

Phase	Initiation	Planning & Pre-Design			Design			Construction	
Task	Initiate & Categorize	Scoping & Feasibility	Programming	Conceptual Design	Schematic Design	Design Development	Construction Documents	Construction	Closeout

Work Product	Project Abstract	Feasibility Study	Program Document	Concept Summary	Schematic Summary	Development Summary	Bid Package	Substantial Completion	Occupancy & Reconciliation
--------------	------------------	-------------------	------------------	-----------------	-------------------	---------------------	-------------	------------------------	----------------------------

Components	<ul style="list-style-type: none"> Statement of need linked to mission Alternatives considered Project description Project goals Order of magnitude project budget Funding strategy Implementation plan Regulatory approvals Potential risks Surge / backfill space needs Project category 	<ul style="list-style-type: none"> Site analysis Summary of space types / areas Roles and responsibilities of project teams Project objectives with performance metrics Benchmark budget Consultant selection process Applicable guidelines 	<ul style="list-style-type: none"> User interviews Space standards / planning modules Net / gross ratio Itemized program requirements Operational support areas Space / cost review 	<ul style="list-style-type: none"> Proposed siting Massing approach Floor plate design Circulation scheme Building systems narrative Basis of design summary Project cost model Project schedule Project funding plan with cash flow Regulatory approval approach Community outreach approach Design contract 	<ul style="list-style-type: none"> Schematic Design drawings / specs (100% SDs) Project cost model with SD estimate Project schedule with design milestones Alignment of SD metrics to project objectives Commissioning plan 	<ul style="list-style-type: none"> Design Development drawings / specs (100% DDs) Project cost model with DD estimate Project schedule with construction phasing Alignment of DD metrics to project objectives 	<ul style="list-style-type: none"> Construction drawings / specs (100% CDs) Project cost model with CD pricing / bid Project schedule with completion milestones Alignment of CD metrics to project objectives Permit applications Construction contract Audit plan 	<ul style="list-style-type: none"> Contractor schedule Bonding and insurance certificates Schedule of values Safety program Testing / inspection RFI, submittal and change order logs A&E site visit logs Punchlists Certificate of substantial completion Final inspections Audit reports 	<ul style="list-style-type: none"> Certificate of occupancy Occupant relocation Final application for payment Receipt of as-builts Warranty review Capital account reconciliation Project review / lessons learned Post-occupancy evaluation Archive documents Final commissioning O&M manual receipt Operations training
------------	---	--	---	---	---	--	--	---	---

a

Project Category

The Project Delivery Process promotes stewardship of campus facilities and supports the alignment of each project with the College mission.

The facilities organizations administer project tasks to meet approved goals, budgets and schedules.

