PROJECT DELIVERY

**Identification Phase**
- Problem Statement
  - Initial Client Visit – Problem Statement - Objective & Goals
  - Project Plan: Scope, Schedule, ROM/Estimate
  - Funding Discussion, Approval
  - Confirm Funding, Capital Plan, Select Consultants
  - Establishment of Priority

**Pre Design Phase**
- Feasibility
  - Project Scope, Schedule, ROM
- Programming
  - Request For Proposal
  - Proposal Review
  - A/E Selection

**Design Phase**
- Schematic Design
  - Preliminary Design: Conditions, Requirements, Cost, Risk, Value
  - Design Development Submission: Code, Life-cycles, Cost, Risk, Value
  - Construction Documents: Detail Plan and Specification, Final Review
- Design Development
  - Exceeds Budget
- Construction Documents
  - Exceeds Budget

**Procurement Phase**
- Advertising
  - Identify Bid Alternates, Allowances, Unit Prices
- Bid Review
  - Conduct Meetings: Progress, Stakeholder
  - Bidding and Scheduling
- Award
  - Confirm Scope, Schedule, Budget

**Construction Phase**
- Pre Construction
  - Permits, Drawings, Updates, Inspections, Commissioning, Occupancy
- Construction
  - Substantial Completion

**Close-Out Phase**
- Finish & Review
  - Line Items
- Archiving
  - Furniture, Certificate of Occupancy, Punch List, As-Builts, D&M

**Substantial Completion**
- Closeout Report
  - Warranties/Manuals, Lessons Learned, Feedback
  - 1st Year Review, Closeout Report Data to Database
  - Budget Notice/Closeout/Transfer