



Innovation in Action

Elevating City Inspections with the power of Bluebeam

City of Arvada, CO



Agenda

01 About Arvada

02 Change was needed

03 Implementing Change

04 Training and Expectation

05 Where do we go now?

Josie Suk, Deputy Director

Community and Economic Development
Public Administrative Professional
18-year career for Arvada
Process Driven
Customer Focused
5th Generation Rancher

I am a mission-driven public servant, a collaborative leader, and a strategic communicator who blends logic, care, and creativity in my work.





The Municipal Inspections Team

Arvada, CO

Demographic	Information
Households	56,068
Residents	131,975
Square miles	39.52
Median Age	41.8
Form of Government	Council/Manager



Why is Arvada So Great?

7th Largest Suburb

With a population of 124,402 as of the 2020 census, Arvada is the seventh-most populous city in Colorado, serving as a dynamic suburban community

Agriculture

Due to its strong agricultural roots and thriving farming community, Arvada earned the nickname **"Celery Capital of the World"**

Historic

The first documented discovery of gold in the Rocky Mountain region occurred on June 22, 1850 in Arvada, CO

Construction Activity

Permits, inspections and projects from 2023-2024

Permits – 1,785

Inspections – 15,985

Capital Improvement Projects (CIP) (2024)

- \$12 Million dedicated to Asphalt, concrete and Chip Seal
- 713.23 feet (0.12 miles) of Water main installed
- 7,364.86 (1.4 miles) feet of water main added through developments
- 34,383.32 feet (6 miles) of sewer main installed
- 13,366.18 feet (2.5) of sewer added through developments

Total Network

- Water 635.5 miles
- Sewer 468.9 miles
- Storm 180.5

Why Changes were Needed

Technology

Hardware provided to inspectors was not sufficient to complete their jobs. This resulted in lost data.

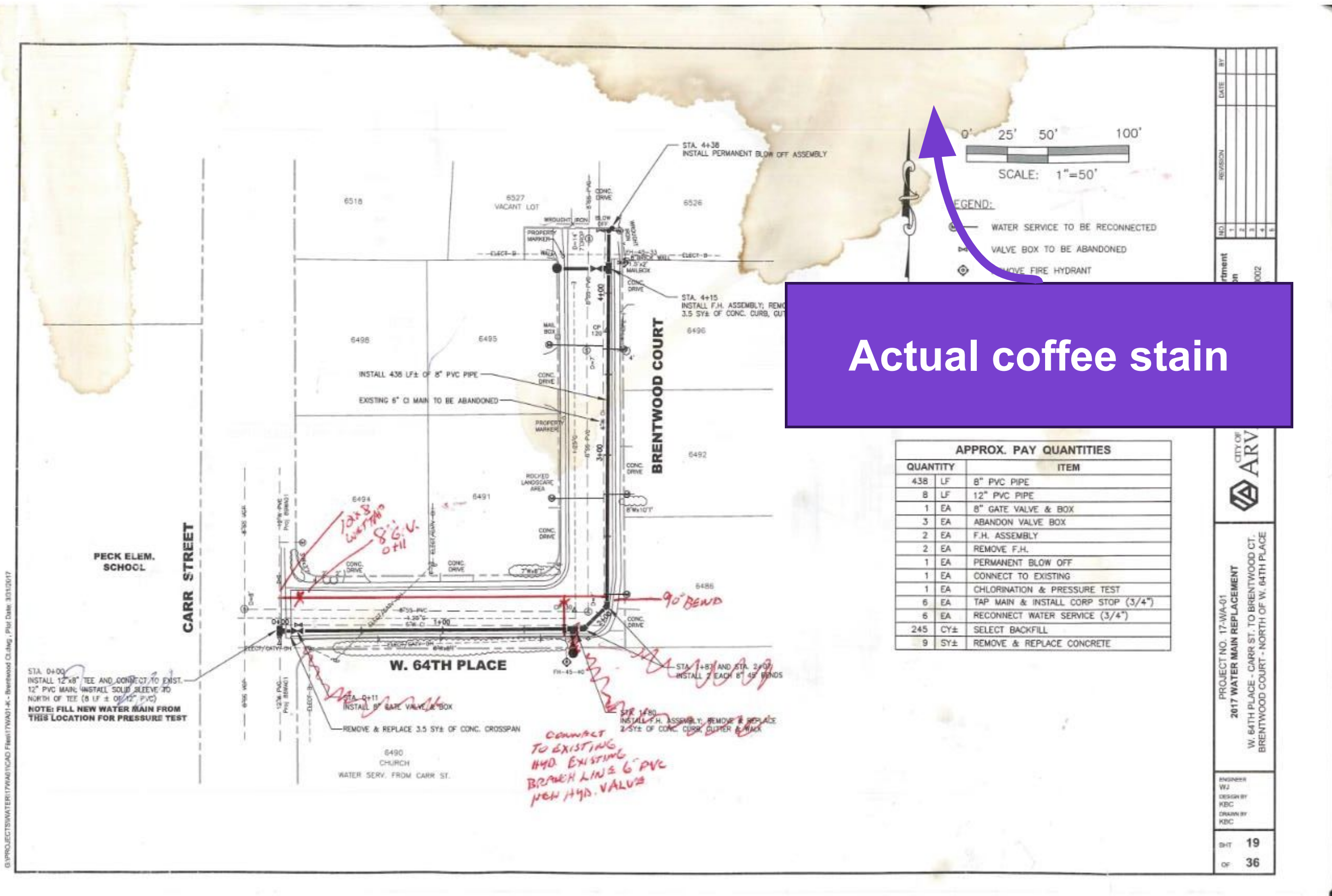
Used tough books in the field which were bulky and had continued issues with the battery.

Destroyed Roads

Restoration was getting missed on Dry Utility Permits resulting in city roads and sidewalks not being repaired and which contractor was responsible.

No records

Daily progress on DEV and CIP projects was limited to inconsistent notes in TRAKiT and lost notes on plan sets that were never uploaded. Additionally, As-Builts were stored in trucks and updated by hand.



Actual coffee stain

APPROX. PAY QUANTITIES		
QUANTITY		ITEM
438	LF	8" PVC PIPE
8	LF	12" PVC PIPE
1	EA	8" GATE VALVE & BOX
3	EA	ABANDON VALVE BOX
2	EA	F.H. ASSEMBLY
2	EA	REMOVE F.H.
1	EA	PERMANENT BLOW OFF
1	EA	CONNECT TO EXISTING
1	EA	CHLORINATION & PRESSURE TEST
6	EA	TAP MAIN & INSTALL CORP STOP (3/4")
6	EA	RECONNECT WATER SERVICE (3/4")
245	CY±	SELECT BACKFILL
9	SY±	REMOVE & REPLACE CONCRETE

CITY OF ARV
PROJECT NO. 17-WA-01
2017 WATER MAIN REPLACEMENT
W. 64TH PLACE - CARR ST. TO BRENTWOOD CT.
BRENTWOOD COURT - NORTH OF W. 64TH PLACE
ENGINEER
WJ
DESIGN BY
KBC
DRAWN BY
KBC
SHEET 19
OF 36

The Vision

Efficiency & Accuracy

Using the software that we own
to create a living as-built

Consistent information provided

Repeatable results

Real-time Collaboration

Updated information in a visual
format

Encourage team driven
approach vs. individual

No more relying on the
inspector's knowledge

Customer Experience

Eliminate the guessing or
surprises to the contractor

Allowing inspections to be
denied. Completing it right the
first time

Clear and accurate information
provided at each step of the
construction process

Process Review

Went through each step of the process and matched it to the requirements of the municipal codes

Created checklists and training documents for inspectors

Changes to the Municipal code

1. Escrow amounts

2. Municipal Contractor Responsibilities

4. Changes to internal policies

3. Building permit release

4. Warranty process renew

5. Inspection standards

Change Management

Through this process change management was critical to the success of these changes.

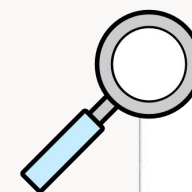
The whole team changed through retirements, promotions and resignation. This was an opportunity to make improvements.



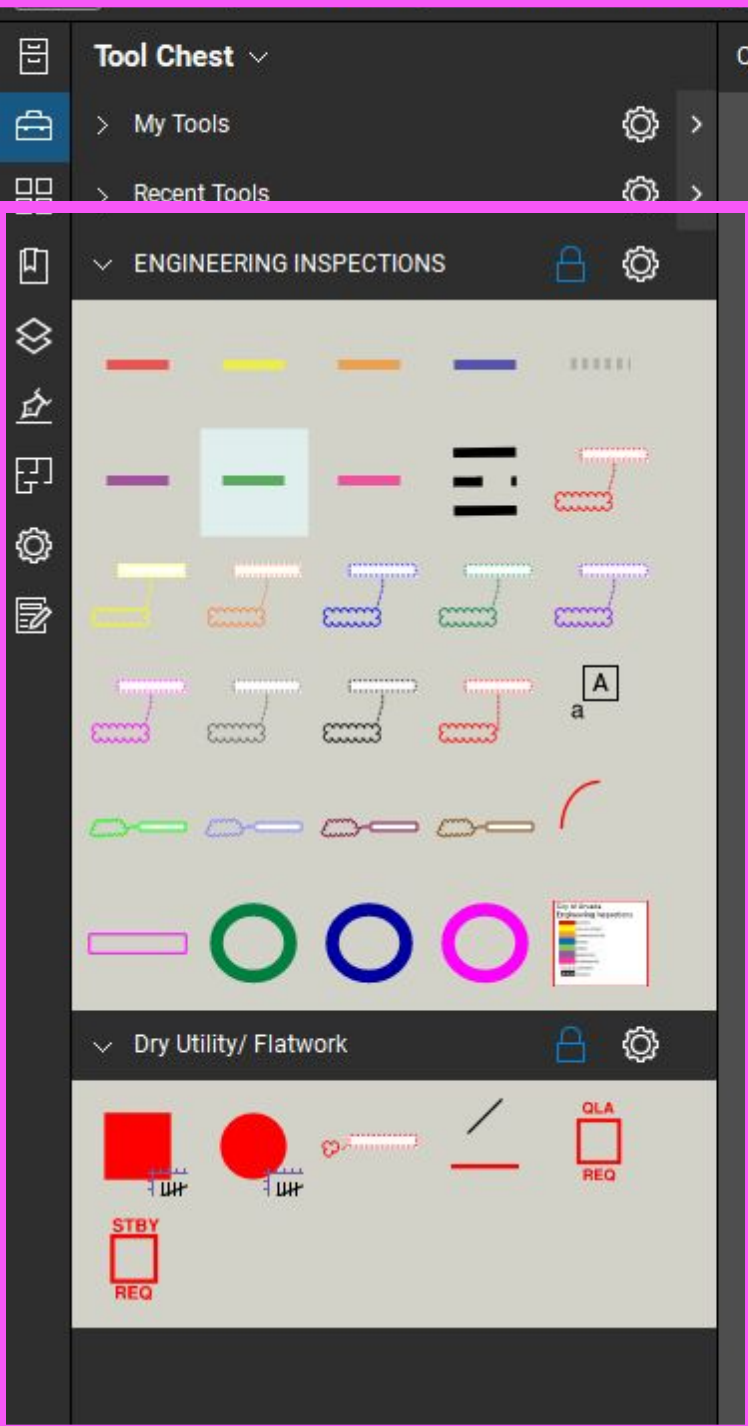
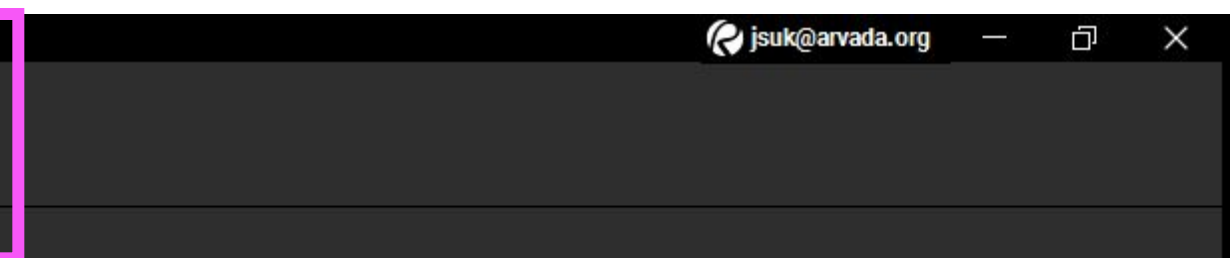
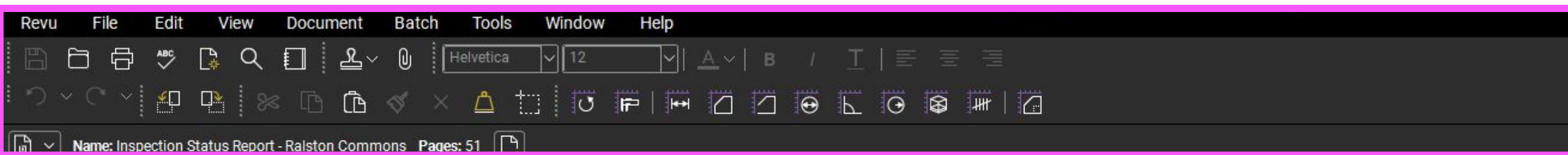
Documented Process



Accountability

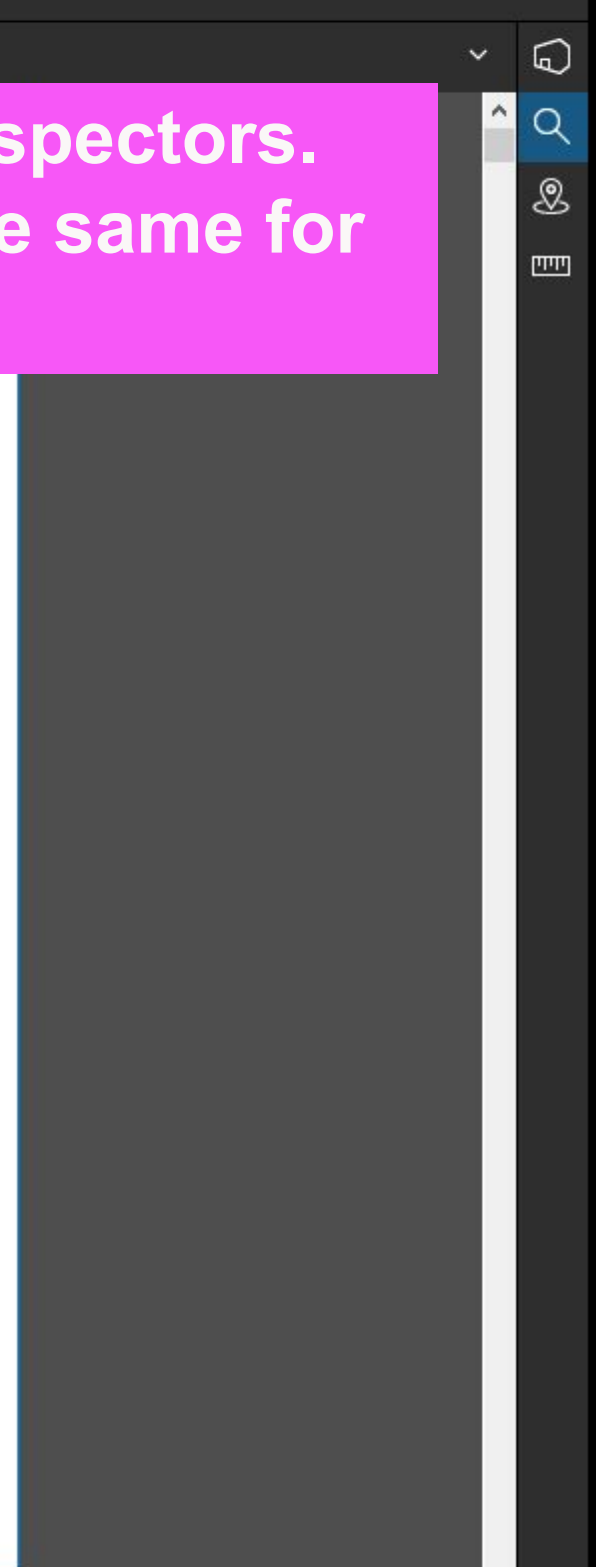
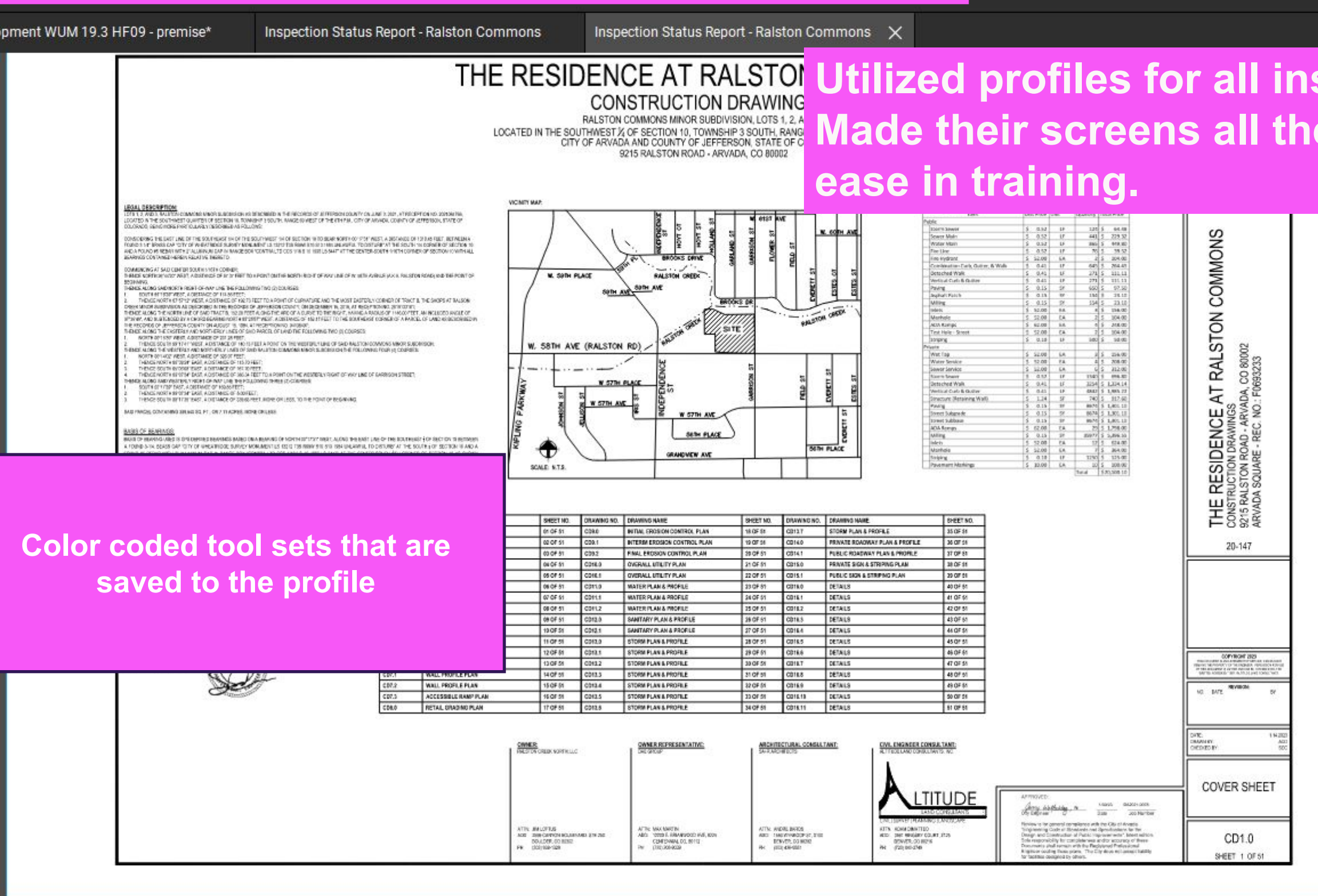


Transparency



Color coded tool sets that are saved to the profile

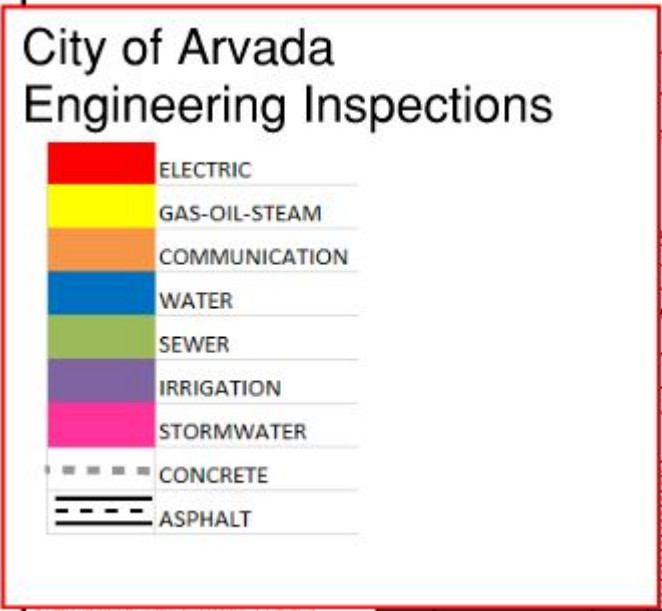
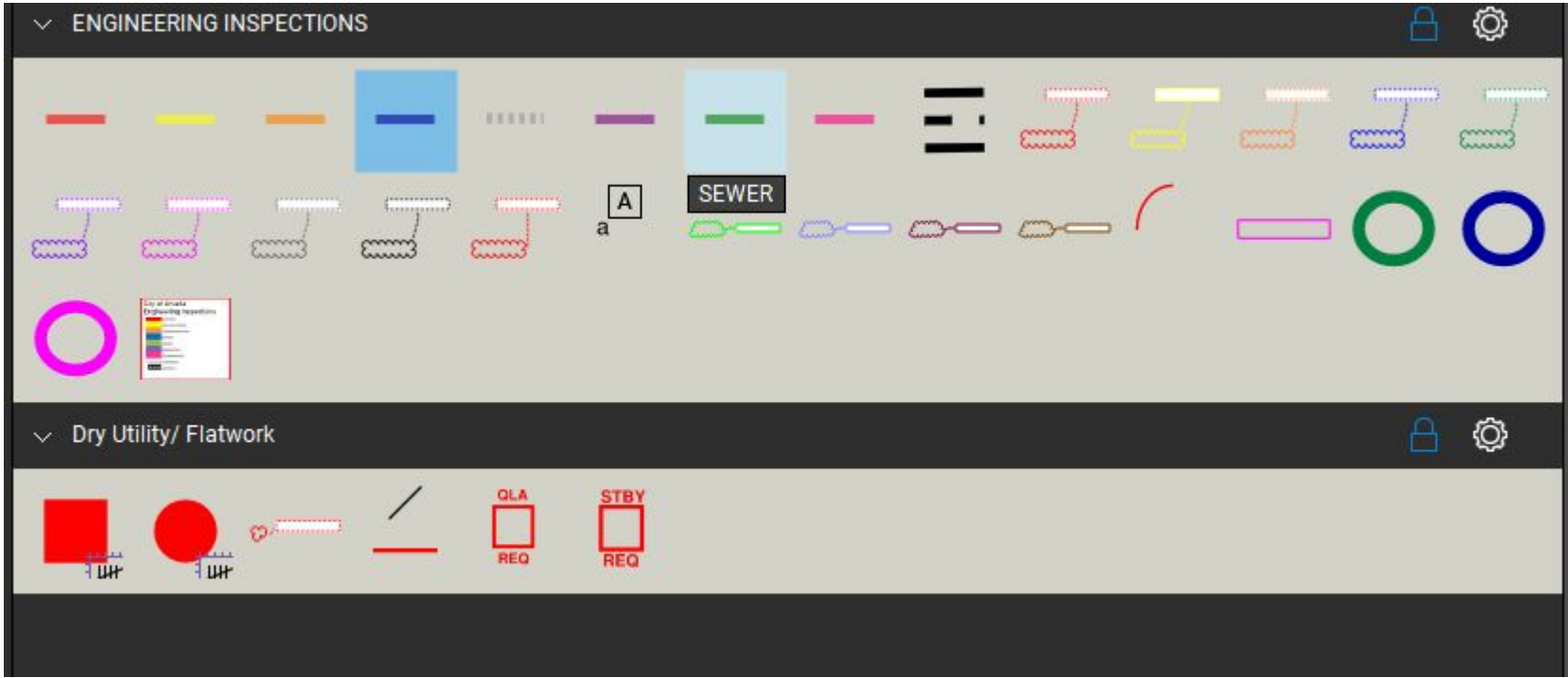
Utilized profiles for all inspectors. Made their screens all the same for ease in training.



Custom Toolboxes

Created a toolbox for the inspectors to use. The key features of this are the naming of each tool and color coding to match the adopted utility standard colors. This provides consistency and ease in navigation.

Created stamps for easy document setup

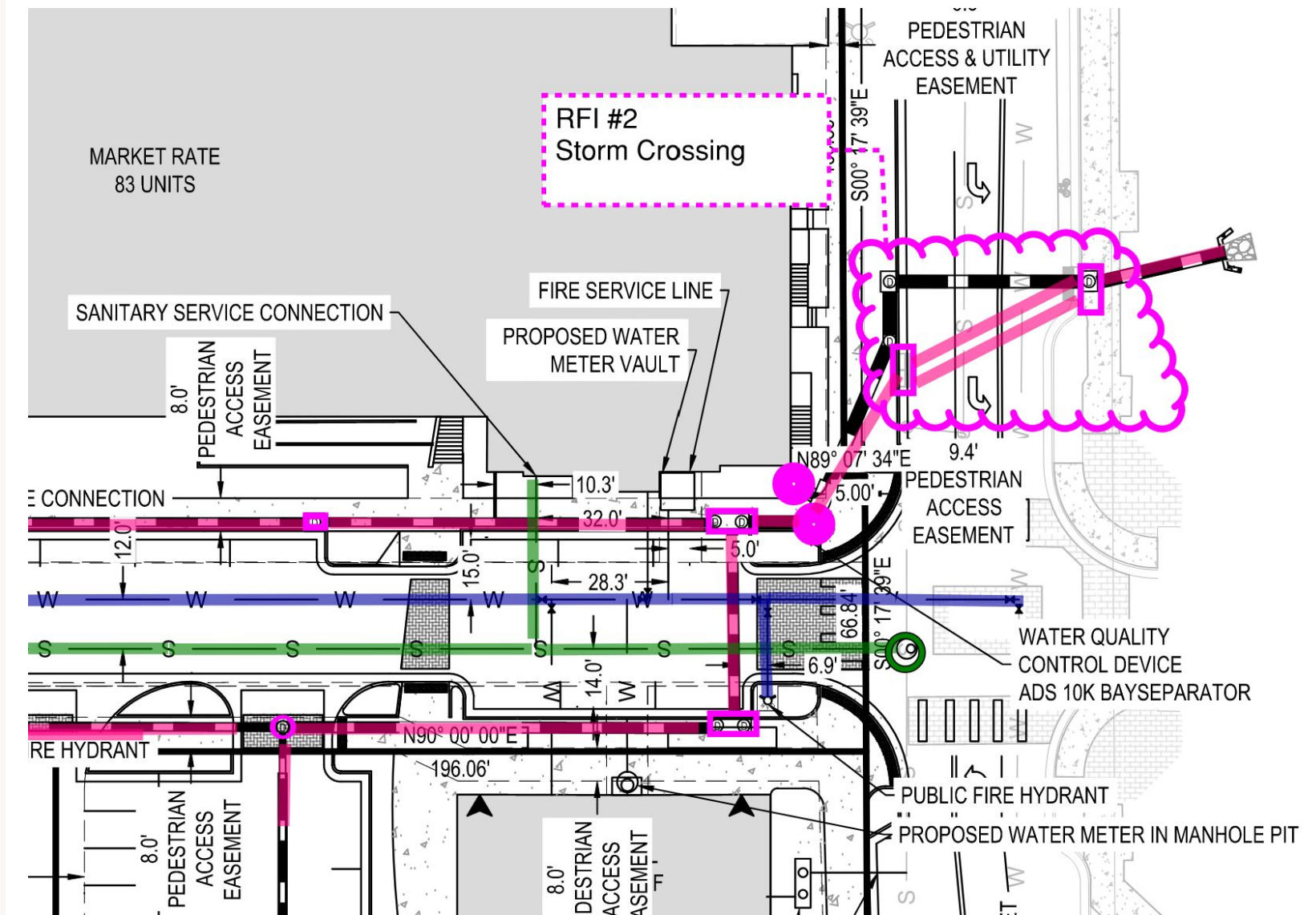


Markups with RFIs

Tracking the installation of infrastructure as it happens has reduced misses that can happen due to the high pace of construction.

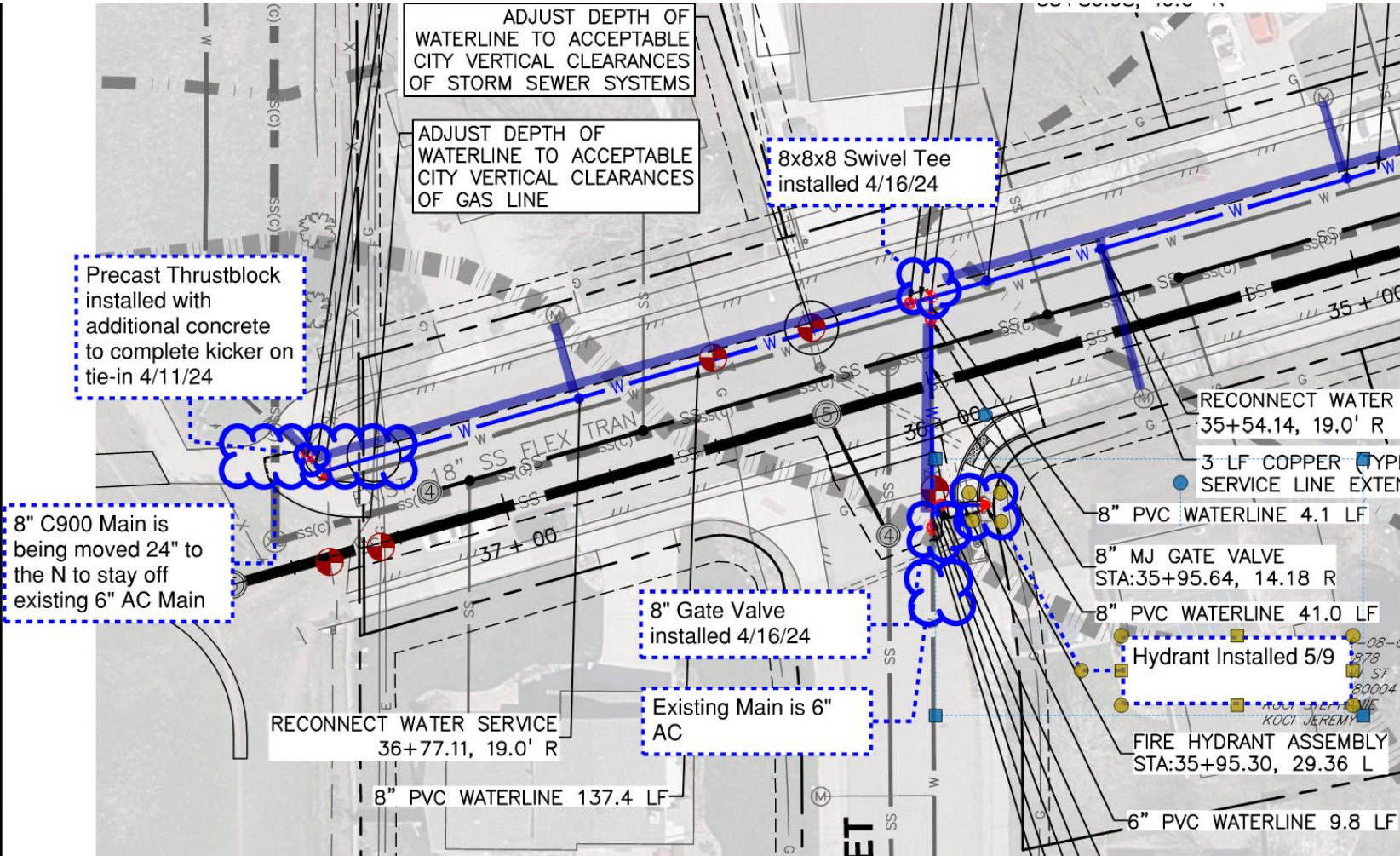
Field changes can be changed and documented as an as-built

RFI submitted are approved and then noted by the inspector.



Detailed Information

Detailed information on the infrastructure that is installed, included the total quantity, and date of installation



Dry Utility Restoration

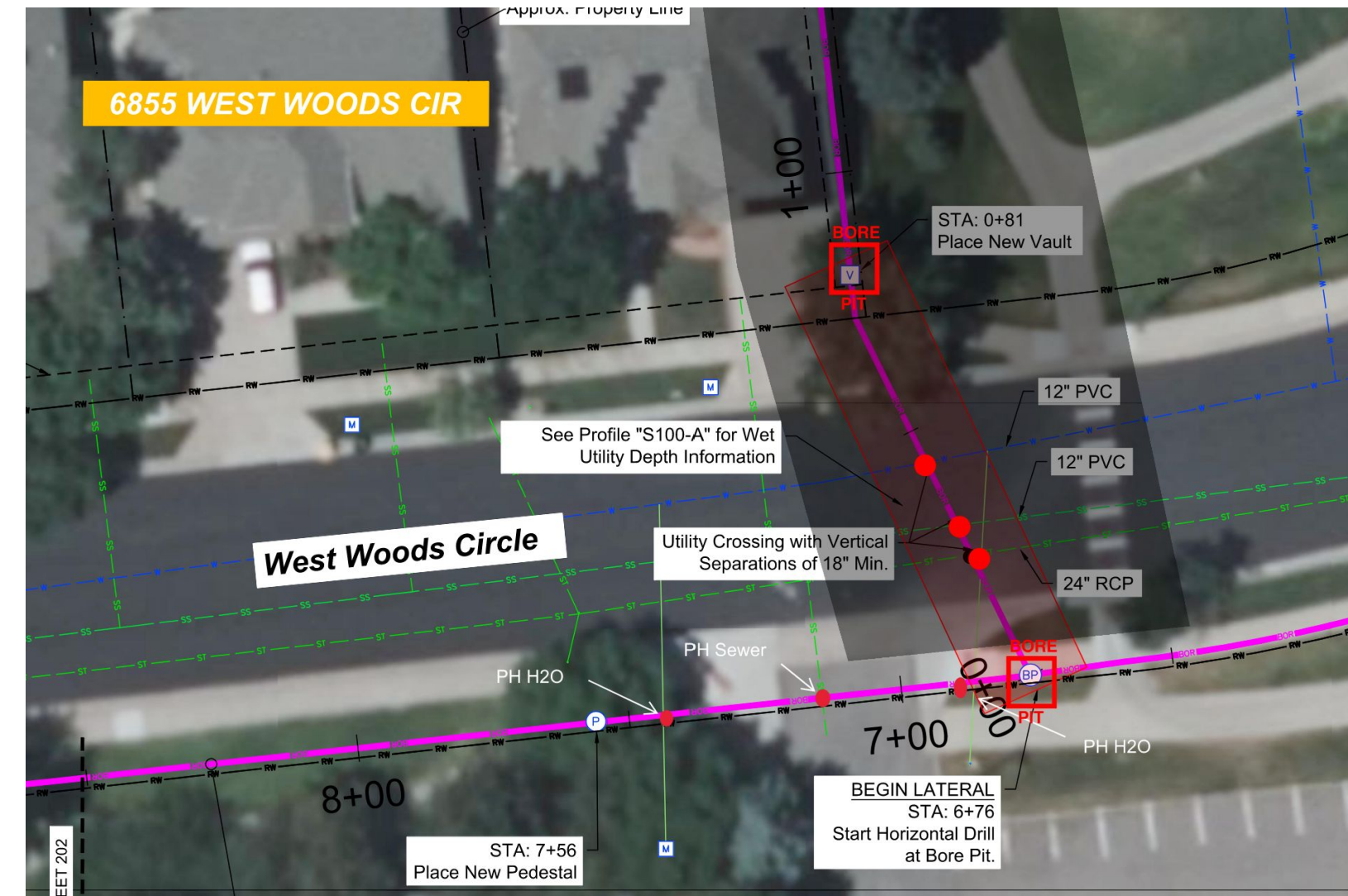
Keeping track of

Bore lines

Pot holes

Bore pits

Makes for an easier warranty walk and call out for punch lists if needed.



File Access

DEV23-00024

Provider: CENTRA SQUARE

Company: CentralSquare, LLC

User: Josie Suk

Date: 1/10/2025

TRAKIT: Inspection Status Report - DA2023-0024 - Standley Lake Libr...

Closed

TRAKIT: Project Status Report - Marge Roberts Park - Constr..pdf

Closed

TRAKIT: Project Status Report Legacy Senior Residences.pdf

Closed

TRAKIT: Inspection Status Report - DEV24-00005 - Candelas Filing No...

Open

Square Lake Sub-Area Plan (2022)

... f39d2-ed0f-4f26-a52d-90edd1f71f13

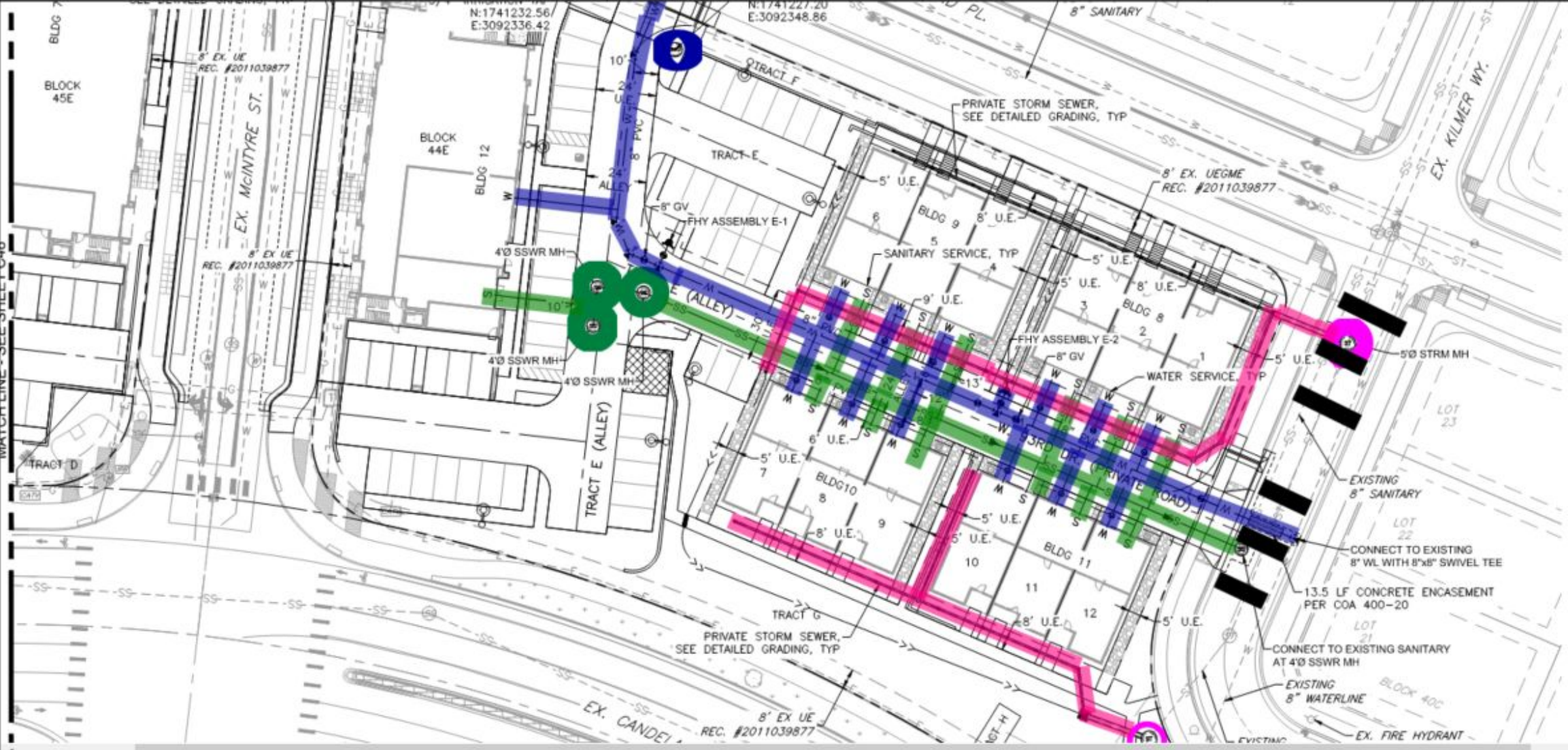
... 2-ed0f-4f26-a52d-90edd1f71f13 (1)*

Invoice_426494_1733241620058*

_RFI No 2 2024.12.03_2

May 17, 2022 Bylaws*

... 05 - Candelas Filing No 1 Amend 4



49 of 80

11.00 x 8.50 in Scale Not Set

Markups List

Search

Filter List

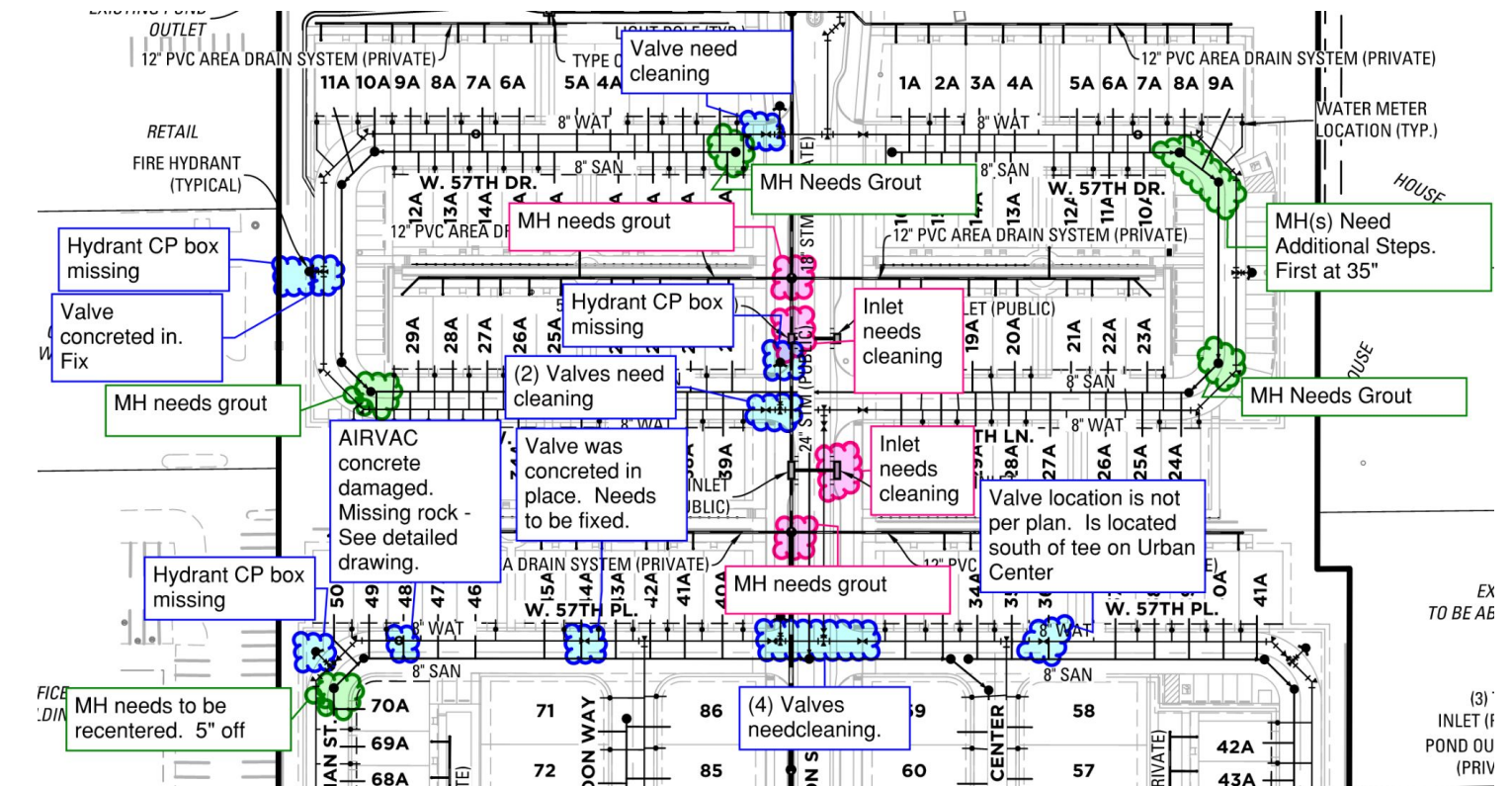
Subject	Page Label	Comments	Author	Date	Status
Sewer Vault	49	mh base poured 6/18/24	Robert Gon...	8/2/2024 7:28:52 AM	
Sewer Vault	49	mh base poured 6/18/24 per AR	Robert Gon...	8/2/2024 7:28:52 AM	
Sewer Vault	48	mh base poured	Robert Gon...	8/12/2024 6:47:04 AM	
Sewer Vault	48	mh base poured	Robert Gon...	8/2/2024 7:28:52 AM	
Sewer Vault	48	mh base poured	Robert Gon...	8/2/2024 7:28:52 AM	
SEWER (51)					
SEWER	49	8" sewer line tied in at mh	Robert Gon...	8/2/2024 7:28:52 AM	
SEWER	49	sewer svc installed	Robert Gon...	8/2/2024 7:28:52 AM	
SEWER	49	sewer svc installed	Robert Gon...	8/2/2024 7:28:52 AM	
SEWER	49	sewer svc installed	Robert Gon...	8/2/2024 7:28:52 AM	
SEWER	49	sewer svc installed	Robert Gon...	8/2/2024 7:28:52 AM	

Warranty Punch lists

Created a custom toolbox for warranty

Use the summary feature of Bluebeam for contractor notice

Status column for re-walks



Key benefits of Bluebeam



Organization

Plans are formatted and kept the same for each development. Allows for inspectors to cover projects when needed without needing large amounts of information.



Updated Information

Inspector is required to record their daily information on plans. This provides current status of their projects without having written updates or daily conversations with the inspector.



Accuracy

Recording daily information prevents the inspector from forgetting what was installed. This document is shared with the contractor and the City Engineer.



“

“ Thank you so much for providing the initial warranty checklist. It takes the guesswork out of being prepared for your team and I imagine it saves your team a ton of time and grief on re-inspections. In particular, it helped me supervise my subcontractor more effectively and efficiently.

Clarity is the key to success in these endeavors and your checklist provides that perfectly.”

Mike Kerschen - Morgan Group

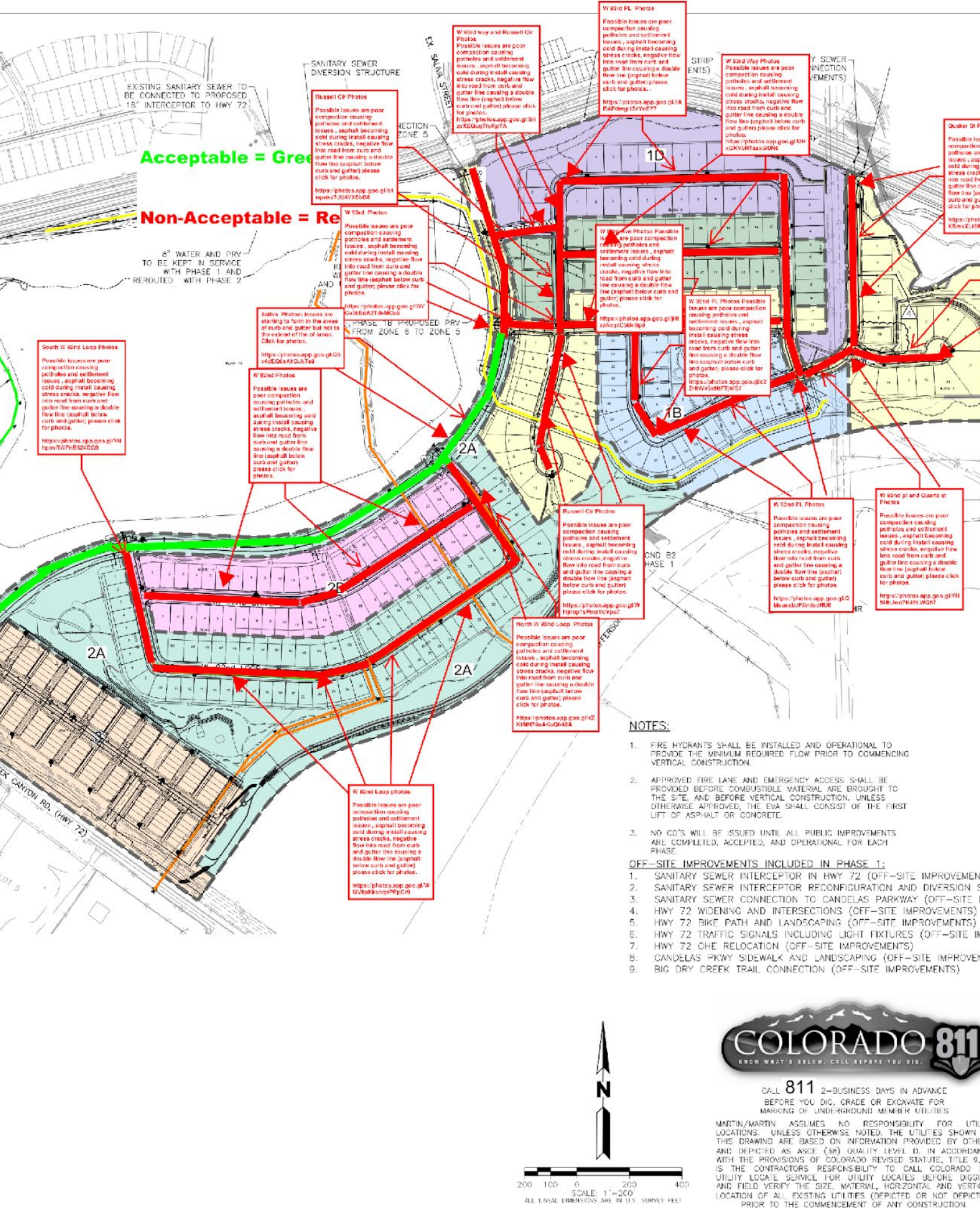
Developer

Where do we go next?

Updates to the warranty period

Get more training for the entire team to utilize Bluebeam to the fullest

The wheels are already turning



Thank you

Josie Suk

jsuk@arvada.org

720-898-7627



Appendix

Additional Slide Templates and Resources

This section contains guidelines and additional slide templates to support the main presentation. The appendix is designed as a resource—refer to it when additional context or tools are needed.

How to use this template

Guidelines and best practices

Use the template:

Select from the pre-made layouts for quick, professional slides.
Stick to one idea per slide for clarity and conciseness.

Keep it accessible:

Use provided fonts, colors, and layouts to ensure readability.
Maintain a minimum 18pt font size for body text.

Add imagery thoughtfully:

Use high-quality visuals and photography.
Avoid using clipart and similar graphics.

Stay on brand:

Follow the color palette, fonts, and styling in the deck.
Align images and text with template guidelines.

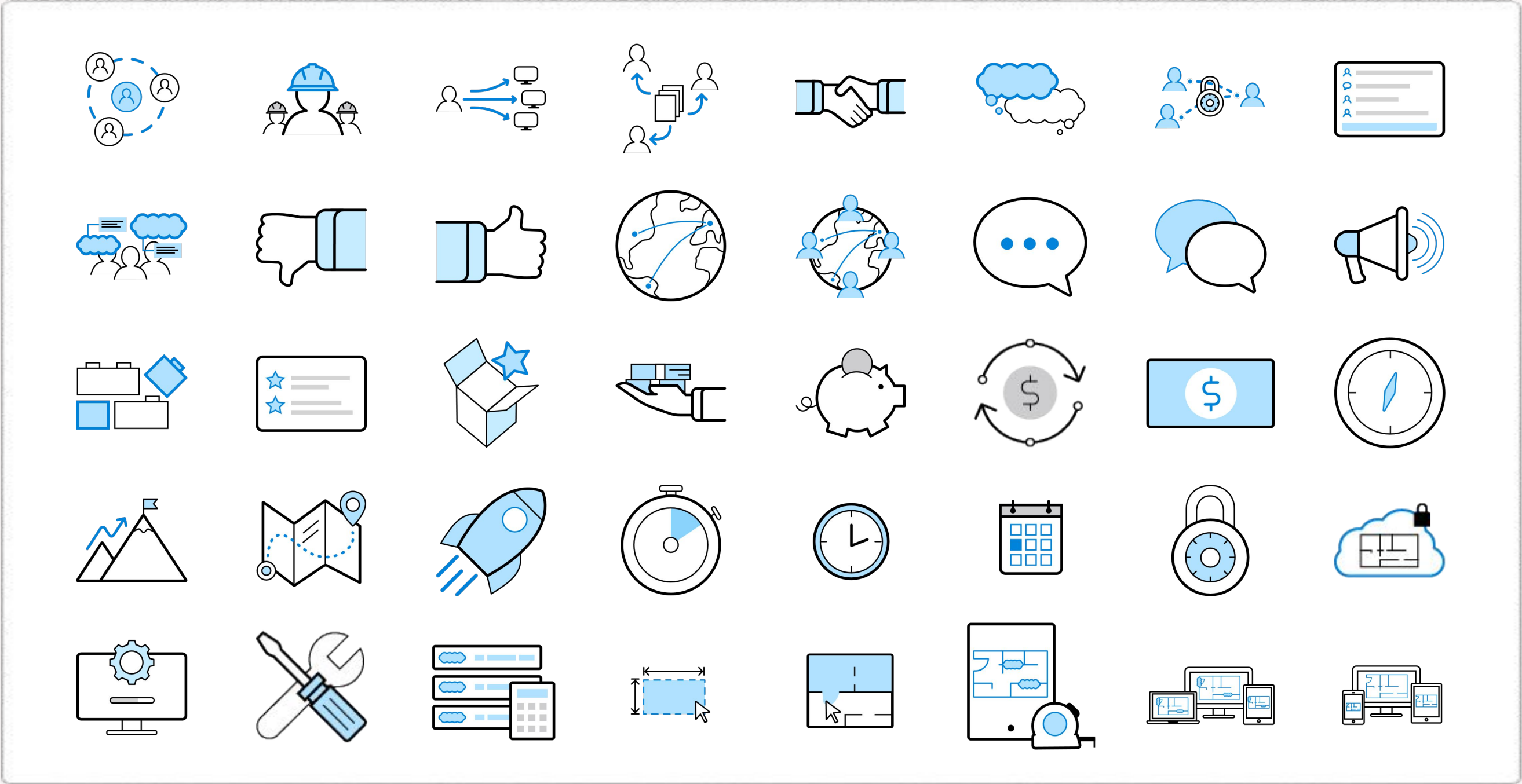
Customize responsibly

Contacts:

If you have any further questions or run into any issues, please contact Nico Abbasi at nabbasi@bluebeam.com.

Icons

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Icons

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UNBOUND 





