 1 + 2)	\$385,647.00
4. TOTAL COMPLETED & STORED TO DATE	\$178,371.50
5. RETAINAGE	\$0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$178,371.50
7. LESS Previous Certificate for Payment	\$172,048.00
8. CURRENT PAYMENT DUE	\$6,323.50
9. BALANCE TO FINISH including Retainage	\$207,275.50
(Line 3 less Line 6)	



Construction Management



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Construction Management

Streamlining Construction from Field to Finish

Integrated Workflows

Automates routing, approvals, and status updates
Reduces delays caused by manual processes

Improved Communication

Centralizes collaboration between field, design, and management teams
Reduces delays caused by miscommunication

Documentation

Maintains a complete audit trail of all construction activities
Ensures transparency and compliance across the project

Stronger Accountability

Tracks actions, approvals, and responsibilities
Ensures transparency across all construction activities

Submittal Management

- Streamlines review and approval of critical construction requirements

RFI (Request for Information) Tracking

- Centralizes RFIs for quick clarification and resolution

 **Daily Reports (Field Visibility)**

- Captures real-time site activity, labor, weather, and progress

Locked - Daily Report 4/22/2026

Details

Number	0165
Report Date	4/22/2026
Workflow Status	Locked
Date Sent for Review	4/23/2026
Review Step Responsibility	
Author	Darren Johnson - Gresham Smith
Work Location	Parce Dr at Peachtree Blvd and Chamblee Dunwoody Rd at Peachtree Blvd
Distribution	Darren Johnson - Gresham Smith
Shift	Day
Notes	At Parce Dr at Peachtree Blvd CES did asphalt and Ruby Collins worked at Chamblee Dunwoody Rd

Inspector Log

Inspector	Time In	Time Out	Notes
☒ Darren Johnson - Gresham Smith	4/22/2026 7:00 AM EDT	4/22/2026 7:30 PM EDT	

Work Completed

Work Completed this Report

Today at 11:00 CES asphalted the area of bore pit, did not take all of the DOT area down to the proper grade. Adam of Ruby Collins stated that he spoke to the DOT Inspector, which said that he was not going to take it out to proper grade. Ruby Collins crew at 42x14 filled the rest of the bore pit and tamped up, did install trench box over the 30" box to install 30" gate valve. Crew had some problems with the pipe lining up so put it in box but did not install. Crew reinstalled barricade fence and placed trench box.

Crews and Hours

Person	Title	Company	Hours Worked	Notes
☒	Foreman	RC	10.5	
☒	Pipe Layer	RC	10.5	

Details

Inspector Log

Work Completed

Crews and Hours

Field Changes - Ins...

Incidents

Violations

Equipment

Materials Installed

Weather

Review One

Review Two

Review Four

Media

Signatures

References

Risk Management



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Risk Register

Managing Risk in Kahua

 Proactive Risk Management

 Centralized Risk Tracking

 Real-Time Risk Visibility

 Better Reporting & Insights

 Accountability & Tracking

May 22, 2026

Risk Log for a Project

Number	Title	Risk Statement	Risk Status	Impact Severity	Impact Probability
ns - Ruby-Collins - Atlanta					
002	Utility Conflicts in GDOT ROW	Despite preconstruction efforts to identify existing underground utilities, it is possible that some critical utilities may not be det	In Progress	5 - Very High	4 - High
003	Traffic Impacts	The work area will interface with regular traffic in both directions. Minimizing traffic interruptions and keeping workers safe is ir	Open	4 - High	4 - High
001	Pipeline Damage or failure	Pipeline may be delivered to site damaged, or damaged during handling. This could lead to failure during testing, or long term p	Open	4 - High	4 - High
006	Cost Escalation	Unforeseen situations can lead to cost escalations	Open	4 - High	3 - Moderate
005	Service interruptions	Service interruptions can occur during pipe tie-ins or temporary shutting down of existing lines	Open	4 - High	2 - Low
007	Weather Delays	Bad weather conditions are unpredictable and can delay the project during design (surveying and geotech) and construction (in	Open	3 - Moderate	2 - Low
- Freese and Nichols - Atlanta					
004	Permitting	Delays in obtaining permits from applicable jurisdictions can delay the project delivery date	Open	3 - Moderate	3 - Moderate

Risk Item	
Number	UU3
Project Section	
Project Section Specifics	
Date Reported	2/24/2026
Title	Traffic Impacts
Risk Statement	The work area will interface with regular traffic in both directions. Minimizing traffic interruptions and keeping workers safe is important to reduce construction down time and prevent injuries to workers and road users
Risk Owner	Adam Scoggins - Ruby-Collins - Atlanta
Project Phase at Identification	Construction
Assessment	
Categories Impacted	Cost, Schedule, Safety
Risk Category	Safety
Impact Description	Work-related traffic jam would threaten emergency response vehicles, close businesses, cause serious injuries and loss of life,, power and communication outages due to broken power poles and overhead wires,
Impact Severity	4 - High
Impact Probability	4 - High
Risk Rating	16
Risk Importance	High
Potential Schedule Impact (in days)	5
Potential Budget Impact	
Schedule Contingency Override	No
Schedule Contingency	3
Budget Contingency Override	No
Budget Contingency	\$0.00



Community Engagement Management



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Community Engagement



Custom Built



Centralized Communication



Improved Transparency



Documented Outreach & Feedback

Community Engagement						Reports							
X		Type	Number	Date of Contact	Contact Name	Contact Phone	Contact Email	Inquiry Topic Description	Submitted By	Status	Date Responded	Date Closed	Category
Complaint													
		Complaint	0003	2/9/2026	Cat Salazar		catmiller06@gmail.com	Damage to Driveway	Angelita Streeter - Dekalb Watershed Management	Open	2/10/2026		External
		Complaint	0006	2/23/2026	Hannah Winslett		hwinslett64@aol.com	No Access to Home	Angelita Streeter - Dekalb Watershed Management	Closed	2/24/2026	2/24/2026	External
		Complaint	0005	2/24/2026	Danita Bryant	404-484-7779	lachieve2020@gmail.com	Laydown Yard & Updates	Angelita Streeter - Dekalb Watershed Management	Closed	2/24/2026	2/24/2026	External
		Complaint	0004	2/23/2026	Hannah Winslett	678.416.7084		Street Blocked	Angelita Streeter - Dekalb Watershed Management	Closed	2/23/2026	2/23/2026	External
		Complaint	0002	2/2/2026	Alexandria Thomas		alexandria.thomas@gmail.com		Angelita Streeter - Dekalb Watershed Management	Closed	2/3/2026	2/4/2026	External
Inquiry													
		Inquiry	0010	4/17/2026	Rolando Ruby	404-822-2692		Opt Out	Angelita Streeter - Dekalb Watershed Management	Closed	4/20/2026		External
		Inquiry	0009	4/18/2026	Alice Boyd	404.626.9344		Hotel	Angelita Streeter - Dekalb Watershed Management	Closed	4/20/2026	4/20/2026	External
		Inquiry	0008	4/2/2026	David Hackney		dhackney@gmail.com	Driveway Repair	Angelita Streeter - Dekalb Watershed Management	Closed	4/2/2026	4/2/2026	
		Inquiry	0007	4/2/2026	Danita Bryant		lachieve2020@gmail.com	Street Access	Angelita Streeter - Dekalb Watershed Management	Closed	4/2/2026		External

Community Meetings

	Number	Date	Purpose	Location	Zoom Link
☒	0001	9/18/2025 6:30 PM EDT	To notify the community of the project.		

Project Communications

	Number	Type	Date Sent to Contractor	Date Confirmation Received	Notes
☒	0001	FAQs			
☒	0002	News Release			
☒	0003	Letter			
☒	0004	NextDoor Notice			
☒	0005	Update			
☒	0006	Update			
☒	0007	Door hanger			
☒	0008	Update			
☒	0009	Update			
☒	0010	Update	4/17/2026		

Announce End of Project



Milestone Schedule Management

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Milestones in Kahua

 Clear Project Visibility

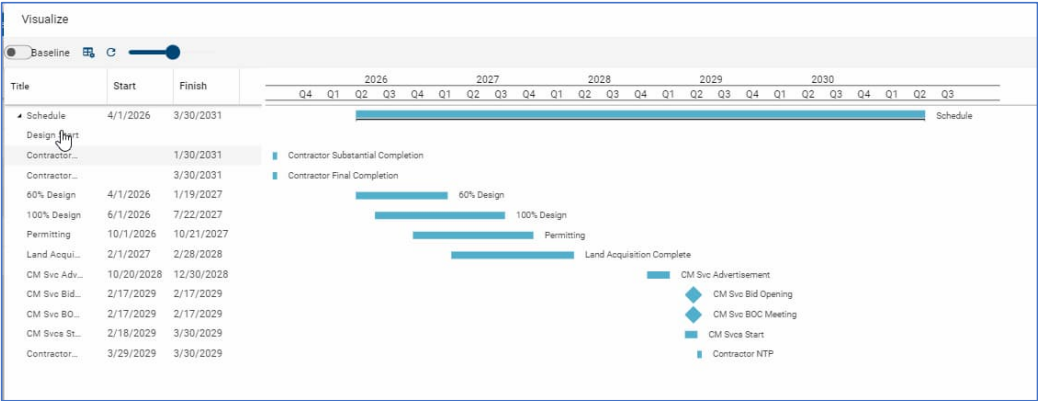
 Improved Schedule Management

 Early Risk Identification

 Progress Tracking

 Accountability

No	Description	Estimated Start Date	Estimated Completion Date	Revised Start Date	Revised Completion Date	Actual Start Date	Actual Completion Date	Calculated Start Date	Calculated Completion Date
001	Designer Advertisement								
002	Designer Bid Opening								
003	Designer BOC Meeting								
004	Design Start						10/26/2025		10/26/2025
005	30% Design								
006	60% Design		3/9/2026	2/17/2026	3/9/2026	2/17/2026		2/17/2026	3/9/2026
007	100% Design			5/20/2026	6/15/2026			5/20/2026	6/15/2026
008	Permitting			6/16/2026	9/9/2026			6/16/2026	9/9/2026
009	Land Acquisition Complete			6/16/2026	9/16/2026			6/16/2026	9/16/2026
010	CM Svc Advertisement								
011	CM Svc Bid Opening								
012	CM Svc BOC Meeting								
013	CM Svcs Start						1/5/2026		1/5/2026
014	Contractor Advertisement								
015	Contractor Bid Opening								
016	Contractor BOC Meeting								
017	Community Outreach Meeting Completed								
018	Contractor NTP						1/5/2026		1/5/2026
019	Contractor Substantial Completion		6/24/2026						6/24/2026
020	Contractor Final Completion		7/24/2026						7/24/2026
021	CD Required Start Date								
022	CD Required Completion Date								



Analytics and Reporting



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- Logs
- Records
 - Project specific
 - Business Unit Specific
 - Program Wide

			Number	Title	Status	Primary Responder(s)	Date Due	Date Responded	References	Requested By	Date	Cost
			0013	Additional Fire Hydrants on 36' Main	Complete	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	12/1/2025	12/2/2025		Shaina Harris - Ruby-Collins - Atlanta	12/1/2025	
			0011	Test RFI	Complete	Tim McGinnis - AECOM Water	11/6/2025	11/6/2025		Tim McGinnis - AECOM Water	11/6/2025	
			0010	Modified 6in CAV Assembly	Complete	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	10/16/2025	10/20/2025		Shaina Harris - Ruby-Collins - Atlanta	10/16/2025	
			0009.1	Chlorination Plan 36" DIP (1+50 - 18+92)	Returned	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	10/13/2025			Shaina Harris - Ruby-Collins - Atlanta	10/13/2025	
			0009	Chlorination Plan 36" DIP (1+50 - 18+92)	Responded	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	10/13/2025	3/16/2026		Shaina Harris - Ruby-Collins - Atlanta	10/13/2025	
			0008	Additional Restraints @ Malone & Peachtree Rd	Complete	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	9/29/2025	9/30/2025		Shaina Harris - Ruby-Collins - Atlanta	9/29/2025	
			0007.1	Elimination of 2in CAV @ 1+76	In Review	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	10/16/2025			Shaina Harris - Ruby-Collins - Atlanta	10/16/2025	
			0007	Elimination of 2in CAV @ 1+76	Complete	Shelton Loggins - AtkinsRealis-Atlanta, Jeff Behel - AtkinsRealis-Atlanta	9/18/2025	10/9/2025		Shaina Harris - Ruby-Collins - Atlanta	9/18/2025	
			0006	Storm Relocation STA 9+50	Responded	Jeff Behel - AtkinsRealis-Atlanta	9/11/2025	12/11/2025		Shaina Harris - Ruby-Collins - Atlanta	9/11/2025	
			0005	Chlorination Plans 12" DIP from STA 18+92 - 13+30	Complete	Shelton Loggins - AtkinsRealis-Atlanta	9/4/2025	9/11/2025		Shaina Harris - Ruby-Collins - Atlanta	9/4/2025	
			0004	Service Connection & Interconnect Shift	Complete	Jeff Behel - AtkinsRealis-Atlanta	8/29/2025	8/28/2025		Shaina Harris - Ruby-Collins - Atlanta	8/25/2025	
			0003	Interconnect at station 18+40	Closed	Shelton Loggins - AtkinsRealis-Atlanta		8/22/2025		Shaina Harris - Ruby-Collins - Atlanta	8/14/2025	
			0002	Peachtree Industrial Blvd - RFI 02 - Phase 1 Work Sequence Change	Closed					Shaina Harris - Ruby-Collins - Atlanta	7/11/2025	
			0001	RFI 01 - MJ Plug for A/V	Closed		7/14/2025			Shaina Harris - Ruby-Collins - Atlanta	7/3/2024	

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Kahua Capabilities



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Kahua Capabilities

Current

Cost Management

- Budgets
- Contracts
- Change Orders
- Pay Requests

Construction Management

- RFI's
- Submittals
- Daily Reports
- Meetings
- Risk Register
- Milestones

Document Management

Community Engagement

Analytics

Future

Cost Management

- Capital Planning
- Cashflow Forecasting

Construction Management

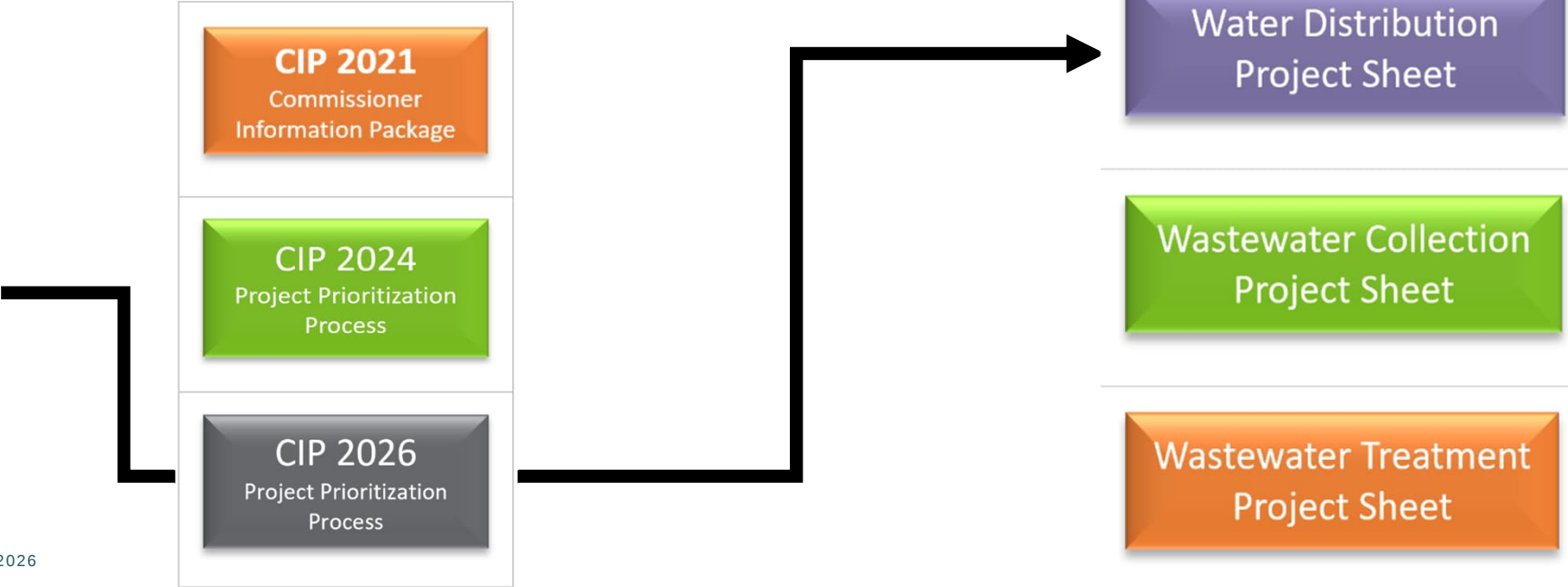
- Design Review
- Punch List / Completion List
- Field Observations
- Checklists
- Warranty Work



CIP 2026 SHAREPOINT SITE FOR COMMISSIONERS INFO

All use common tools for file storage:

- <https://dekalb.sharepoint.com/sites/DWMCIP/CIPPM/SitePages/CIP%202026.aspx>



Thank you

