



U.S. General Services Administration

1.0.0.0.0 Project Management Guide

Traditional

Project Delivery Methods

PM Guide

Traditional

Design/Build (D/B)

Design/Build-Bridging (D/B-B)

Construction Management as Constructor (CMc)



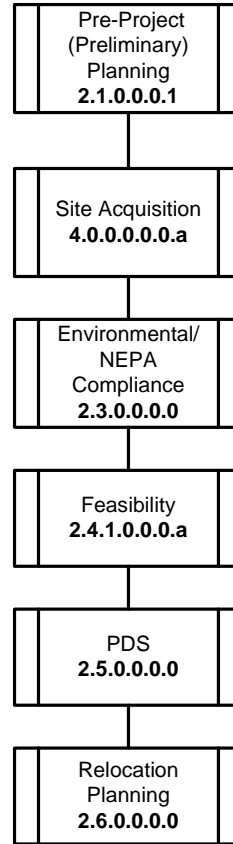
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Traditional D/B D/B-Bridging CMc

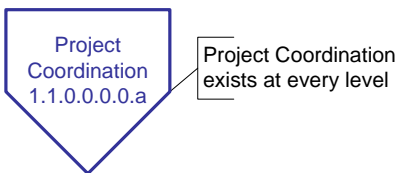


2.0.0.0.0 Planning
Traditional
2.0.0.0.0 Planning

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS



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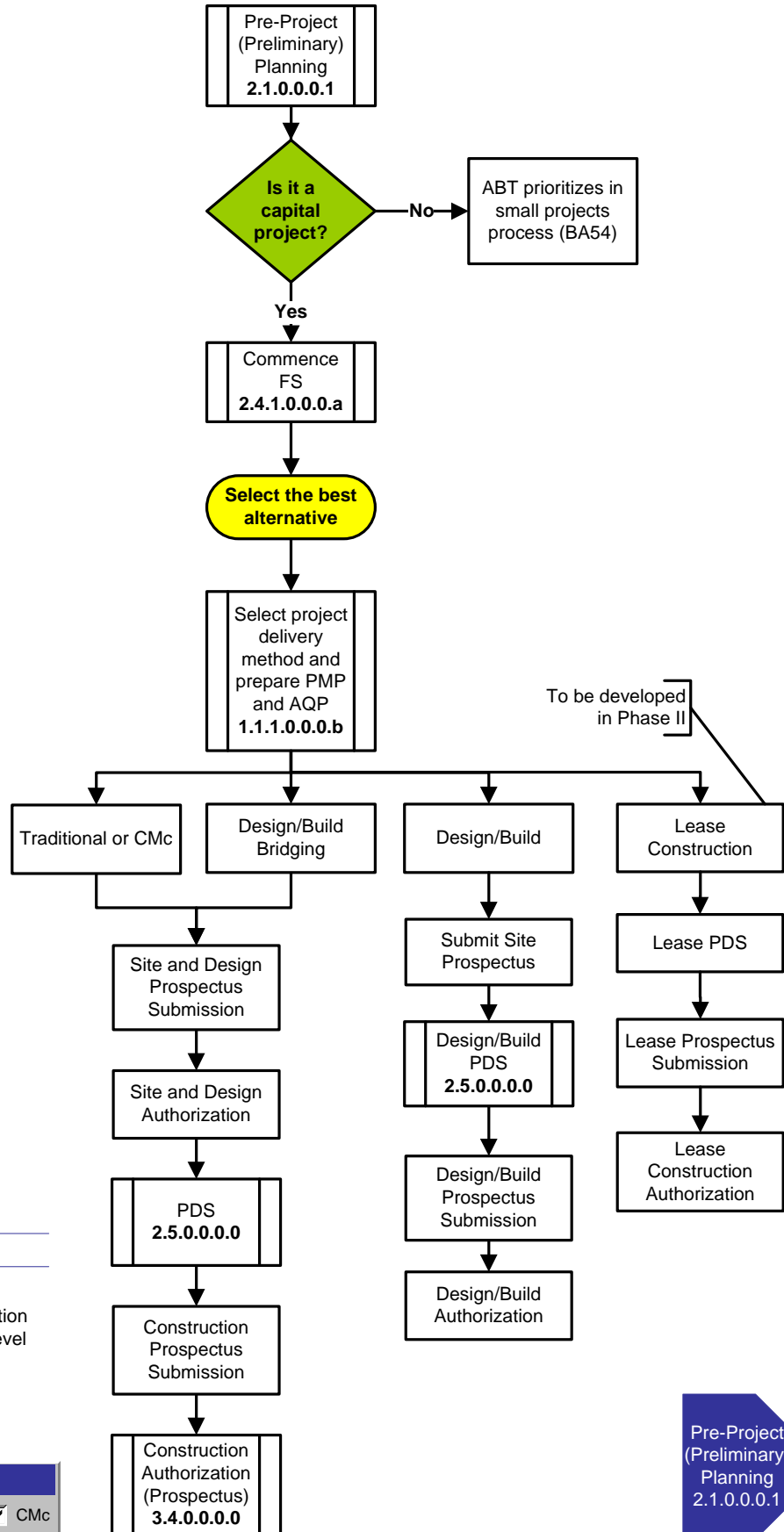
Traditional D/B D/B-Bridging CMc



2.1.0.0.0 Pre-Project Planning (Overview)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.0.0.0 Pre-Project Planning (Overview)**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

Overview of Capital Investment and Leasing Program (CILP) process



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Project Coordination
1.1.0.0.0.a

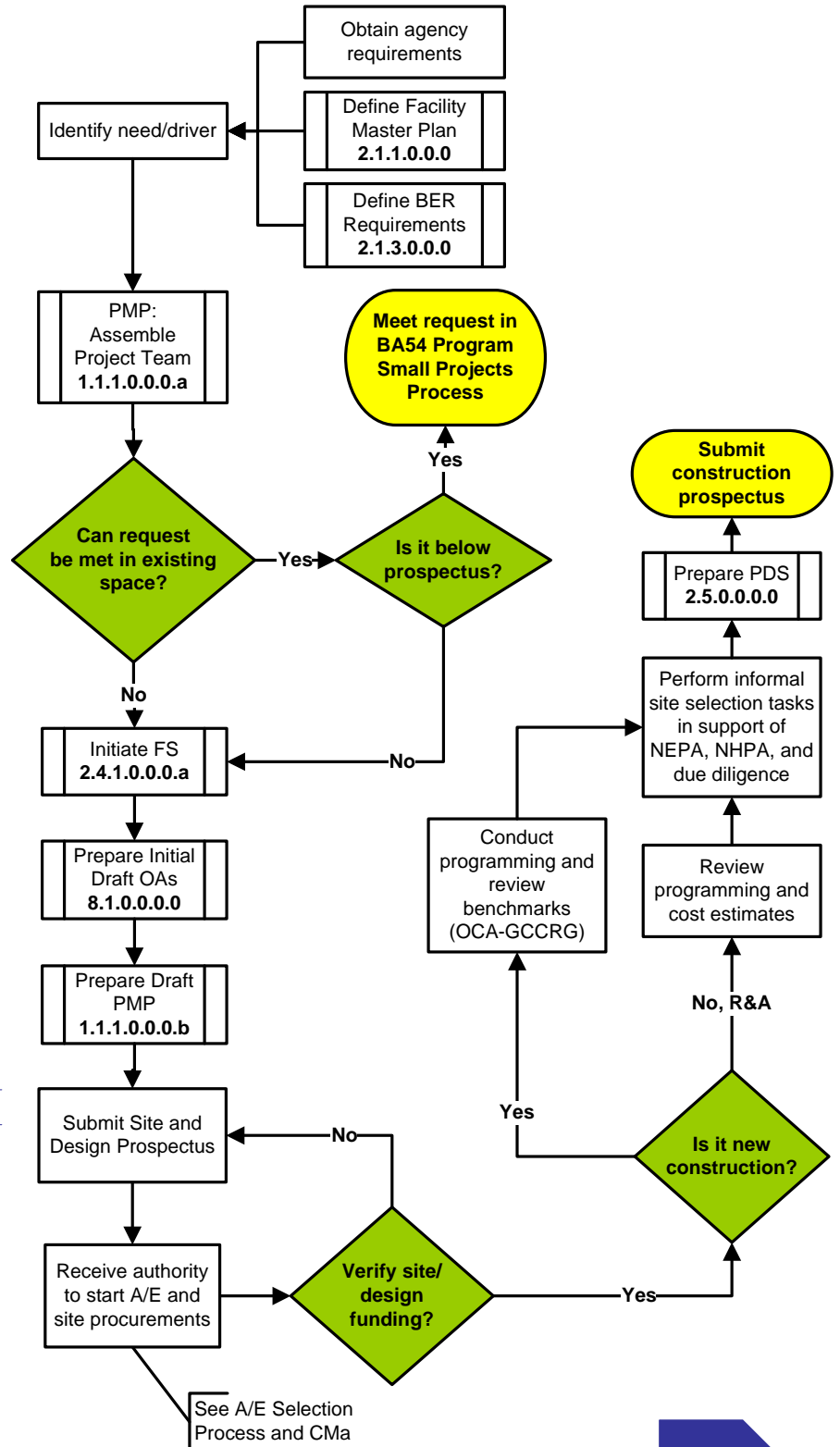
Project Coordination exists at every level

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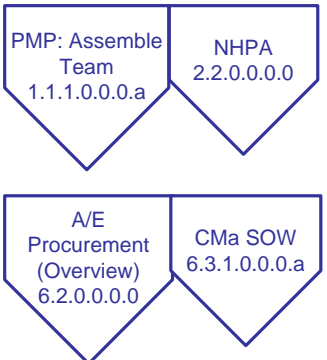
- Traditional
- D/B
- D/B-Bridging
- CMc

2.1.0.0.0.1 Pre-Project (Preliminary) Planning

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.0.0.0.1 **Pre-Project (Preliminary) Planning**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



This page applies to:

Traditional D/B D/B-Bridging CMc



1.0.0.0.0.0 Project Management Documents

1.1.0.0.0.0.a Project Coordination

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/
Funding

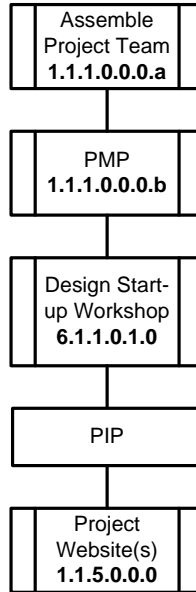
4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

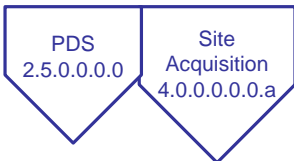
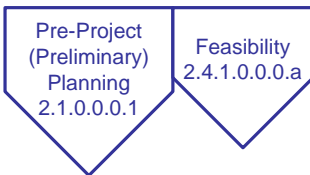
7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant
Occupancy



Project Coordination exists at every level

LINKS



This page applies to:

- Traditional
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- CMc

1.1.1.0.0.a PMP: Assemble Project Team

1.0.0.0.0 Project Management Documents

1.1.1.0.0.a PMP: Assemble Project Team

- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

Asset Manager assembles Project Team

- Team Members
1. Customer
 2. Asset Manager
 3. Project Manager
 4. Contracting Officer
 5. Property Manager(s)
 6. Realty Specialist
 7. Regional Account Manager(s)
 8. GSA Specialists*
 9. DHS/FPS Representative
 10. FTS and FSS Representatives
 11. Regional NEPA Program Coordination
 12. Regional Historic Preservation Officer

*GSA Specialist - including, but not limited to:
Regional Accessibility Officer
Regional Fire Protection Engineer
Regional Industrial Hygienist
Regional Appraiser
Regional Energy Coordinator
Regional HVAC Design Advocate

The Project Team evolves over the life of the project. Initially, the Asset Manager assembles and leads the Asset Business Team (ABT) or Project Team through completion of the FS and preparation of Site and Design Prospectus. The PM will chair the Project Team after the Site and Design Prospectus is submitted to Congress.

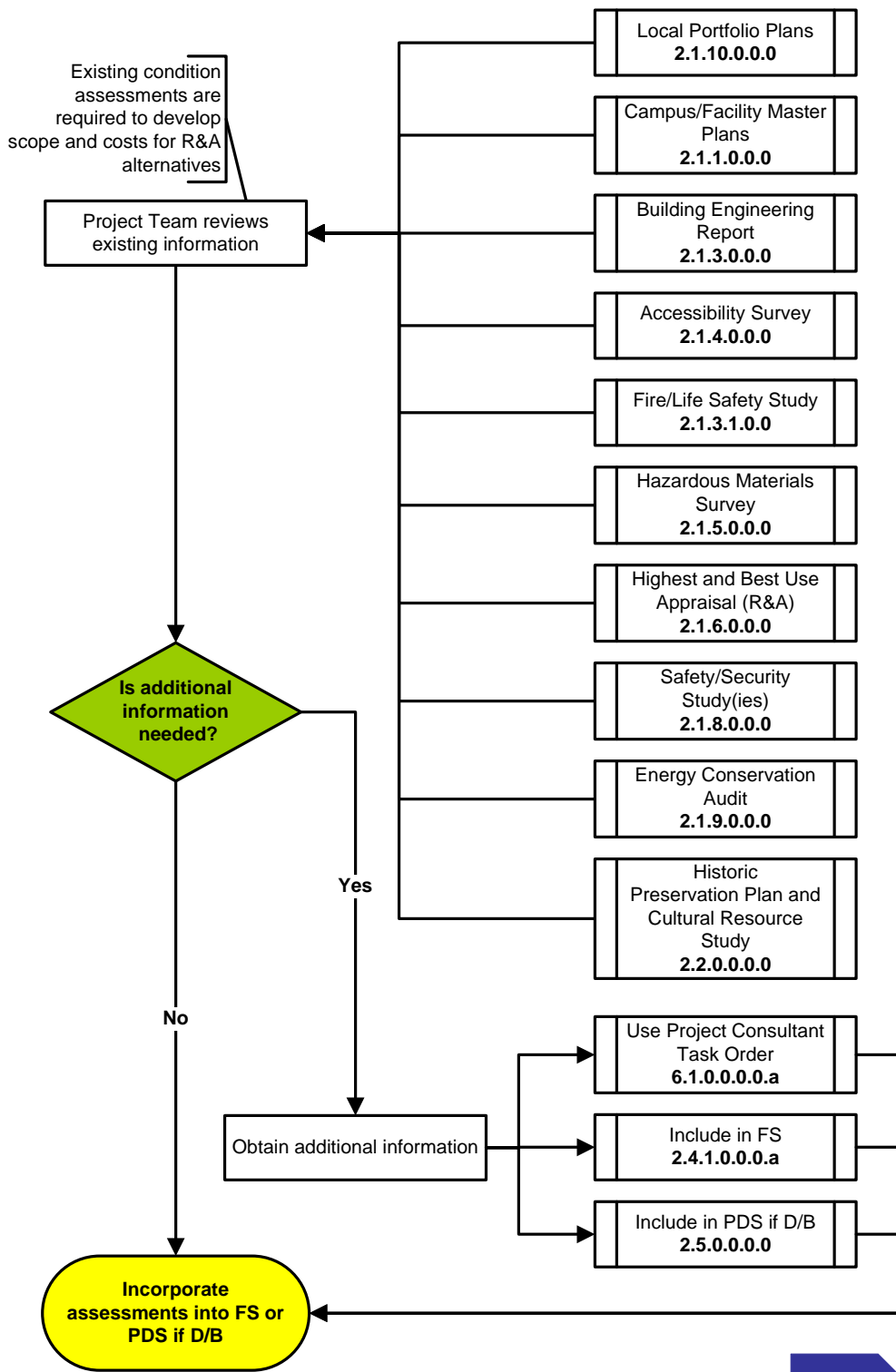
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This page applies to:
 Traditional D/B D/B-Bridging CMc

2.1.12.0.2.0 Existing Conditions Assessments

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.12.0.2.0 Existing Conditions Assessments**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

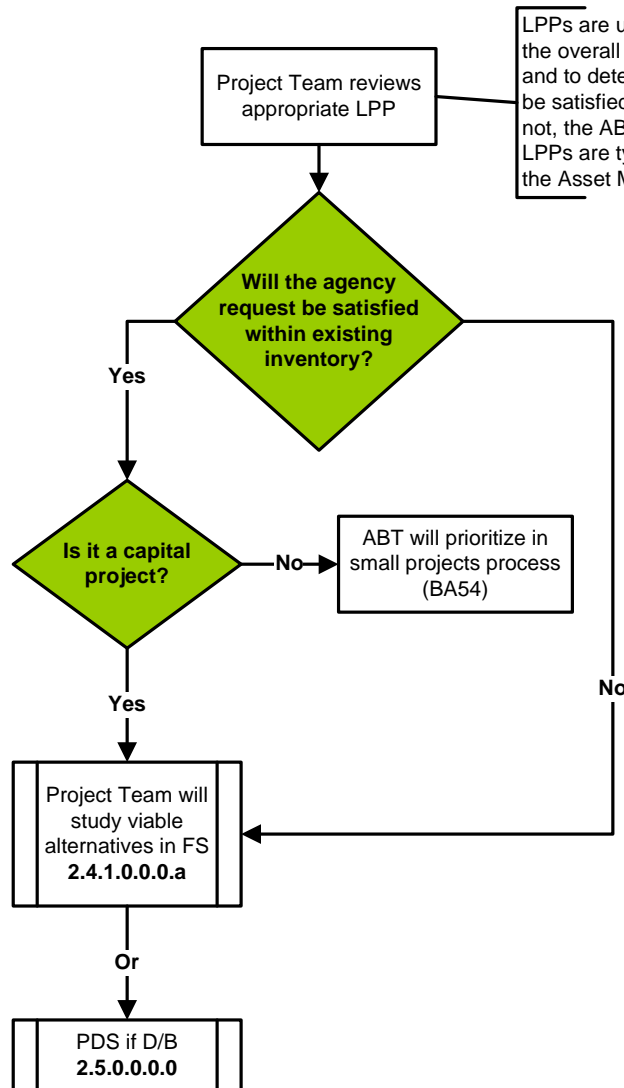


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Traditional D/B D/B-Bridging CMc

2.1.10.0.0.0 Local Portfolio Plans

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.10.0.0.0 Local Portfolio Plans**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
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- 8.0.0.0.0.0 Tenant Occupancy



LPPs are utilized by ABT to understand the overall inventory (leased and owned) and to determine if space requests may be satisfied in the existing inventory. If not, the ABT may choose to initiate a FS. LPPs are typically prepared in-house by the Asset Manager.

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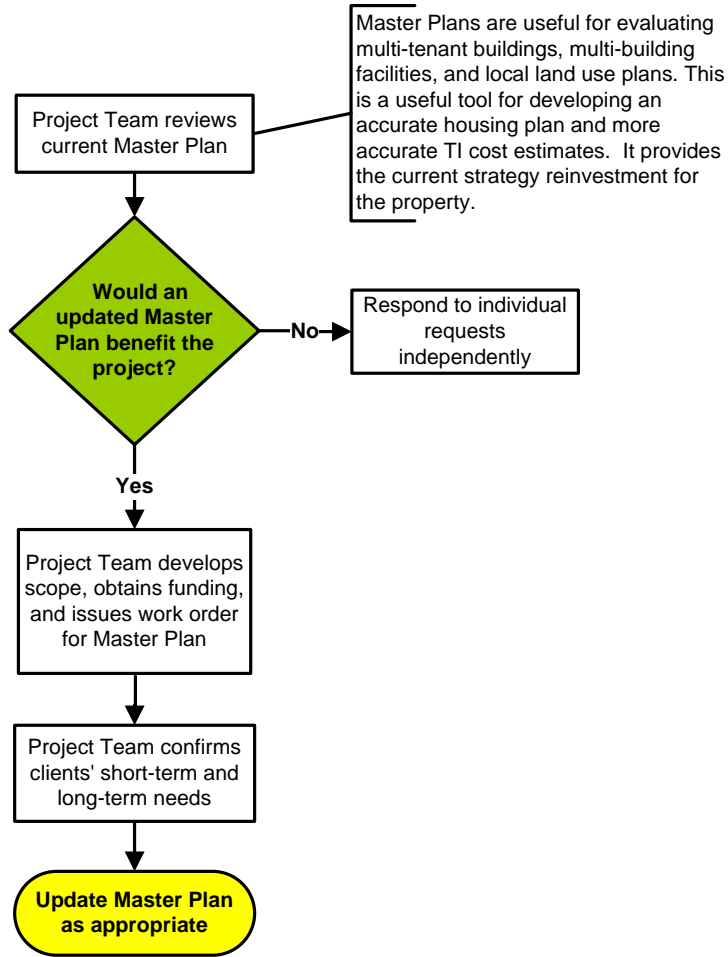


This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

2.1.1.0.0.0 Campus/Facility Master Plans

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.1.0.0.0 Campus/Facility Master Plans**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



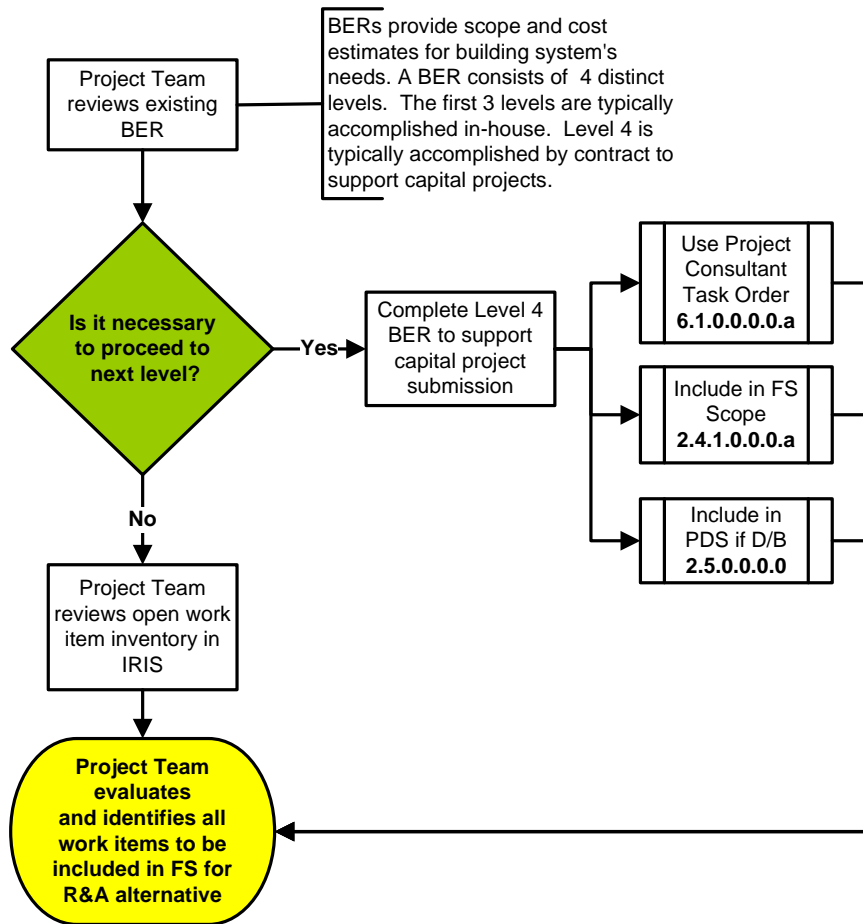
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Traditional D/B D/B-Bridging CMc

2.1.3.0.0.0 Building Engineering Report

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.3.0.0.0 Building Engineering Report**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
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BERs provide scope and cost estimates for building system's needs. A BER consists of 4 distinct levels. The first 3 levels are typically accomplished in-house. Level 4 is typically accomplished by contract to support capital projects.



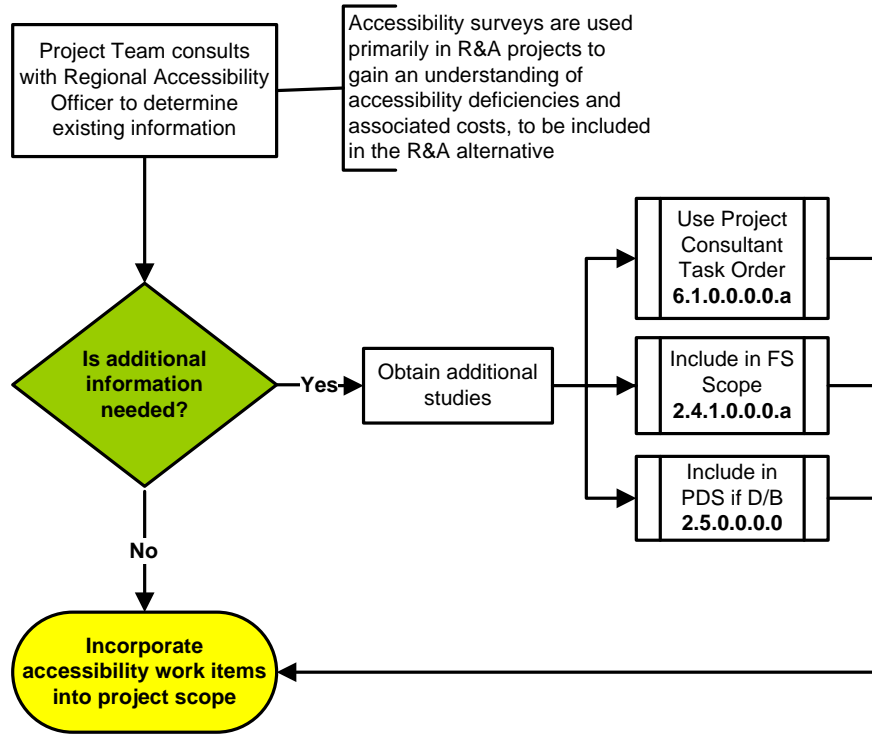
Property Manager/ABT should be consulted to ensure all work items are addressed in BER

This page applies to:

Traditional D/B D/B-Bridging CMC

2.1.4.0.0.0 Accessibility Survey

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.4.0.0.0 Accessibility Survey**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



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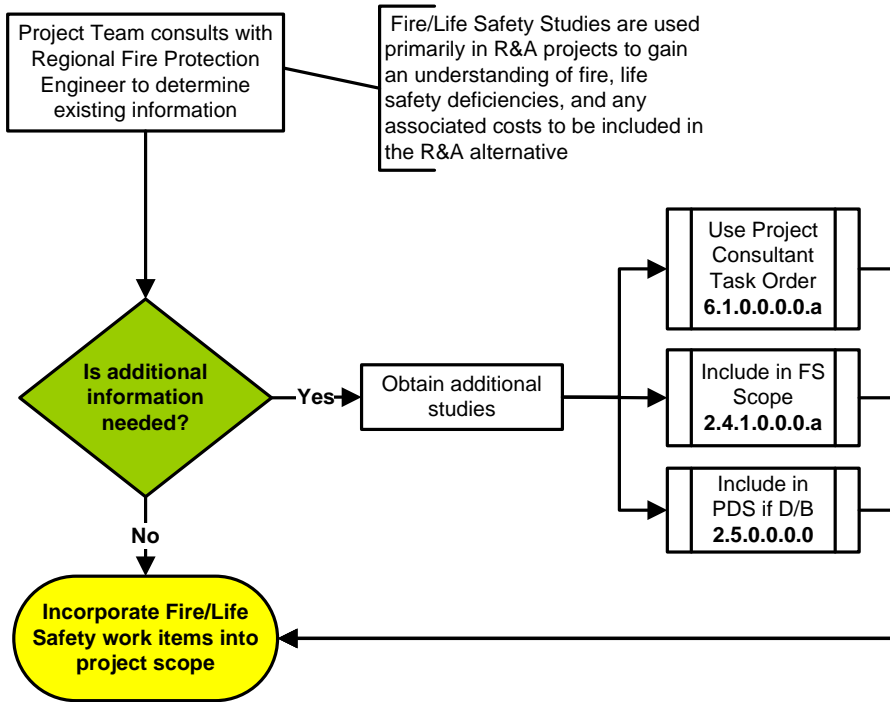
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- Traditional
- D/B
- D/B-Bridging
- CMc

2.1.3.1.0.0 Fire/Life Safety Study

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.3.1.0.0 Fire/Life Safety Study**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

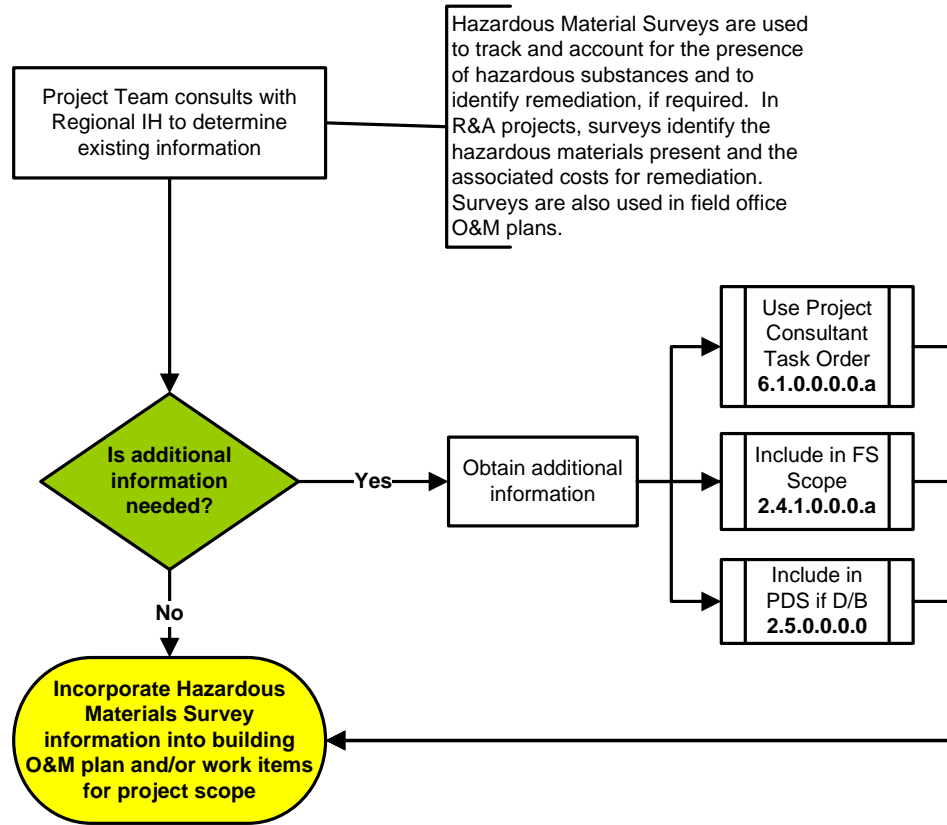
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This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

2.1.5.0.0.0 Hazardous Materials Survey

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.5.0.0.0 Hazardous Materials Survey**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

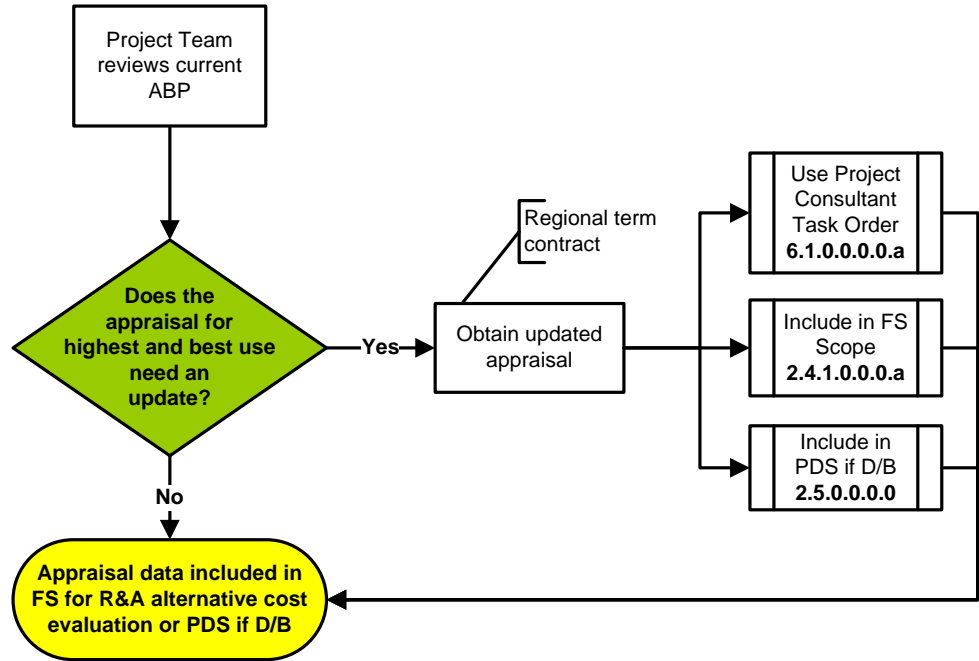


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Traditional D/B D/B-Bridging CMc

2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



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Traditional D/B D/B-Bridging CMc

2.1.8.0.0.0 Safety/Security Study(ies)

1.0.0.0.0.0 Project Management Documents

2.1.8.0.0.0 Safety/Security Study(ies)

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/Funding

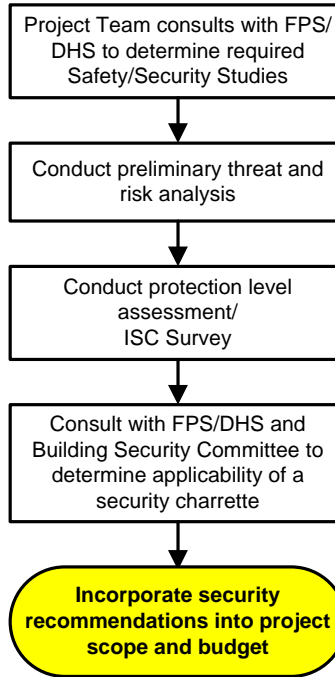
4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy



The benefits of a security charrette will be optimized when completed during the FS for inclusion in project scope and budget.

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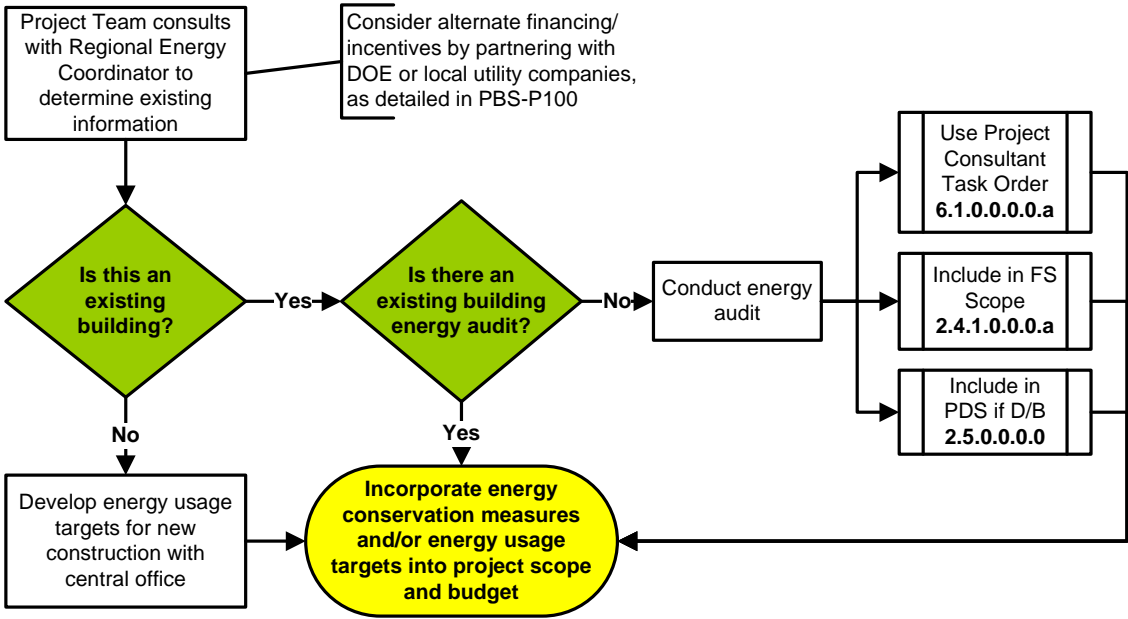
ISC PBS-P100

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- Traditional
- D/B
- D/B-Bridging
- CMc

2.1.9.0.0.0 Energy Conservation Audit

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.9.0.0.0 Energy Conservation Audit**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



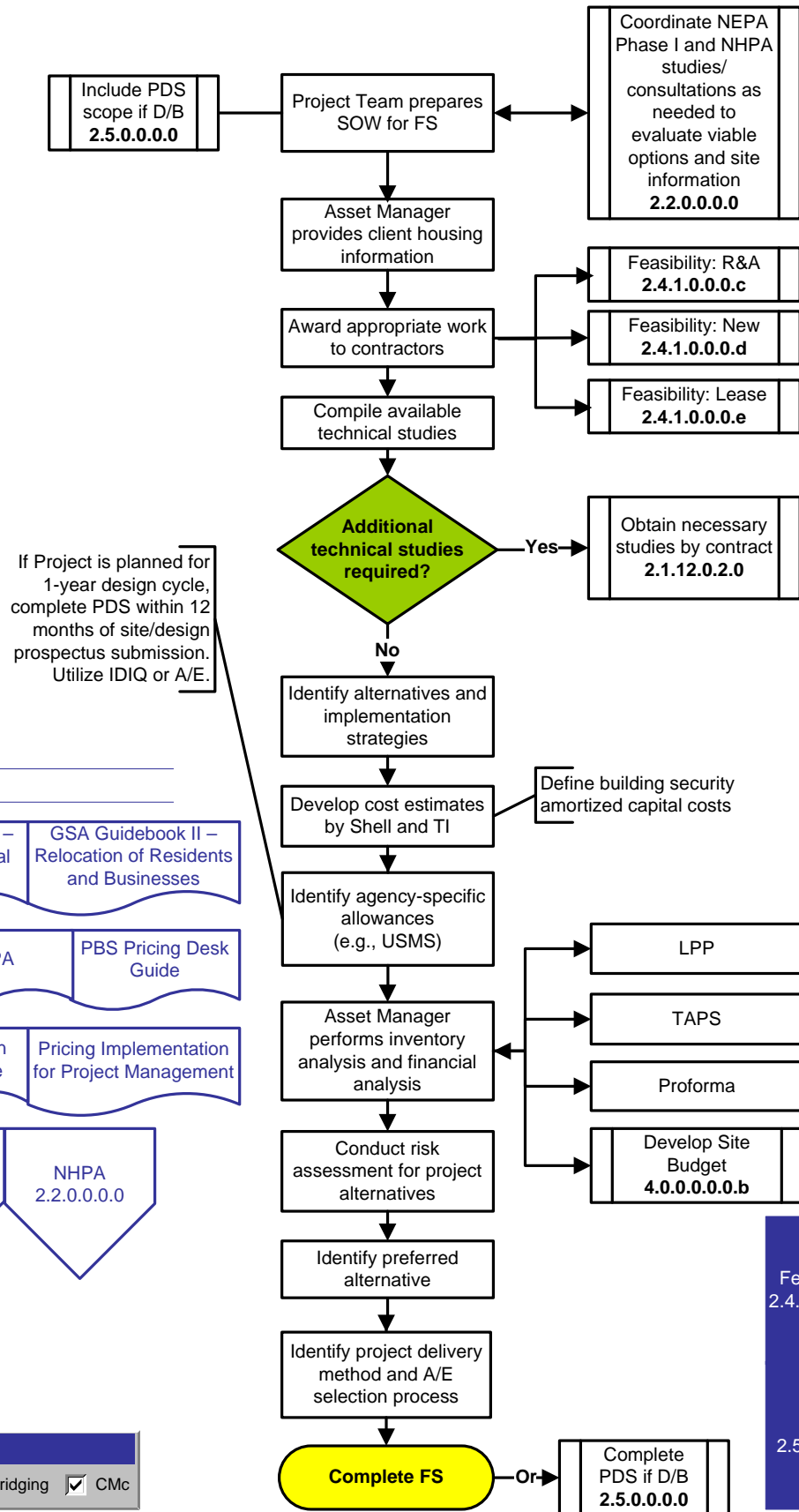
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Energy Center of Expertise	HVAC Excellence and Specification	PBS-P100
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- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.4.1.0.0.0.a Feasibility**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



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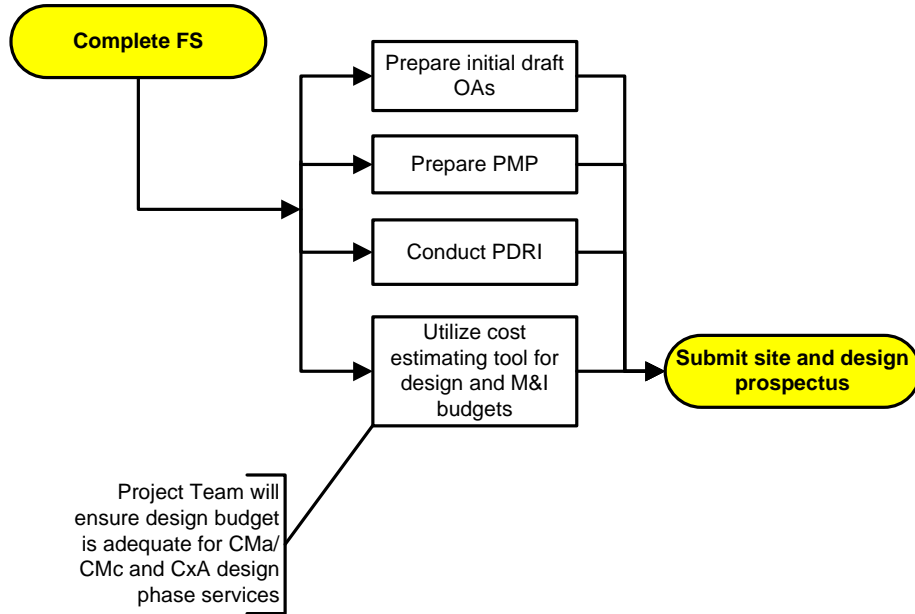
DEP&P	GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
NEPA	NHPA	PBS Pricing Desk Guide
Pre-Project Planning Guide	Preservation Desk Guide	Pricing Implementation for Project Management
PMP 1.1.1.0.0.0.b	Pre-Project (Preliminary) Planning 2.1.0.0.0.1	NHPA 2.2.0.0.0.0
OAs and RENT (Overview) 8.1.0.0.0.0		

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Traditional D/B D/B-Bridging CMc

2.4.1.0.0.b Feasibility (Continued)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.4.1.0.0.b Feasibility (Continued)**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

DEP&P GSA Guidebook I – Acquisition of Real Property

GSA Guidebook II – Relocation of Residents and Businesses NEPA

NHPA PBS Pricing Desk Guide Pre-Project Planning Guide

Pricing Implementation for Project Management Professional Services Estimating Tool

PMP 1.1.1.0.0.b Pre-Project (Preliminary) Planning 2.1.0.0.0.1 Existing Conditions Assessments 2.1.12.0.2.0

Site Acquisition 4.0.0.0.0.a OAs and RENT (Overview) 8.1.0.0.0.0

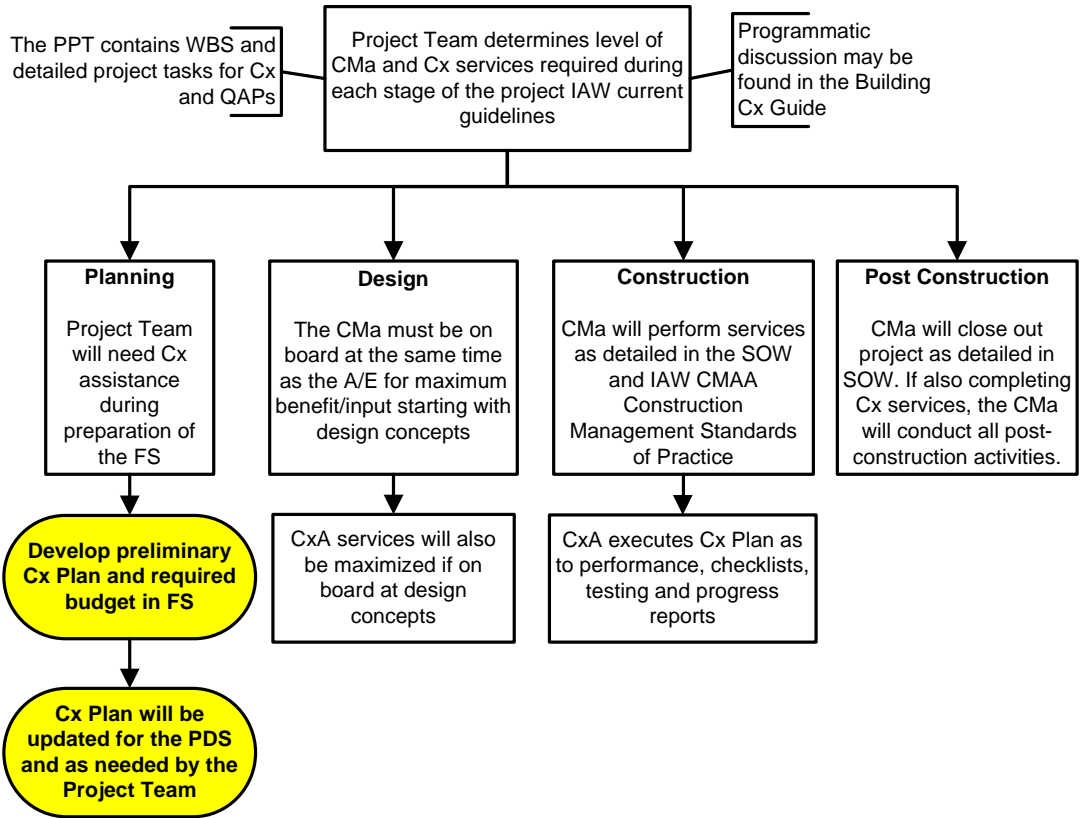
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- Traditional
- D/B
- D/B-Bridging
- CMc

6.3.0.0.0 CMA/Commissioning Authority (Cx) Services



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.3.0.0.0.0 CMA/Commissioning Authority (Cx) Services**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

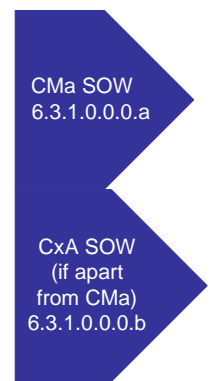


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Building Cx Guide	PBS-P100	PPT
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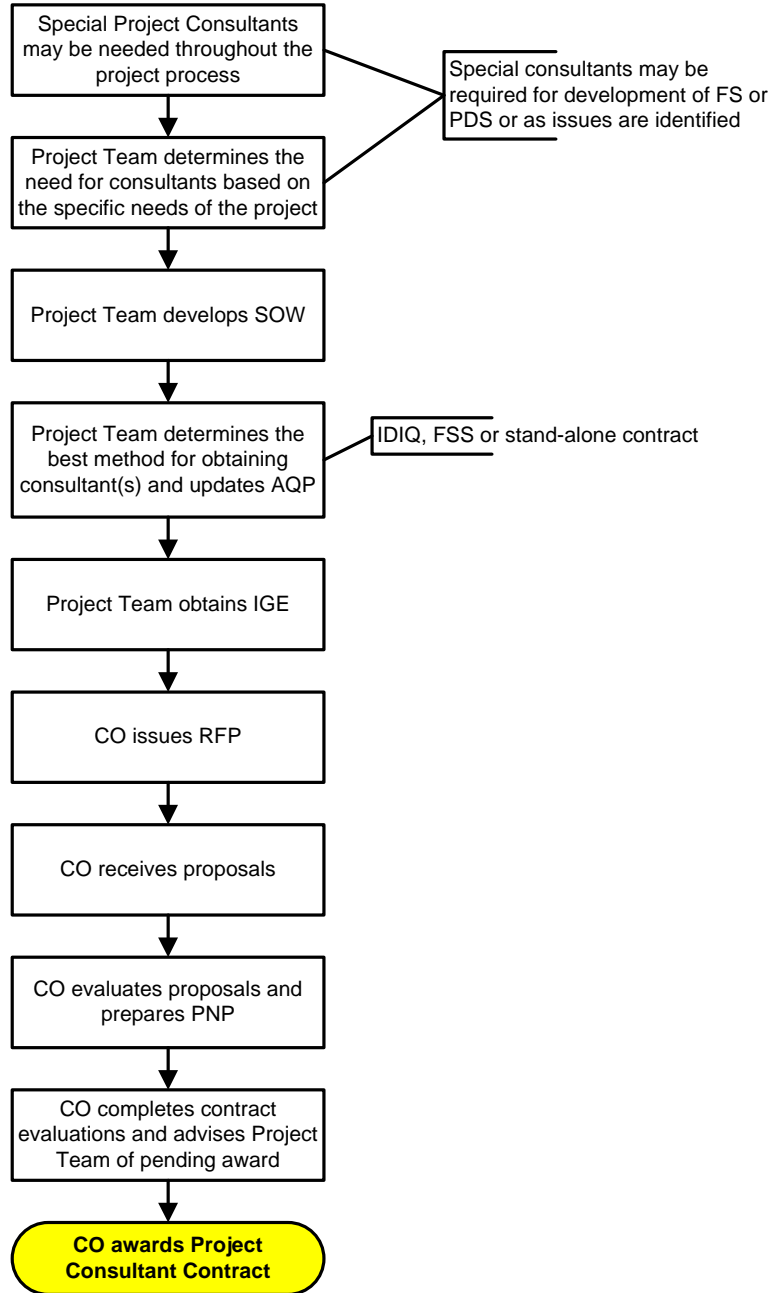
Traditional D/B D/B-Bridging CMc



6.1.0.0.0.a Project Consultant Task Order



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.1.0.0.0.a Project Consultant Task Order**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



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Acquisition Plan	FS	PDS
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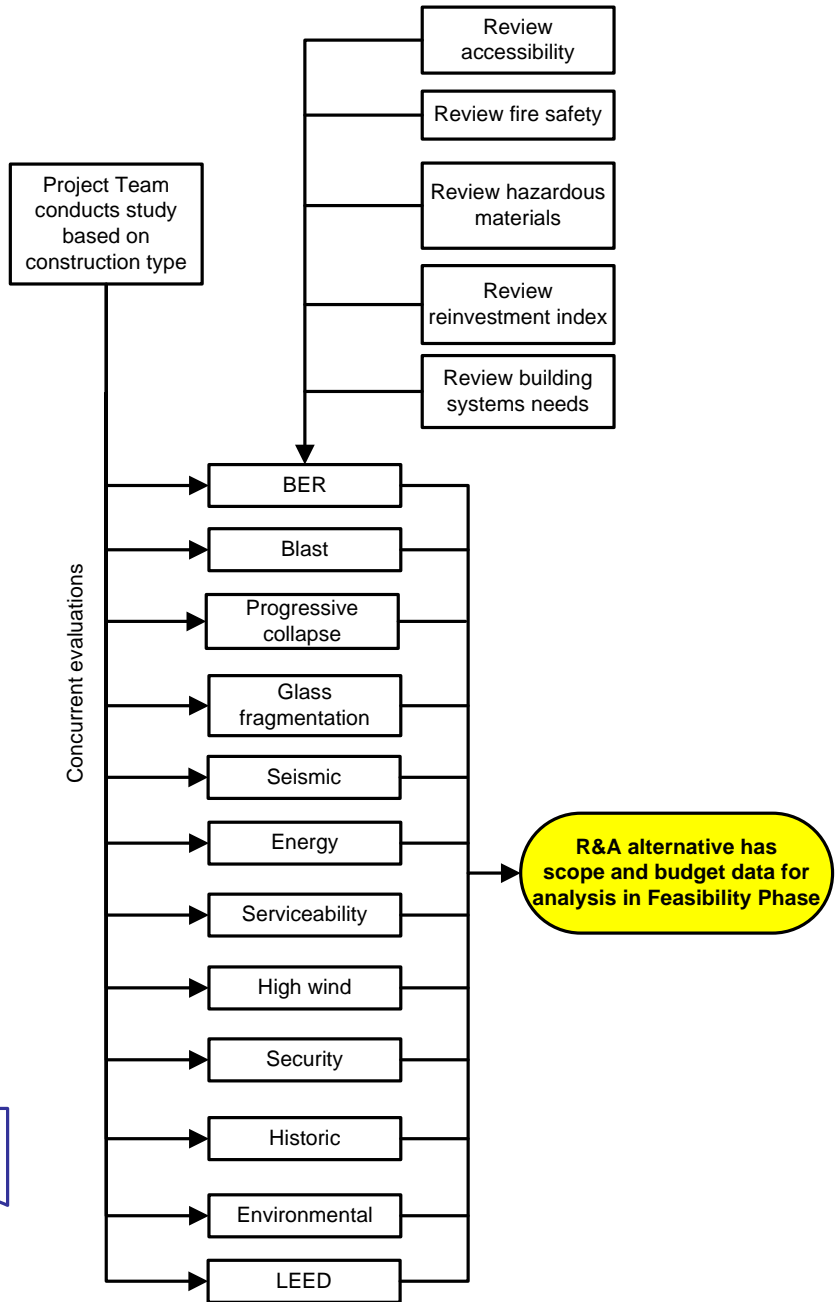
PMP Reference	Sample PNM	Sample PNP
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Traditional D/B D/B-Bridging CMc



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.4.1.0.0.0.c Feasibility: R&A**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

GSA Guidebook I – Acquisition of Real Property
GSA Guidebook II – Relocation of Residents and Businesses

PBS-P100 WBDG PMP 1.1.1.0.0.0.b

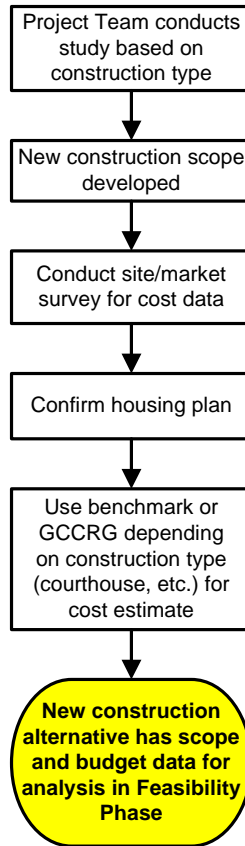
Existing Conditions Assessments 2.1.12.0.2.0
NHPA 2.2.0.0.0.0
NEPA 2.3.0.0.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

2.4.1.0.0.0.d Feasibility: New Construction

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.4.1.0.0.0.d Feasibility: New Construction**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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PBS-P100	PMP 1.1.1.0.0.0.b
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Pre-Project (Preliminary) Planning 2.1.0.0.0.1	NEPA 2.3.0.0.0.0
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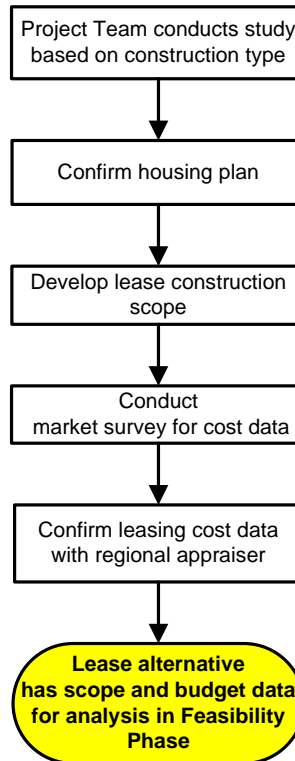
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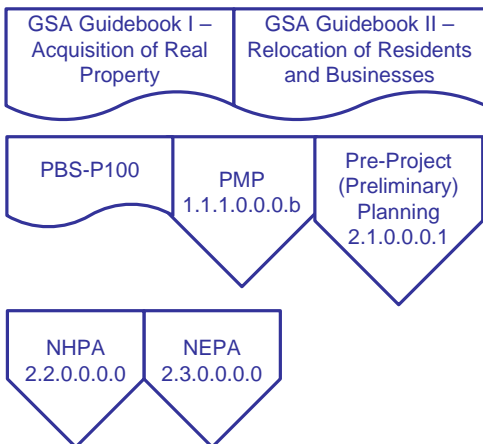
2.4.1.0.0.0.e Feasibility: Lease Construction

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.4.1.0.0.0.e Feasibility: Lease Construction**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
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- 8.0.0.0.0.0 Tenant Occupancy

Capital Lease Construction Module to be developed in Phase II of PM Guide



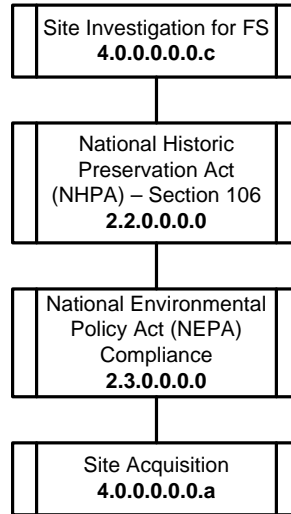
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Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 4.0.0.0.0.a Site Acquisition**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
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- 8.0.0.0.0 Tenant Occupancy

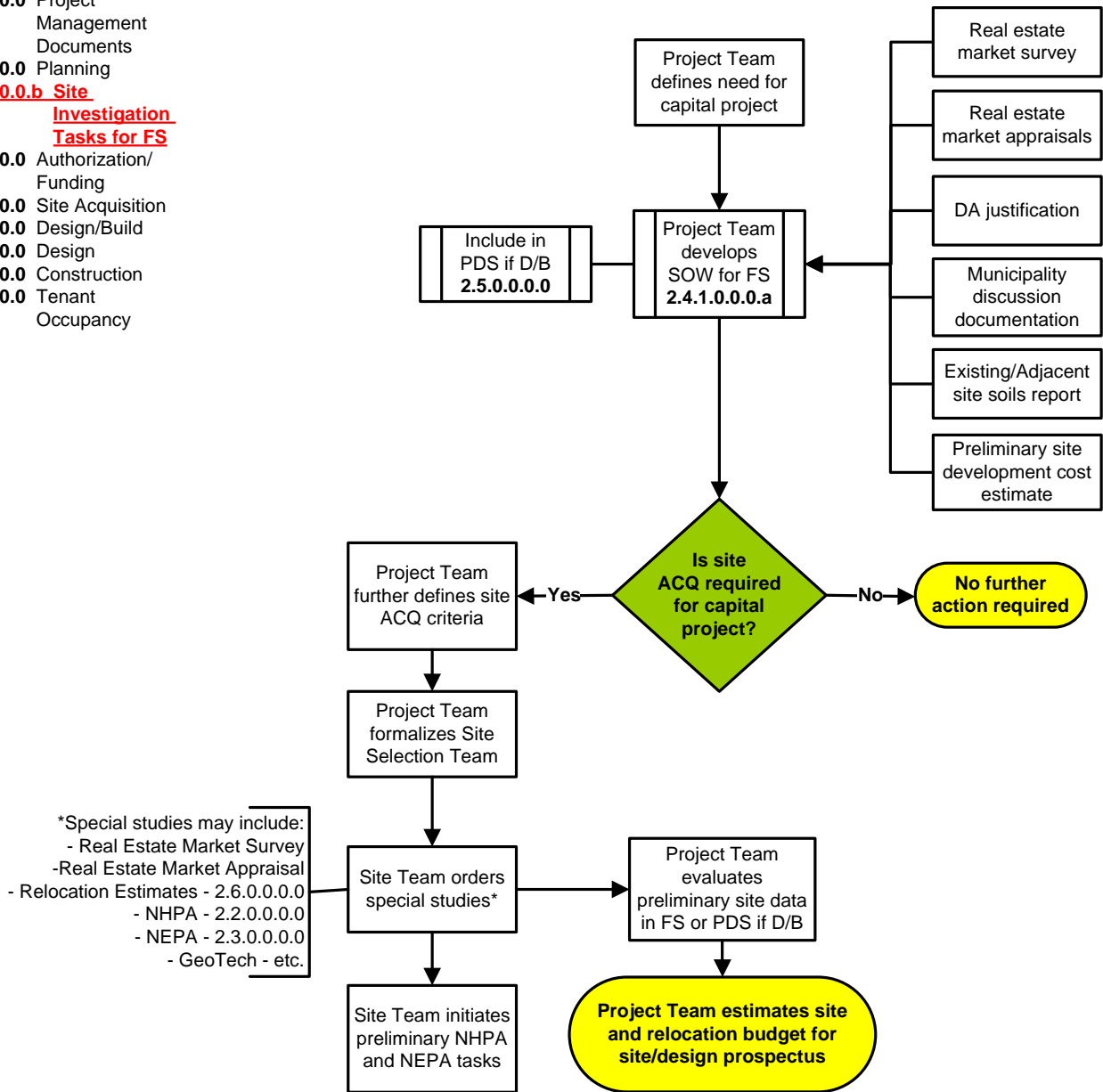


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Traditional D/B D/B-Bridging CMc

4.0.0.0.0.b Site Investigation Tasks for FS

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 4.0.0.0.0.b Site Investigation Tasks for FS**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

Fact Sheet on Executive Order 13006

This page applies to:

Traditional D/B D/B-Bridging CMc

4.0.0.0.0.c Site Investigation for FS



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 4.0.0.0.0.0.c Site Investigation for FS**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

The needs of the project will dictate the level of information study required

Project Team will examine project needs and determine the level of informal investigation to be completed prior to formal Site Selection process

Site studies are typically funded in BA61. Regional policy and funding levels will determine when certain studies are completed.

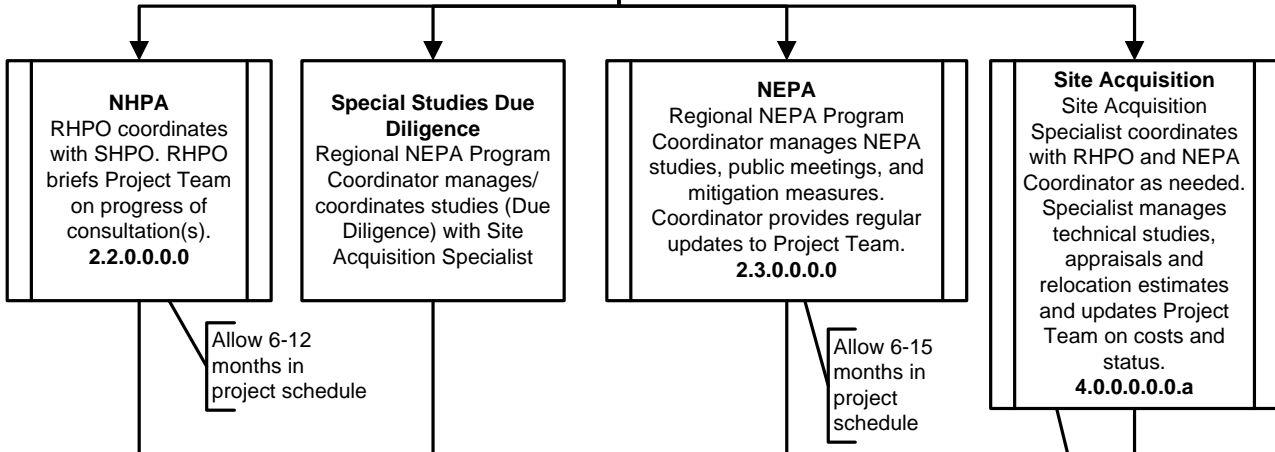
Project Team assigns team roles and responsibilities

Project Team coordinates scope for FS to address site needs of the project for Due Diligence, NHPA, NEPA, et al. Refer to DEP&P and PBS-P100 for site considerations.

The process commences with the FS and continues through site selection, design and construction as project needs dictate

Concurrent Activities

Concurrent Activities



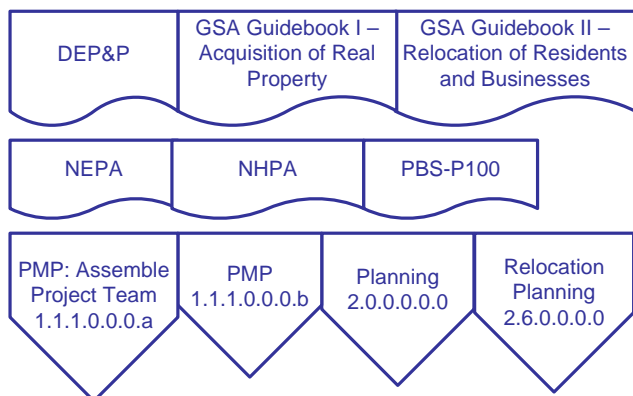
Allow 6-12 months in project schedule

Allow 6-15 months in project schedule

All data is utilized in FS (or PDS if D/B) for determination of viable alternatives and associated cost impacts

Site Investigation - 12-18 months with FS and PDS
Site Acquisition - 12-18 months from Site Directive to Closing

LINKS



A process overview of Site, NHPA, Due Diligence, NEPA, et al., may be found in the Library of the PM Guide

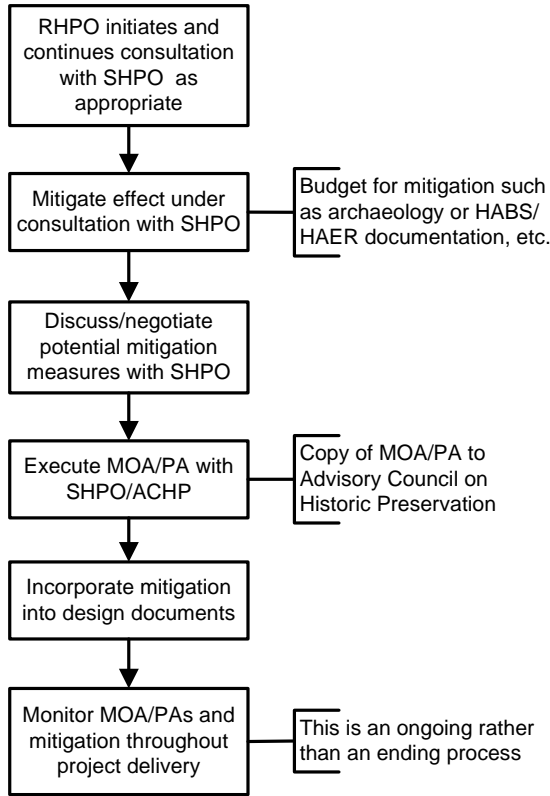


This page applies to:

Traditional D/B D/B-Bridging CMc

2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition

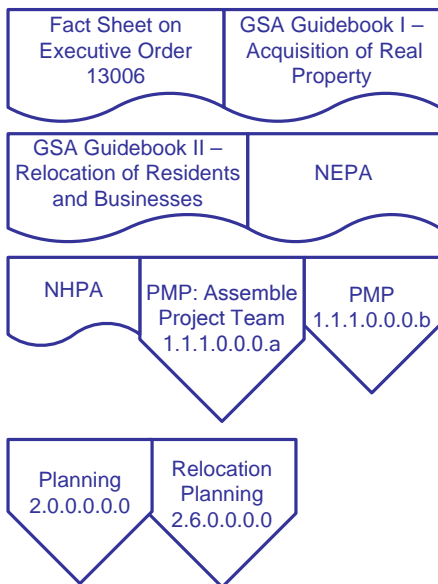
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



RHPO updates Project Team as needed

RHPO works with Regional NEPA Coordinator to integrate NEPA/NHPA public comment processes.

LINKS

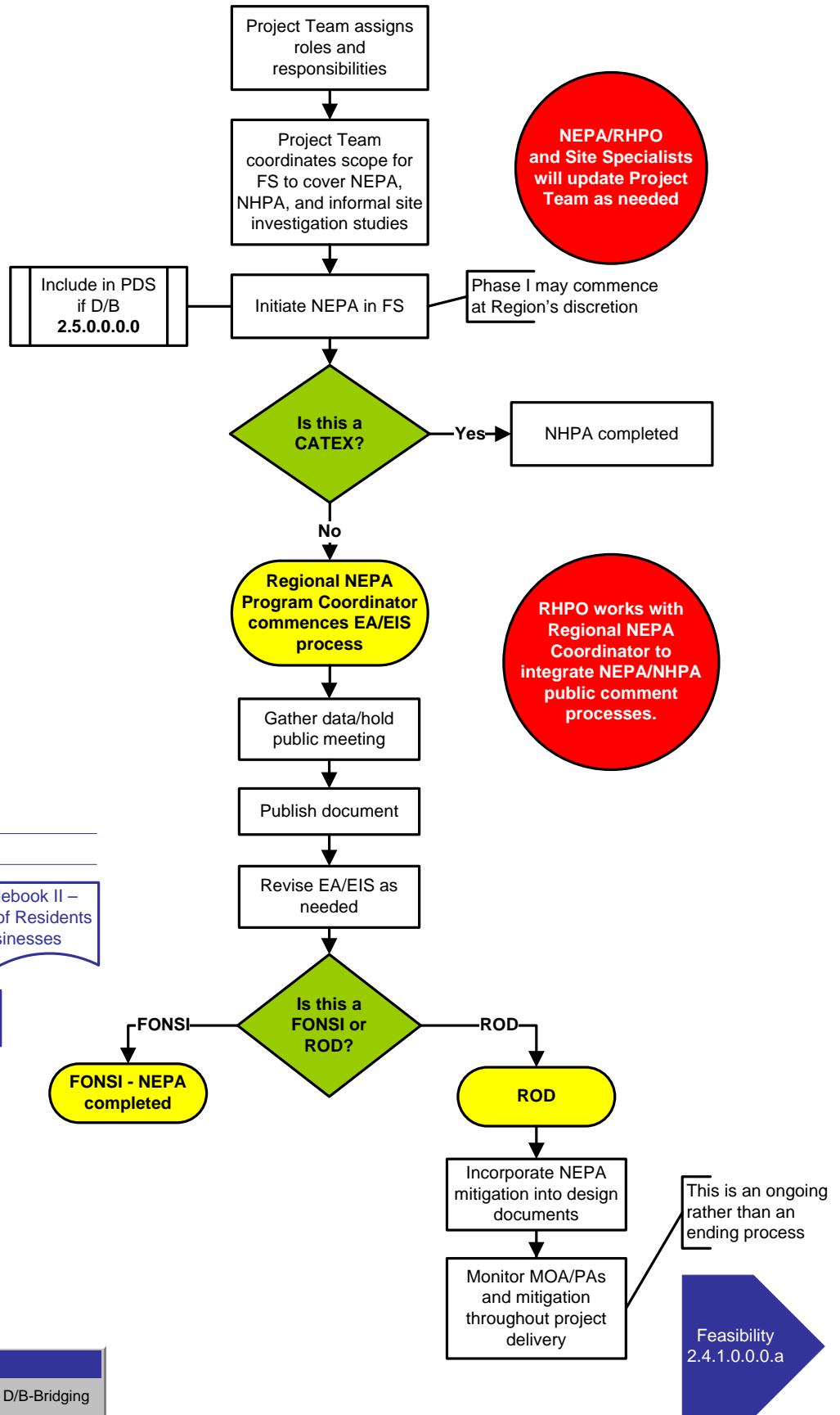


This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

2.3.0.0.0.0 NEPA Tasks for FS through Site Acquisition

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.3.0.0.0.0 NEPA Tasks for FS through Site Acquisition**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

GSA Guidebook I – Acquisition of Real Property
GSA Guidebook II – Relocation of Residents and Businesses

NEPA NHPA

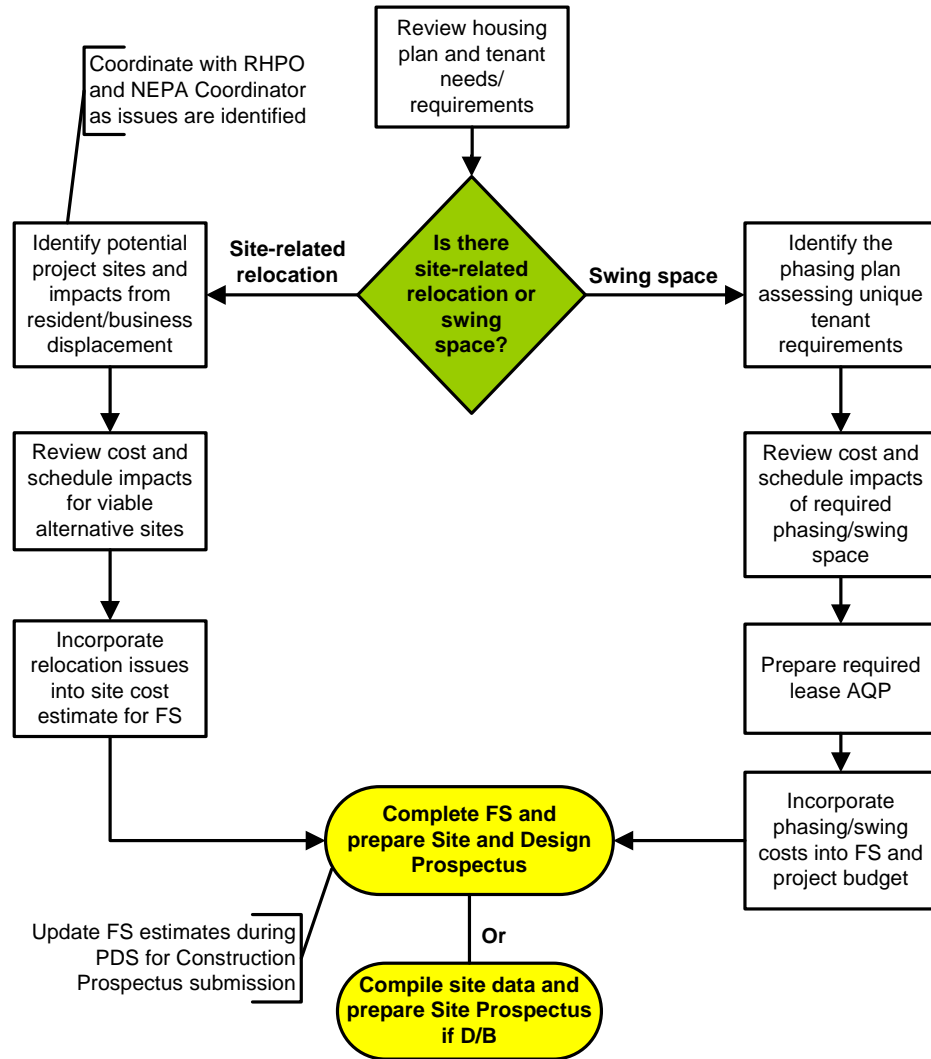
PMP: Assemble Project Team 1.1.1.0.0.0.a
PMP 1.1.1.0.0.0.b

Planning 2.0.0.0.0.0
Relocation Planning 2.6.0.0.0.0

This page applies to:
 Traditional CMC D/B D/B-Bridging

2.6.0.0.0 Relocation Planning

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.6.0.0.0 Relocation Planning**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

Fact Sheet on Executive Order 13006	GSA Guidebook I – Acquisition of Real Property
GSA Guidebook II – Relocation of Residents and Businesses	PBS Pricing Desk Guide
Planning 2.0.0.0.0.a	Site Acquisition 4.0.0.0.0.a

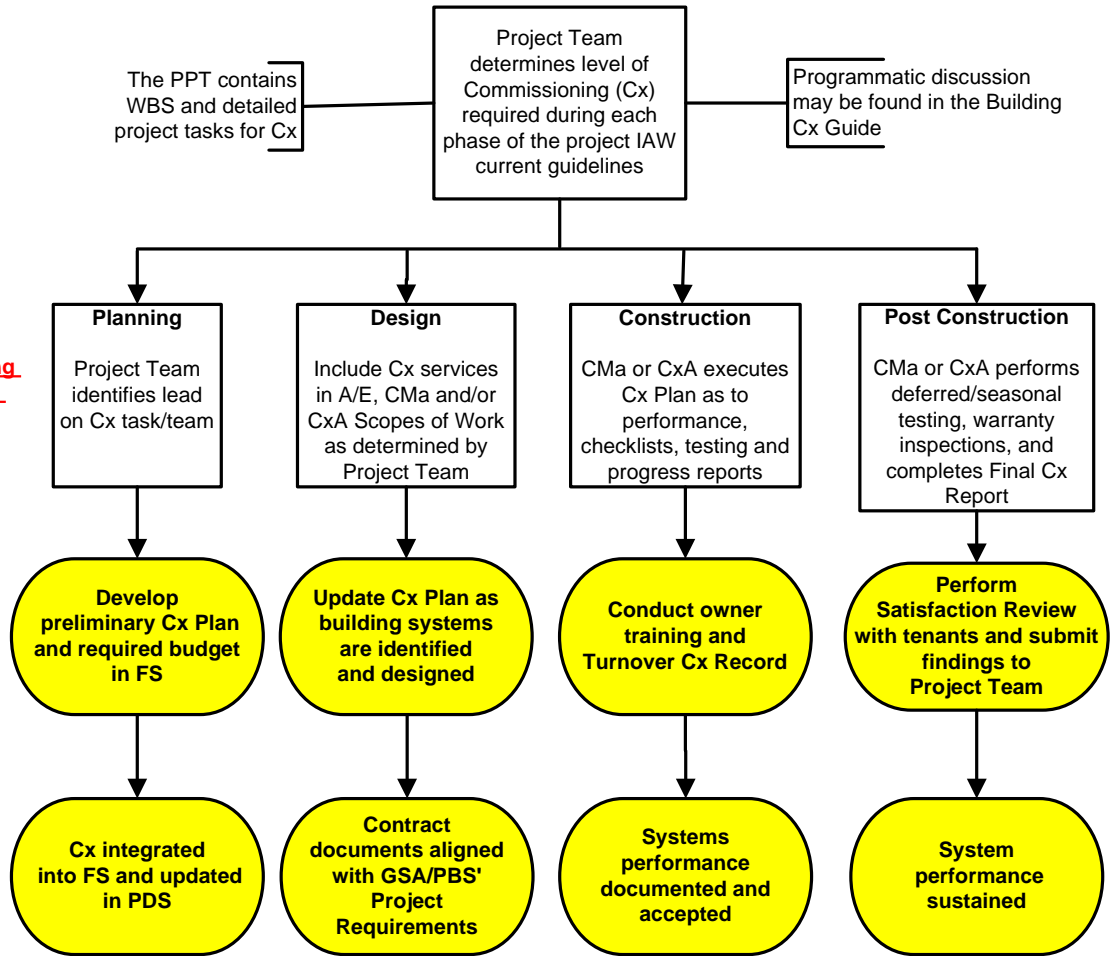
This page applies to:

Traditional D/B D/B-Bridging CMc

1.1.2.0.0.0 Commissioning Authority (Cx) (Overview)



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 1.1.2.0.0.0 Commissioning Authority (Cx) (Overview)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Building Cx Guide	PBS-P100	PPT
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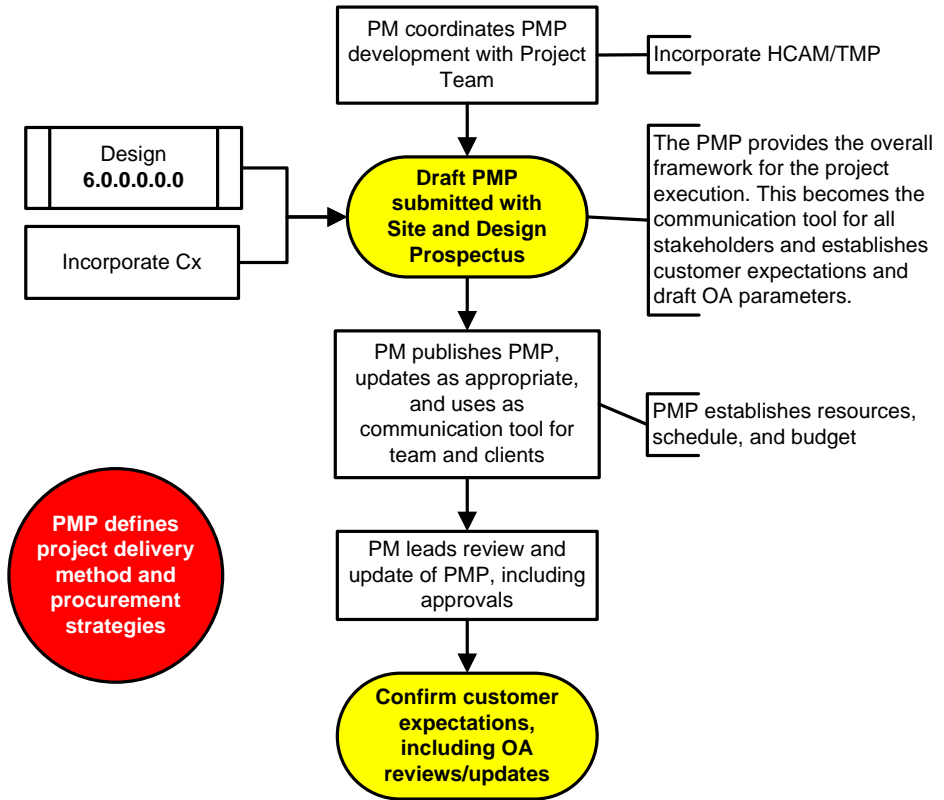
Professional Services Estimating Tool

This page applies to:

Traditional D/B D/B-Bridging CMc

1.1.1.0.0.0.b Project Management Plan (PMP)

- 1.0.0.0.0.0 Project Management Documents
- 1.1.1.0.0.0.b Project Management Plan (PMP)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Acquisition Plan FAR Part 7 | Building Cx Guide

PMP Examples | PMP Template (PIP)

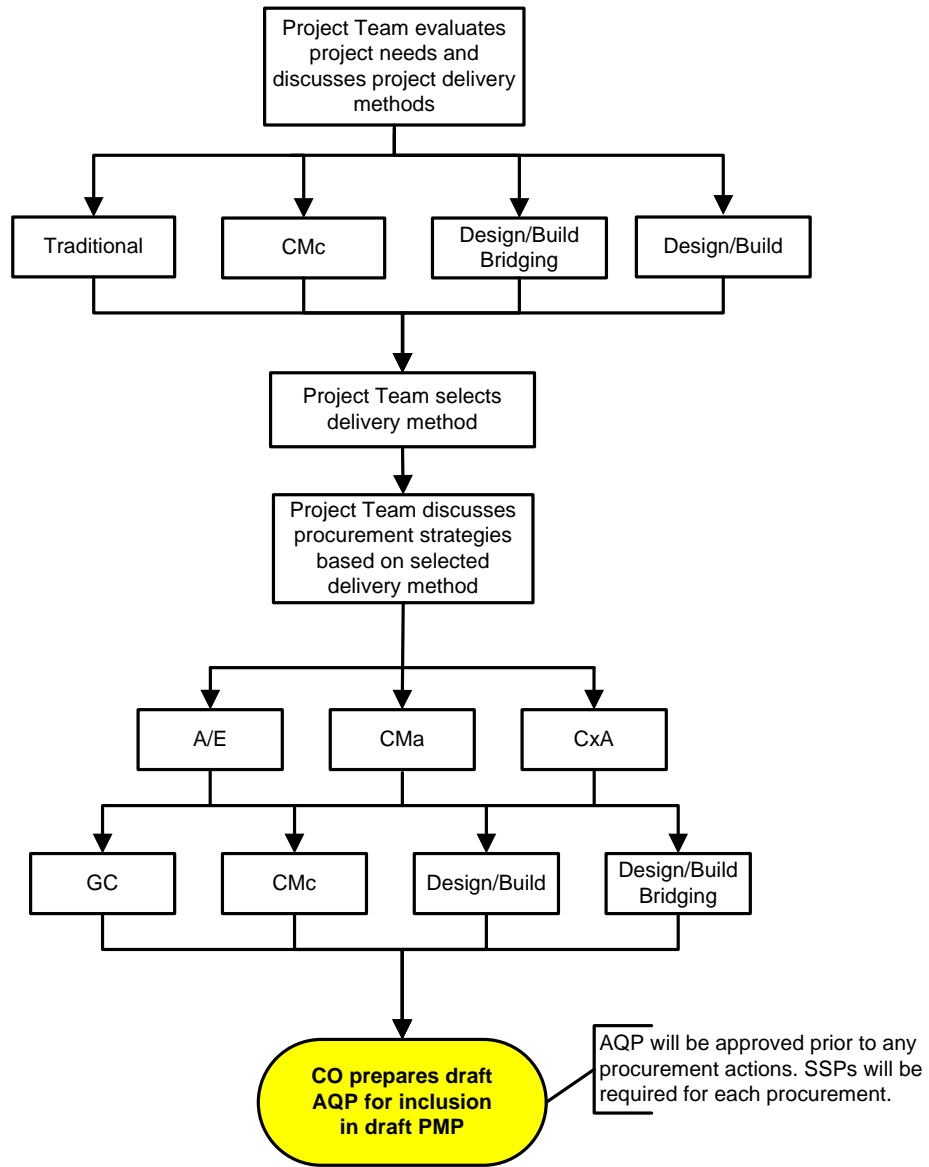
Feasibility
2.4.1.0.0.0.a

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

1.1.1.0.0.c Acquisition Plan Program/Project

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.c Acquisition Plan Program/Project**
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

Acquisition Plan	Acquisition Plan FAR Part 7	DEP&P
PMP/Acquisition Plan Outline Combined	Sample SSP	

This page applies to:

- Traditional D/B D/B-Bridging CMc

1.0.0.0.0 Project Management Documents

1.1.1.0.0.d Procurement Snapshot

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

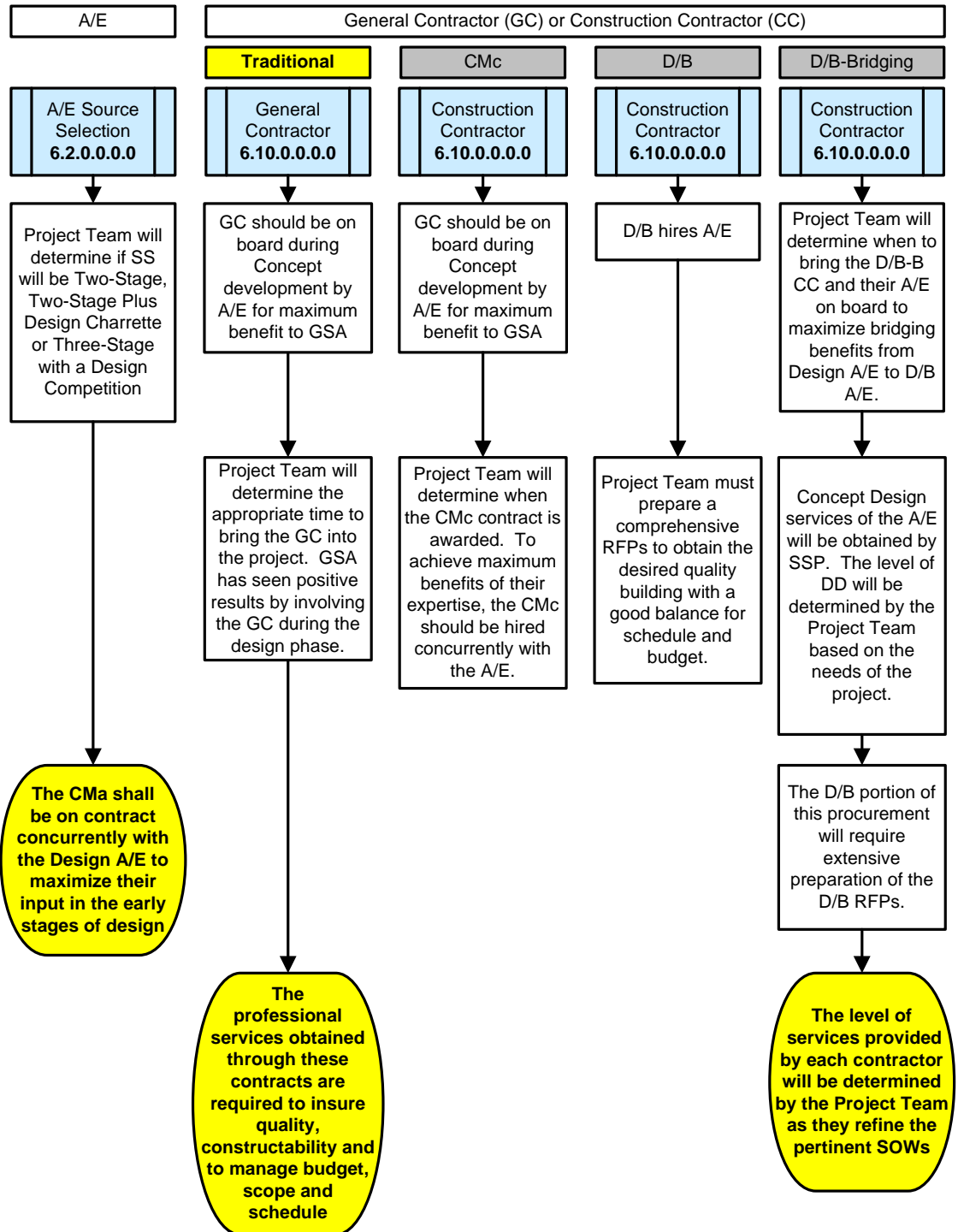
7.0.0.0.0 Construction

8.0.0.0.0 Tenant Occupancy

RECAP – CAPITAL CONSTRUCTION PROCUREMENTS

Apply Source Selection Procurement Procedures

Project Delivery Methods Are Highlighted as Follows:



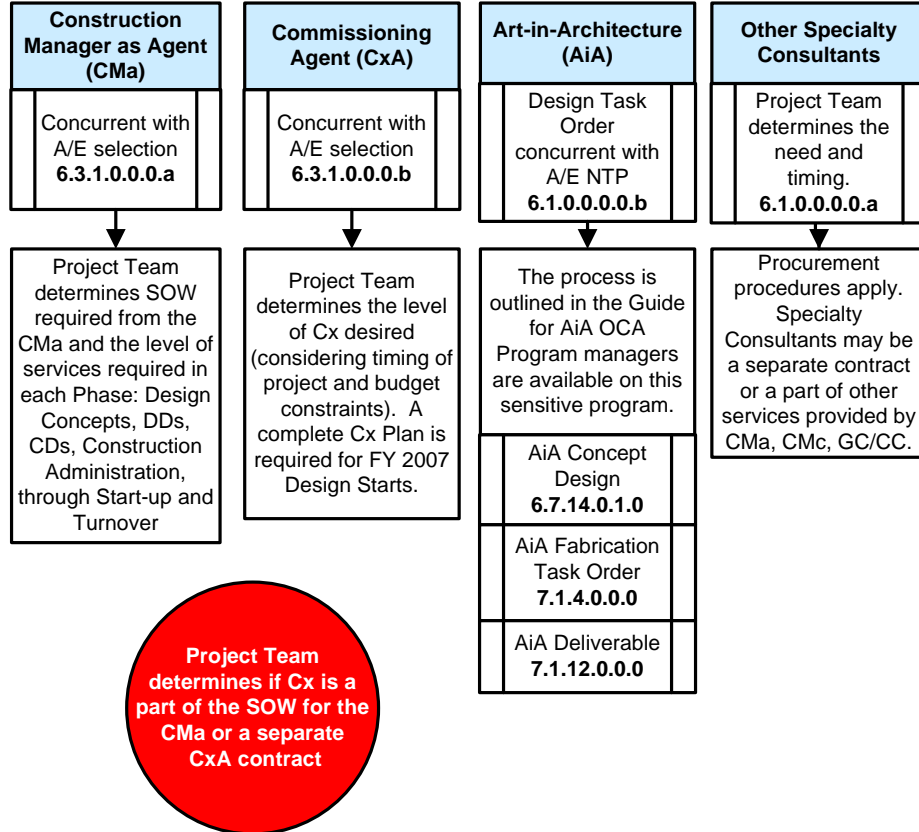
This page applies to:

Traditional D/B D/B-Bridging CMc

1.1.1.0.0.e Procurement Snapshot (Continued)

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.e Procurement Snapshot (Continued)
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

REQUIRED PROFESSIONAL SERVICES FOR CAPITAL CONSTRUCTION PROJECTS:



This page applies to:

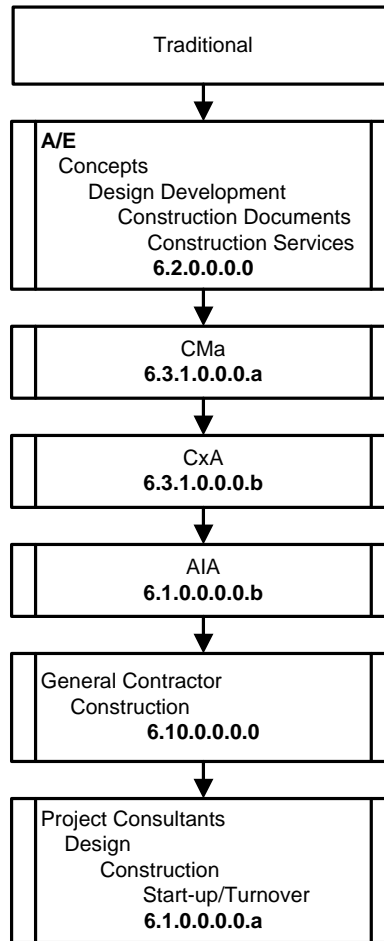
Traditional D/B D/B-Bridging CMc

1.0.0.0.0 Project Management Documents

Traditional

1.1.1.0.0.f Procurement Recap

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.f Procurement Recap**
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc



1.0.0.0.0 Project Management Documents

Traditional

1.1.3.1.0.0 Initiate Project in PIP

1.0.0.0.0 Project Management Documents

1.1.3.1.0.0 Initiate Project in PIP

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/Funding

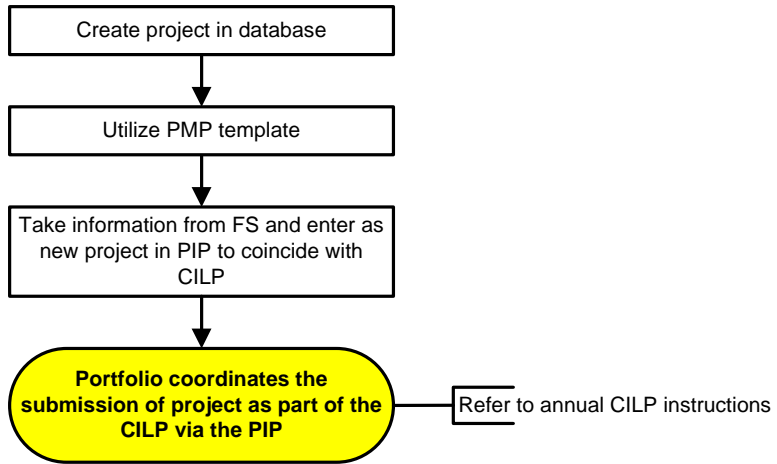
4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0 Tenant Occupancy



LINKS



This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

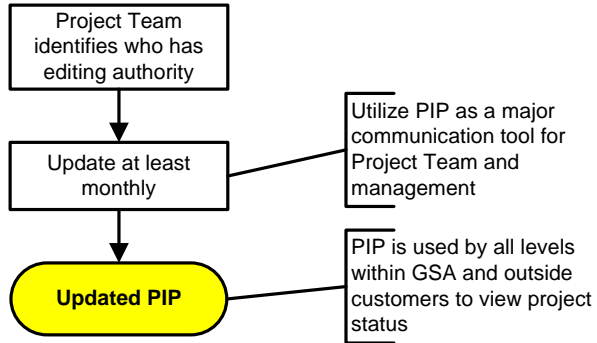




1.0.0.0.0 Project Management Documents *Traditional*

1.1.3.2.0.0 Project Updates in PIP

- 1.0.0.0.0 Project Management Documents
- 1.1.3.2.0.0 Project Updates in PIP**
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS



This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc



1.0.0.0.0 Project Management Documents

1.1.5.0.0.0 **Project Website(s)**

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/Funding

4.0.0.0.0.0 Site Acquisition

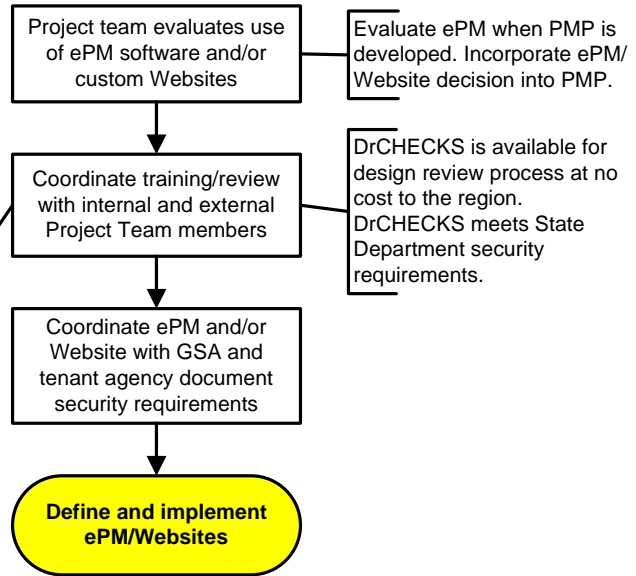
5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

When GC/CC is a part of the Design Team, all parties will interface during design process on ePM. Consider this cost in ePM training/implementation budget.



LINKS

DrCHECKS | GSA Document Security Requirements

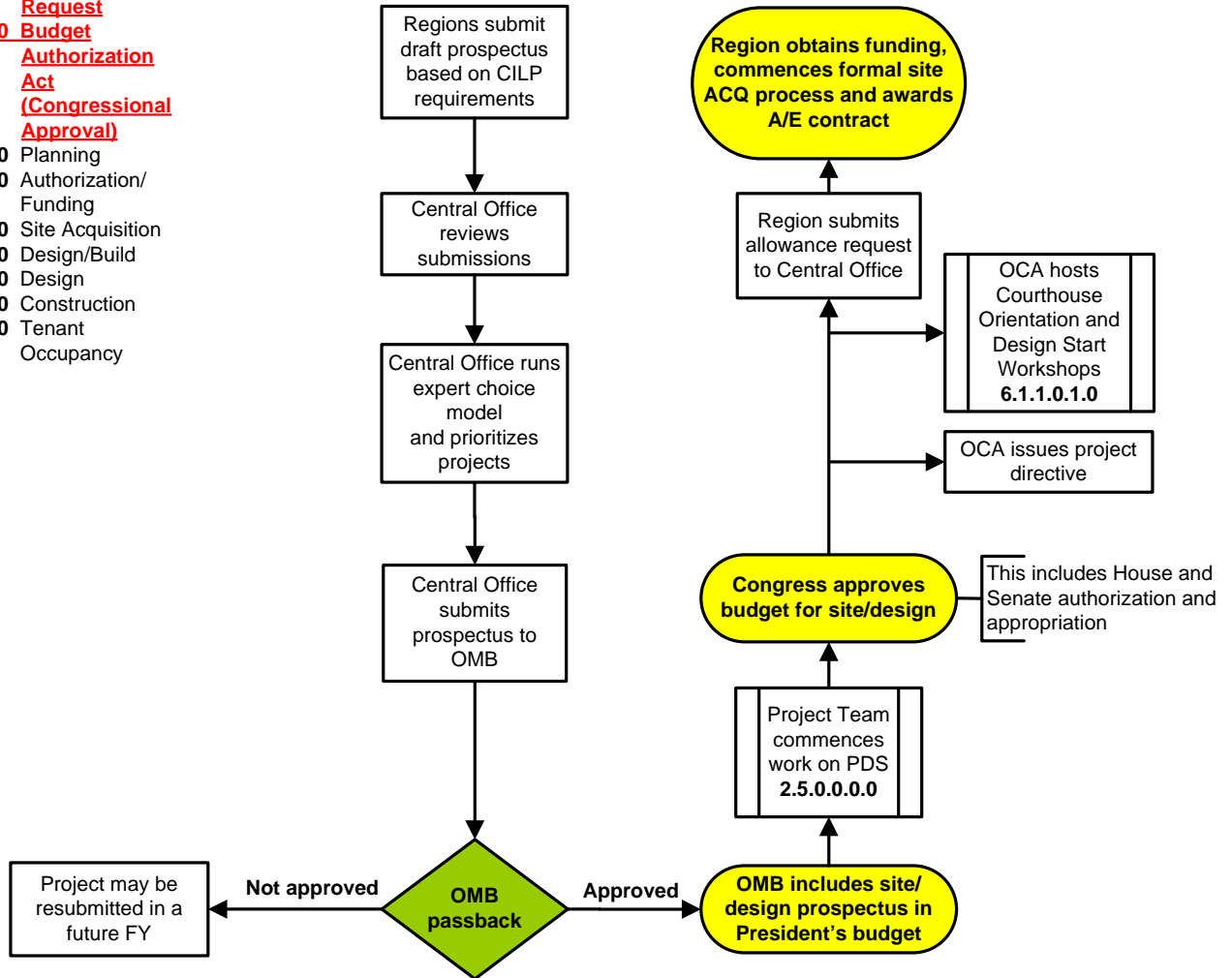
This is for sensitive but not classified documents

NISPOM (Classified Documents)

This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.4.4.0.0.0 Project Funding Request**
- 3.4.5.0.0.0 Budget Authorization Act (Congressional Approval)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

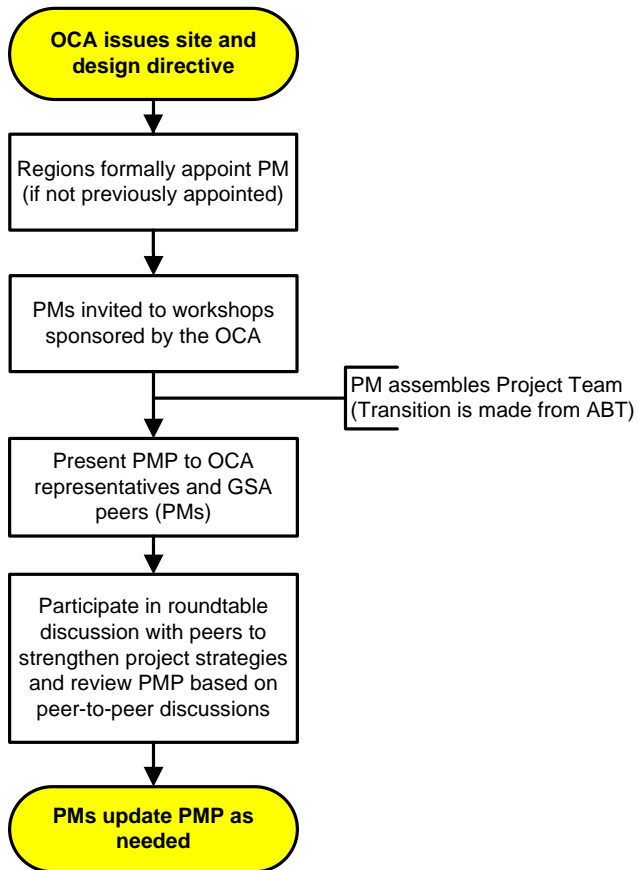


This page applies to:

Traditional D/B D/B-Bridging CMc

6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop

- 1.0.0.0.0.0 Project Management Documents
- 6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



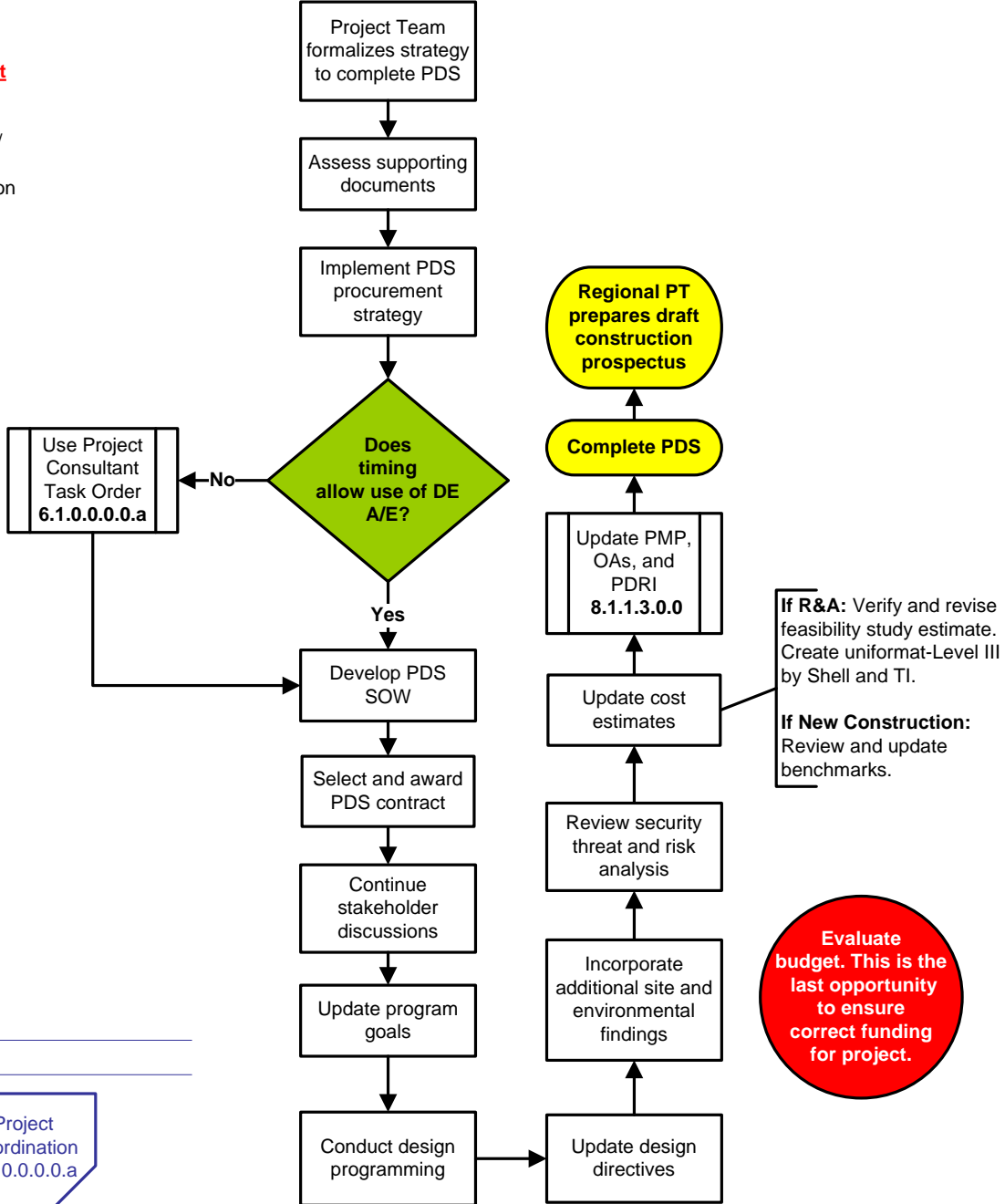
This page applies to:

Traditional D/B D/B-Bridging CMc



2.5.0.0.0 Program Development Study (PDS)

- 1.0.0.0.0 Project Management Documents
- 2.5.0.0.0 Program Development Study (PDS)**
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

Project Planning Guide (PPG) | Project Coordination 1.1.0.0.0.a

Pre-Project (Preliminary) Planning 2.1.0.0.0.1 | Feasibility 2.4.1.0.0.0.a

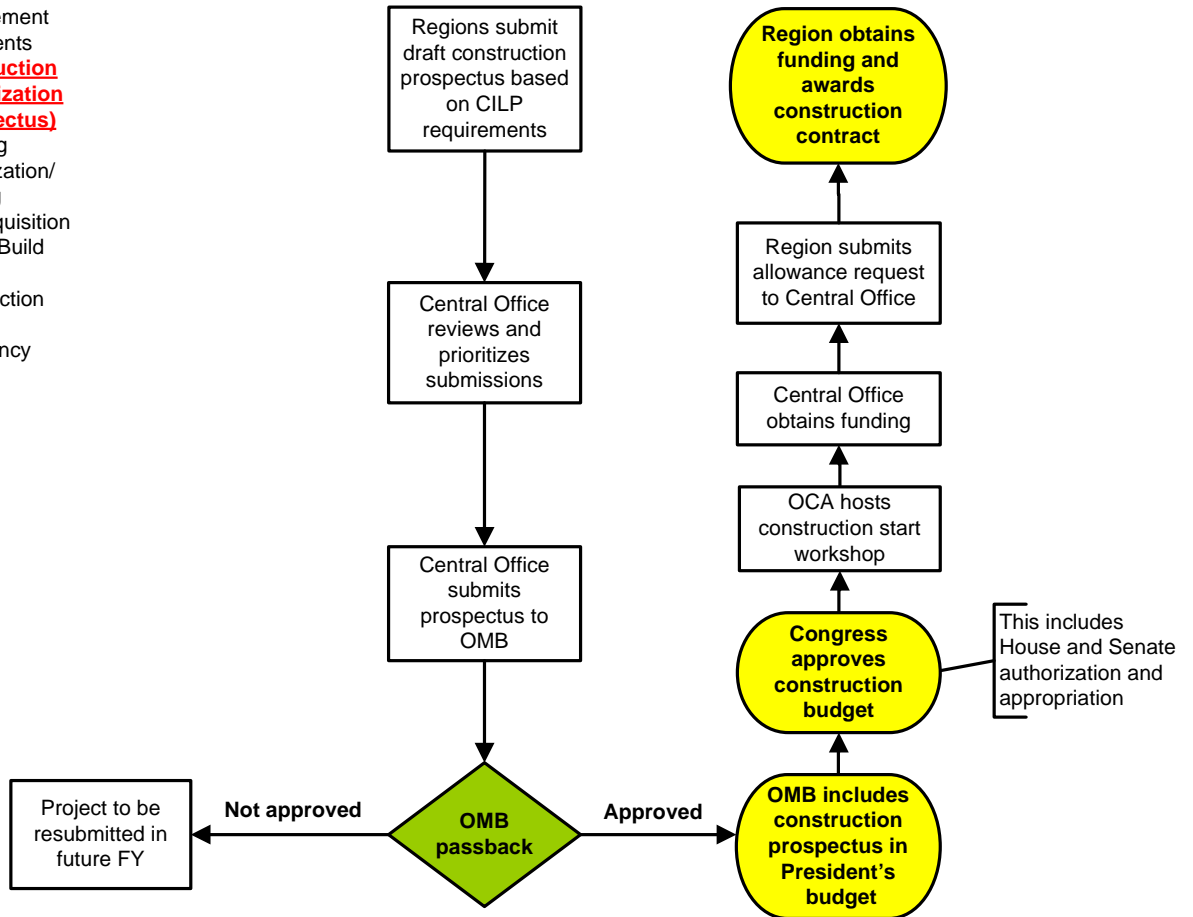
This page applies to:

Traditional D/B D/B-Bridging CMc

Evaluate budget. This is the last opportunity to ensure correct funding for project.

3.4.0.0.0.0 Construction Authorization (Prospectus)

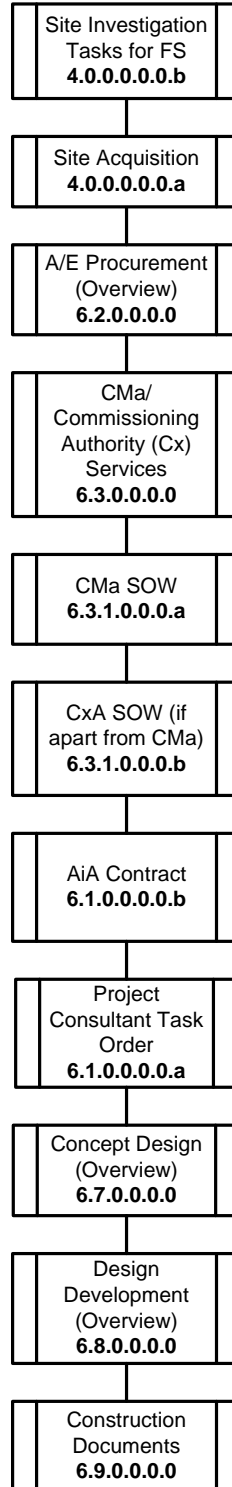
- 1.0.0.0.0.0 Project Management Documents
- 3.4.0.0.0.0 Construction Authorization (Prospectus)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



Procurements proceed based on the strategies in the PMP and IAW funding guidance and the Site/Design Directives letter

GC Procurement commences when contract drawings are complete

LINKS

FAR	GSA Guidebook I – Acquisition of Real Property	GSAM
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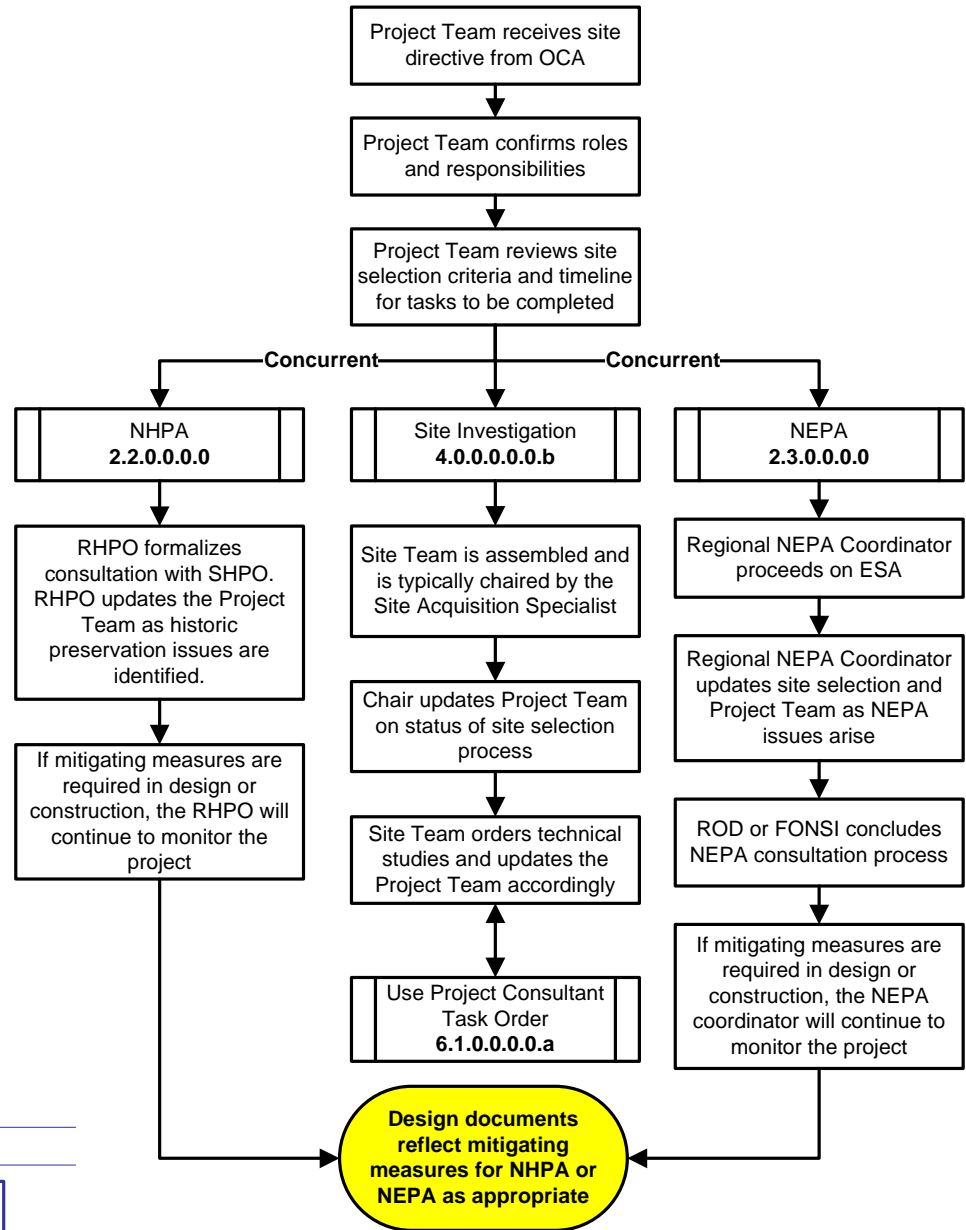
This page applies to:

Traditional D/B D/B-Bridging CMc

Site Selection/ Technical Studies NHPA and NEPA Process (Overview) 4.1.0.0.0.0

4.1.0.0.0.0 Site Selection/Technical Studies: NHPA and NEPA Process (Overview)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 4.1.0.0.0.0 Site Selection/Technical Studies NHPA and NEPA Process (Overview)**
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



Site Selection includes complex compliance issues to include but not be limited to EOs, NEPA, NHPA, Due Diligence, NAGPRA, CERCLA, et al. Special technical studies are typically required for site evaluation/cost impacts. Project Team must rely upon regional/national specialists to address this complex process.

LINKS

- DEP&P
- PBS-P100
- Fact Sheet on Executive Order 13006
- Pre-Project (Preliminary) Planning 2.1.0.0.0.1
- Relocation Planning 2.6.0.0.0.0

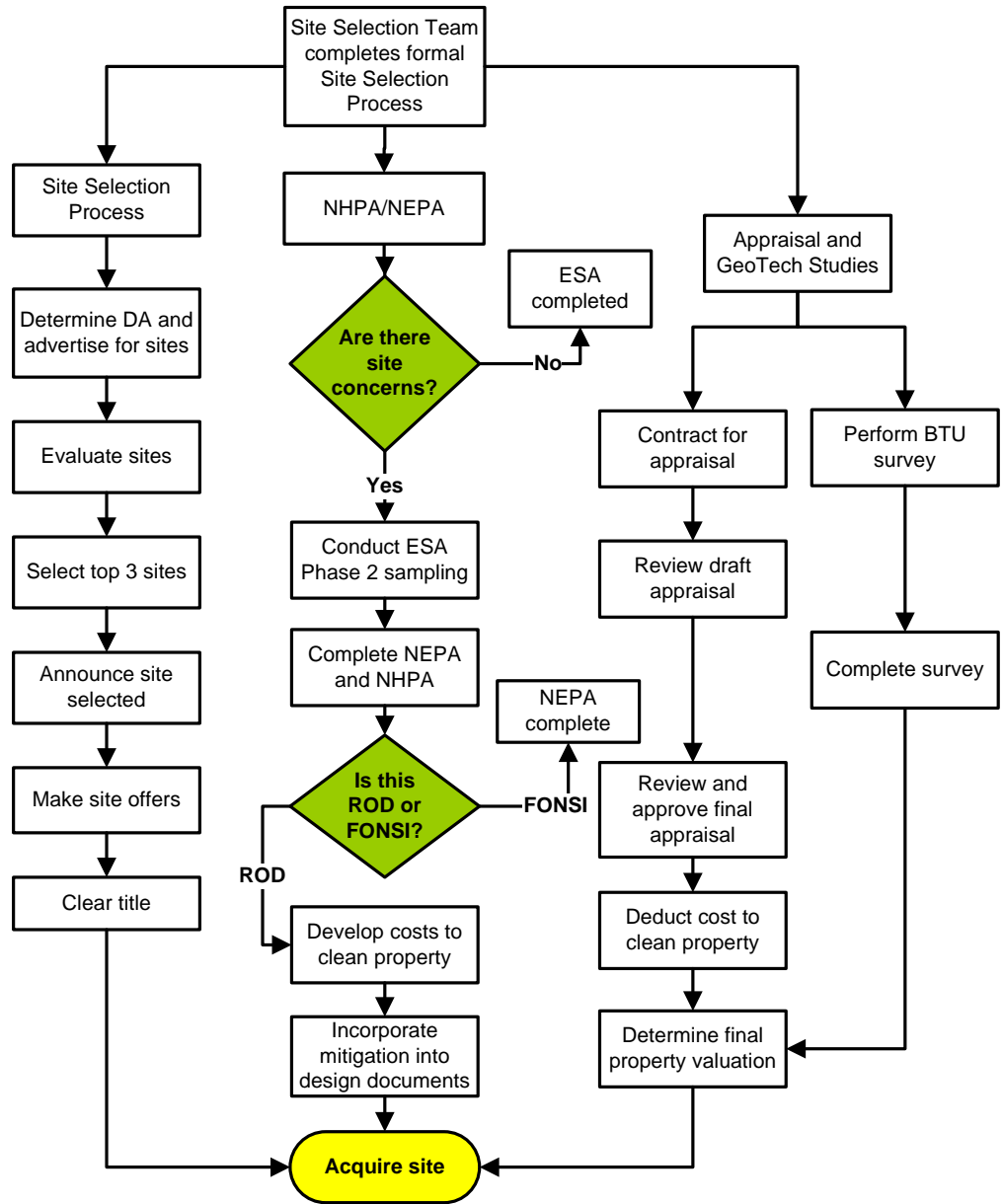
This page applies to:

Traditional D/B D/B-Bridging CMc

Monitor MOA/PAs and mitigation throughout project delivery. This is an ongoing rather than an ending process.

4.2.0.0.0.0 Site Acquisition (Overview)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 4.2.0.0.0.0 Site Acquisition (Overview)**
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



A process overview of Site, NHPA, Due Diligence, NEPA, et al., may be found in the Library of PM Guide

Construction Award cannot occur without clear title to site

Monitor MOA/PAs and mitigation throughout project delivery. This is an ongoing process rather than an ending process.

LINKS

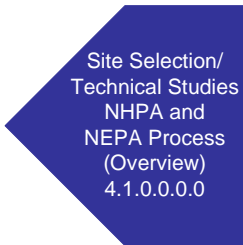
GSA Guidebook I – Acquisition of Real Property

Relocation Planning 2.6.0.0.0.0

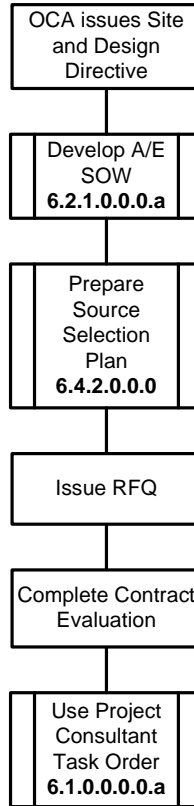
This page applies to:

Traditional D/B D/B-Bridging CMc

6.2.0.0.0 A/E Procurement (Overview)



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/ Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.2.0.0.0 A/E Procurement (Overview)**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

FS	PDS	PMP Reference
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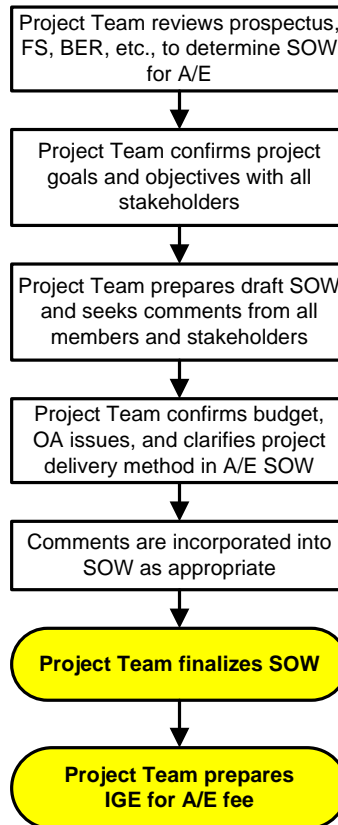
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

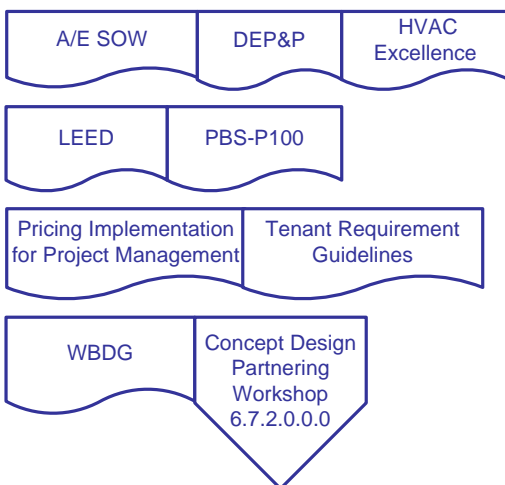


6.2.1.0.0.0.a A/E Services Scope of Work (Overview)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.1.0.0.0.a A/E Services Scope of Work (Overview)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

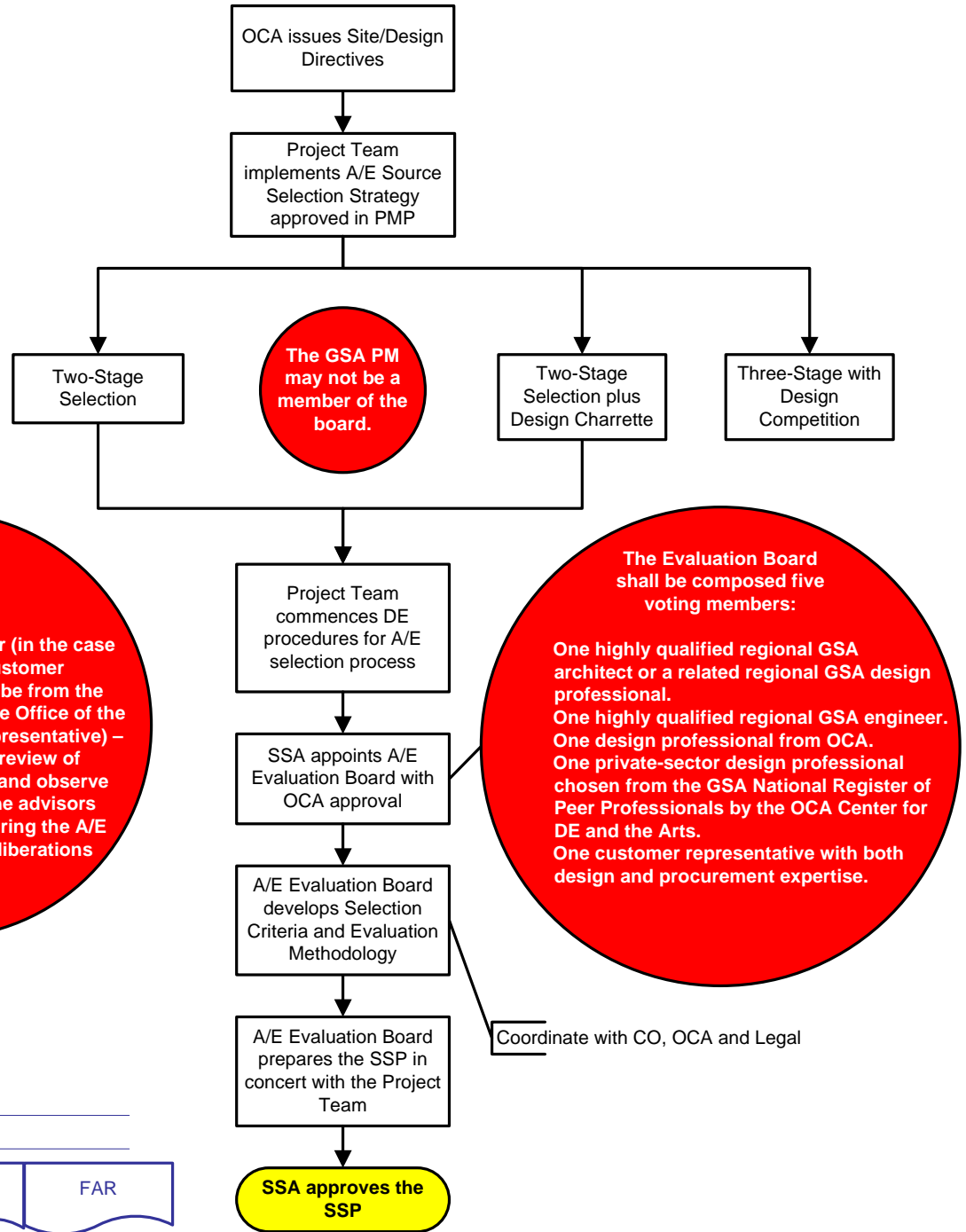


This page applies to:

Traditional D/B D/B-Bridging CMc

6.4.2.0.0.0 Source Selection Plan

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.4.2.0.0.0 Source Selection Plan**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Acquisition Plan	DEP&P	FAR
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GSAM	PIP template for PMP	PMP Examples
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Samples of Selection Plans

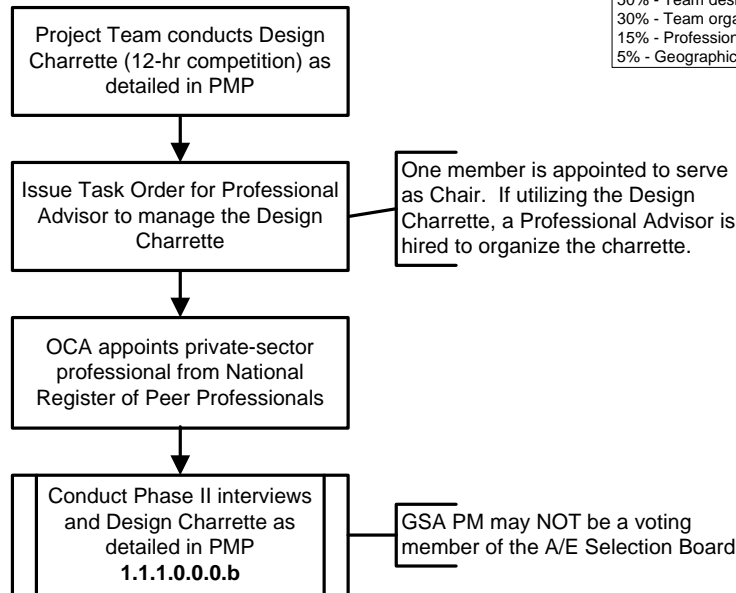
This page applies to:

Traditional D/B D/B-Bridging CMc

6.2.1.0.0.0.b Design Charrette (Optional)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.1.0.0.0.b Design Charrette (Optional)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

Design Excellence Policies and Procedures recommends the following criteria and percentages:
Phase I 35% - Design Firm - past performance 25% - Lead Designer's philosophy and design layout 25% - Lead Designer's portfolio 15% - Lead Designer's profile
Phase II 50% - Team design performance 30% - Team organization and management 15% - Professional qualifications 5% - Geographic location

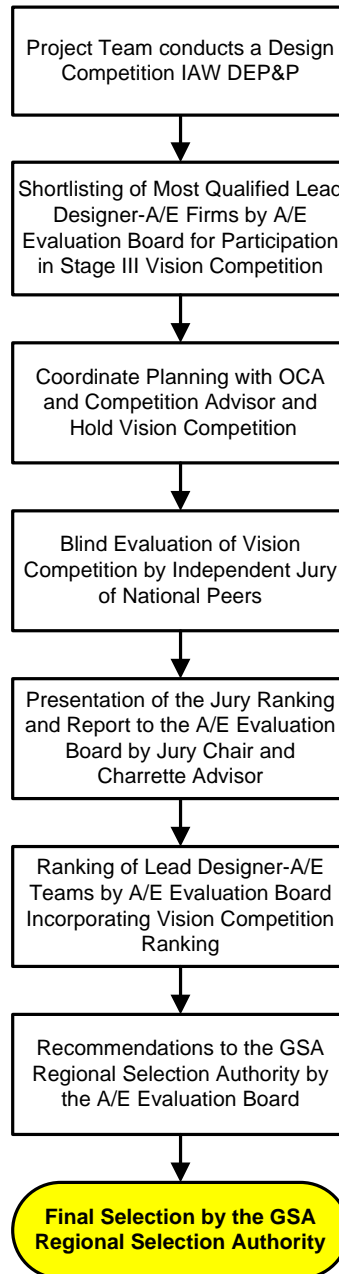


This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

6.2.1.0.0.0.c Design Competition

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.1.0.0.0.c Design Competition**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

DEP&P

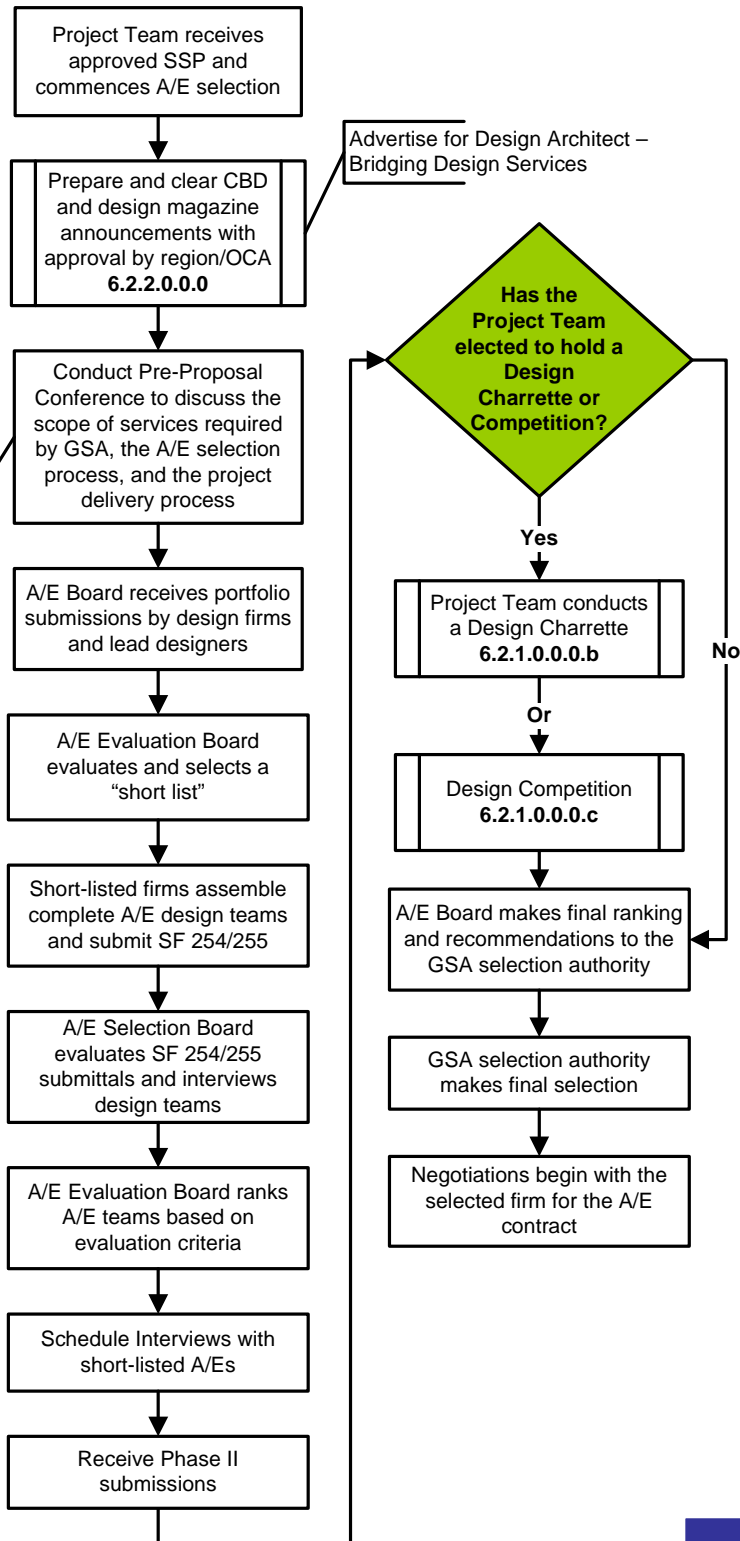
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

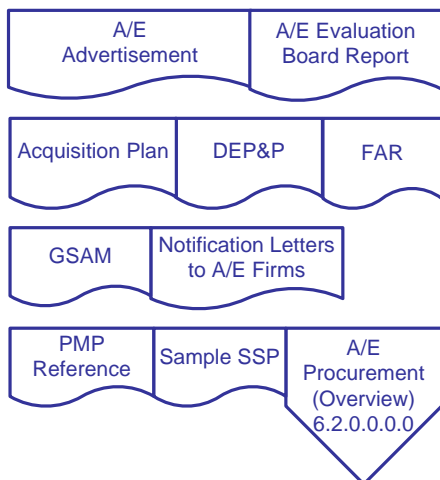
6.2.2.0.0.0, 6.2.4.0.0.0, and 6.2.5.0.0.0 A/E Source Selection/Evaluation Process

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.2.0.0.0 6.2.4.0.0.0 6.2.5.0.0.0 A/E Source Selection/Evaluation Process**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

D/B-B – it is recommended that the base contract is for schematic design (as defined by Project Team) through final concepts. Provide an option for potential D/B-B services

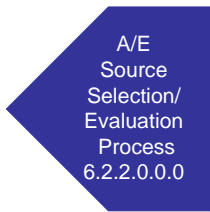


LINKS

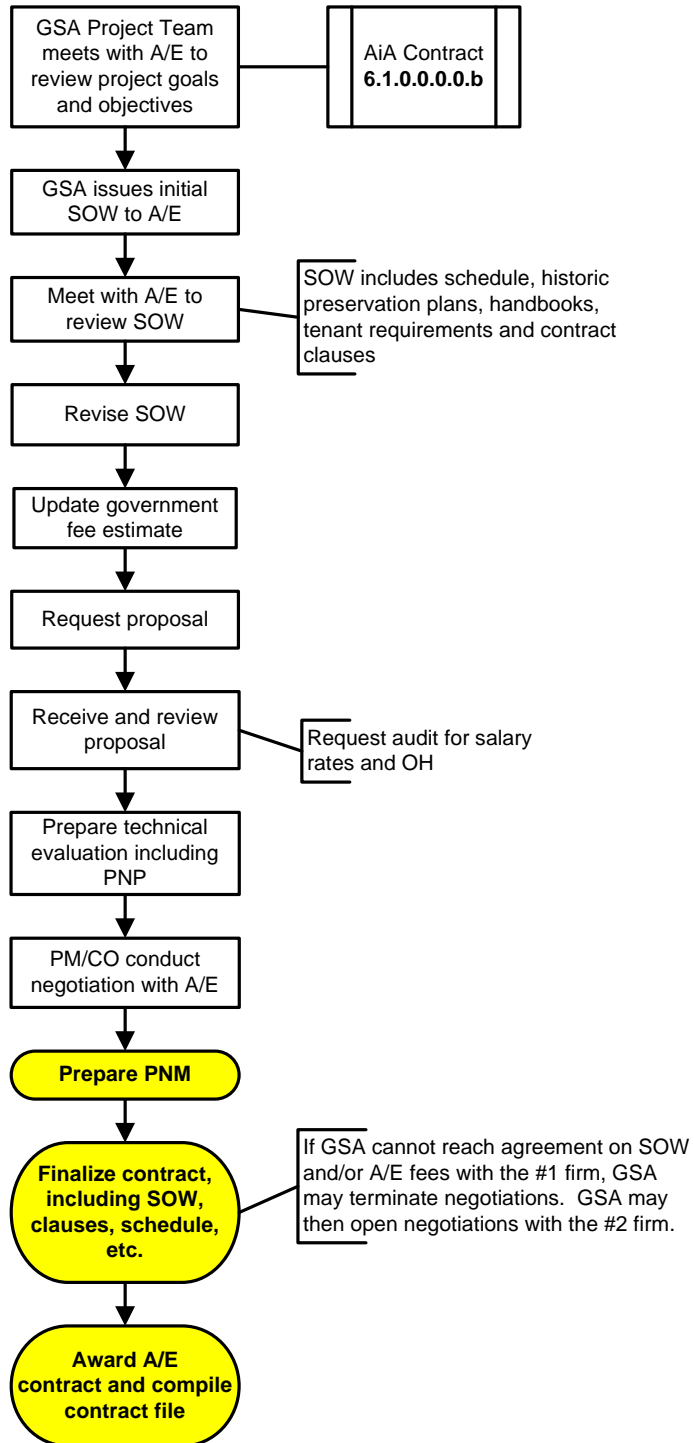


This page applies to:
 Traditional D/B D/B-Bridging CMc

6.2.6.0.0.0 A/E Contract for Design



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.6.0.0.0 A/E Contract for Design**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Sample PNM Sample PNP A/E Procurement (Overview) 6.2.0.0.0.0

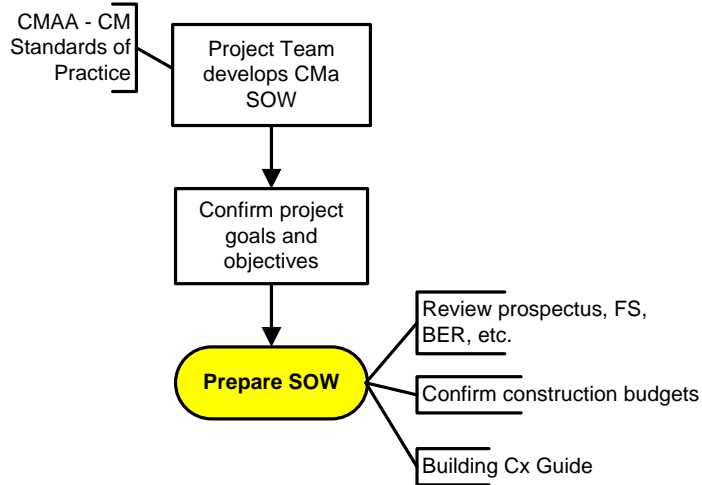
This page applies to:

Traditional D/B D/B-Bridging CMc



6.3.1.0.0.0.a CMA Scope of Work

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.3.1.0.0.0.a CMA Scope of Work**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



CMA must be on contract concurrent with Design A/E to maximize their input early in the Design Concepts and DDs. This would apply to CMc.

LINKS

CMAA Standards	DEP&P
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HVAC Excellence	LEED	PBS-P100
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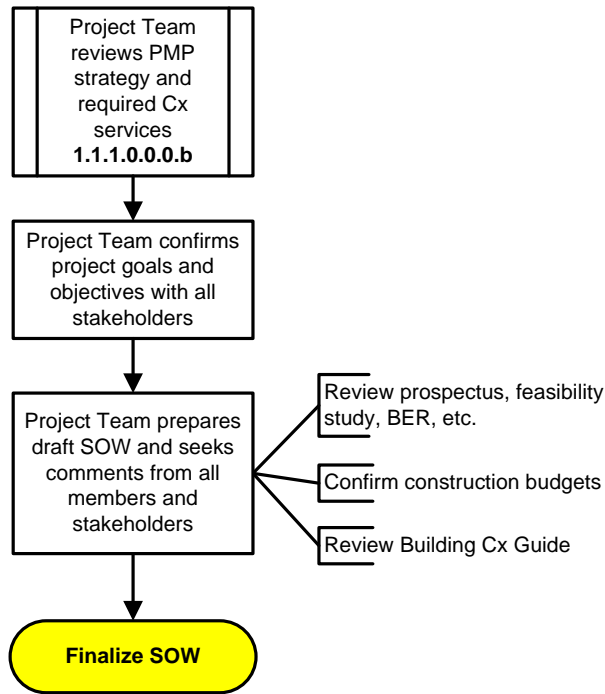
Pricing Implementation for Project Management	SOW Examples
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This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.3.1.0.0.0.b CxA Scope of Work (if apart from CMA)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.3.1.0.0.0.b CxA Scope of Work (if apart from CMA)**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



The Project Team evolves over the life of the project. As contractors (A/E, CMA, CMc, Cx, GC/CC) and special consultants are hired, they become a part of the Project Team.

LINKS

Building Cx Guide	DEP&P	HVAC Excellence
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LEED	PBS-P100
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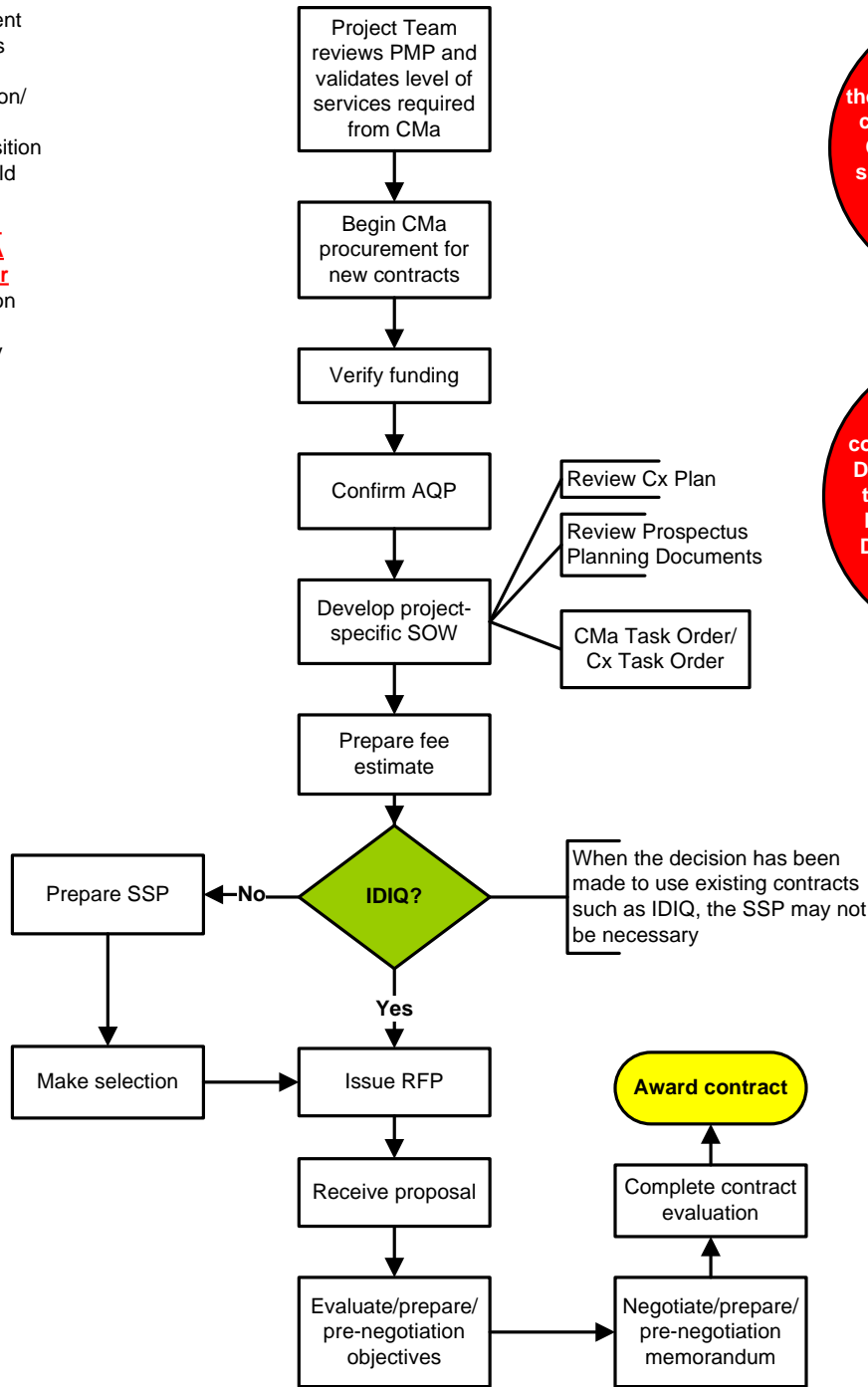
Pricing Implementation for Project Management	SOW Examples
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This page applies to:

Traditional D/B D/B-Bridging CMc

6.3.2.0.0.0 CMA Task Order/ CxA Task Order

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.3.2.0.0.0 **CMA Task Order/CxA Task Order**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



The Project Team evolves over the life of the project. As contractors (A/E, CMA, CMc, Cx, GC/CC) and special consultants are hired, they become a part of the Project Team.

CMA must be on contract concurrent with Design A/E to maximize their input early in the Design Concepts and DDs. This would apply to CMc.

LINKS

FS	PDS	PMP Reference
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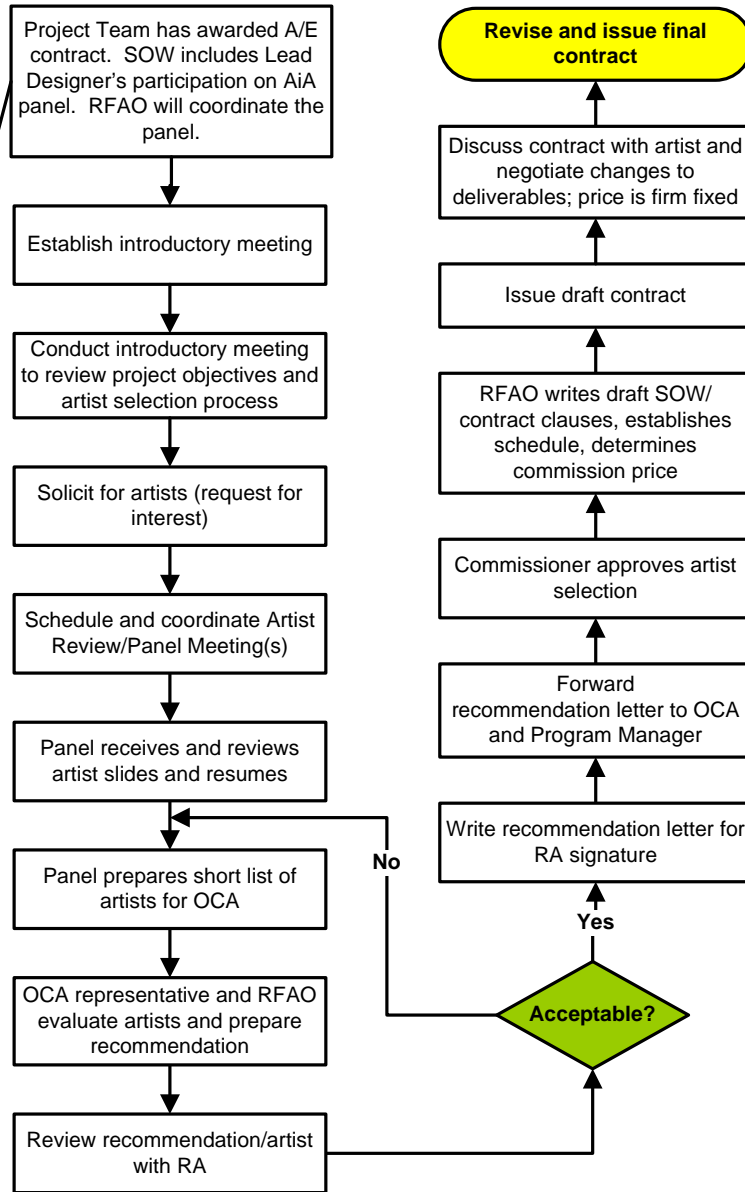
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.1.0.0.0.b Art-in-Architecture Contract

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.1.0.0.0.b Art-in-Architecture Contract**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

Must have D/B A/E's Lead Designer under contract



LINKS

Fine Arts
Desk Guide

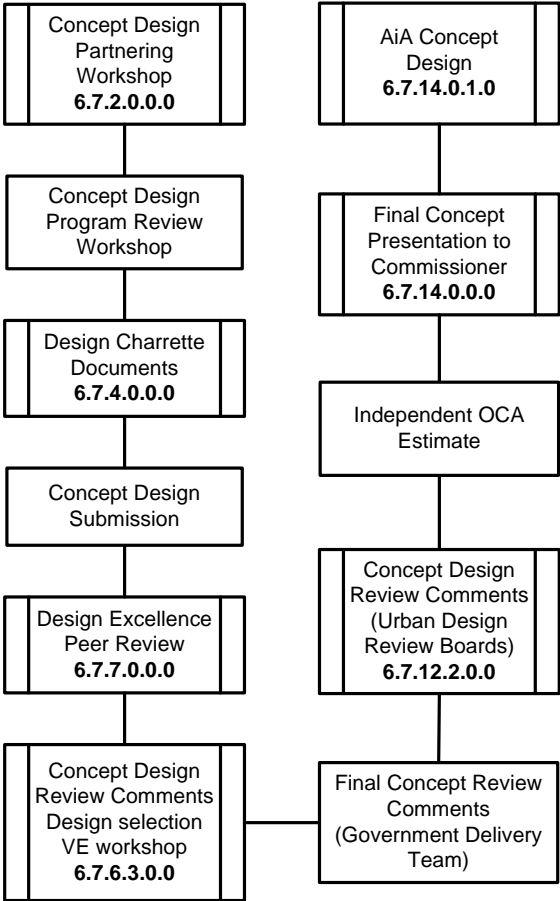
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.7.0.0.0 Concept Design (Overview)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.7.0.0.0 Concept Design (Overview)**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

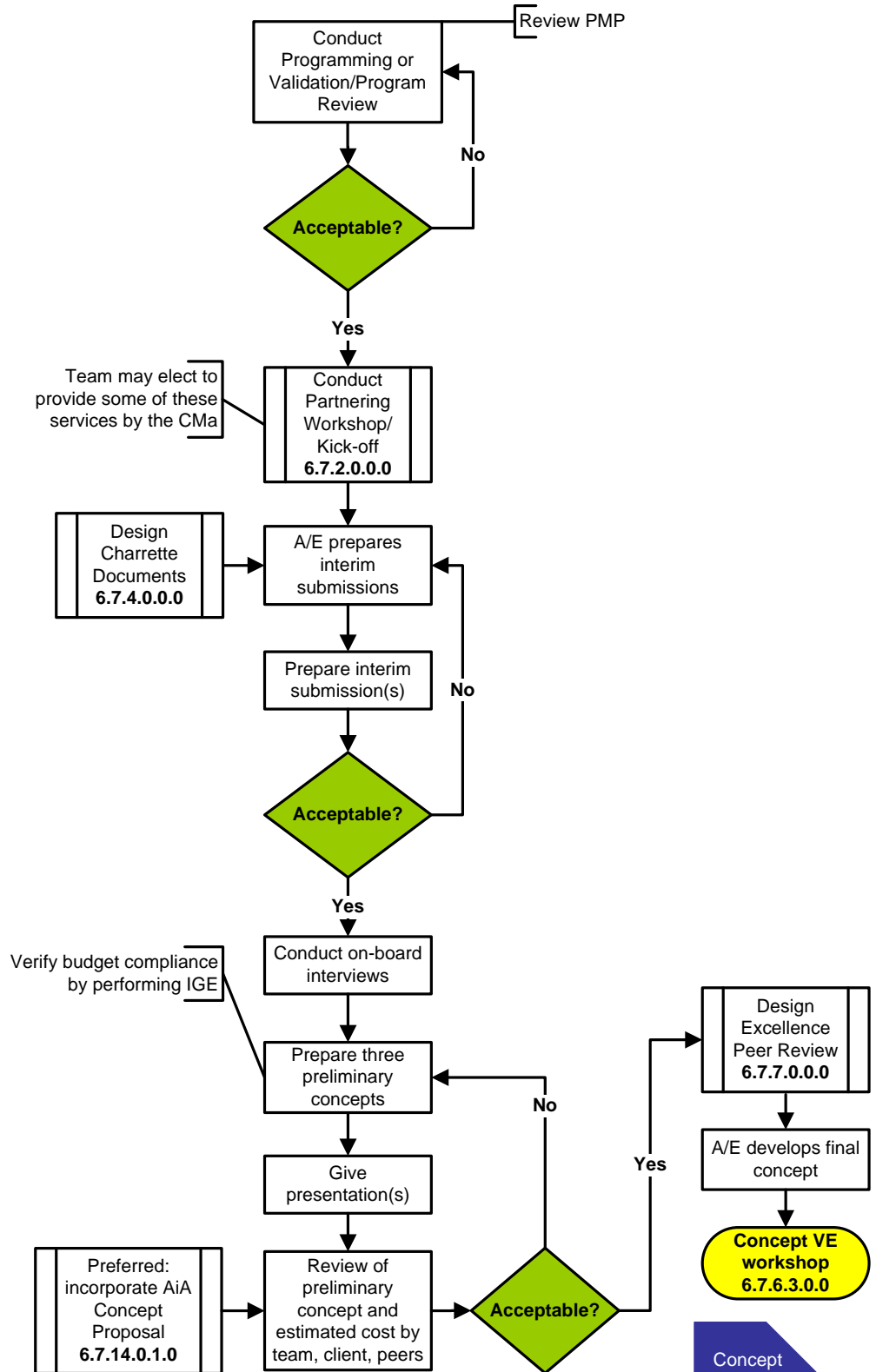
Some processes may be concurrent



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.0.0.0.1.a Concept Design**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

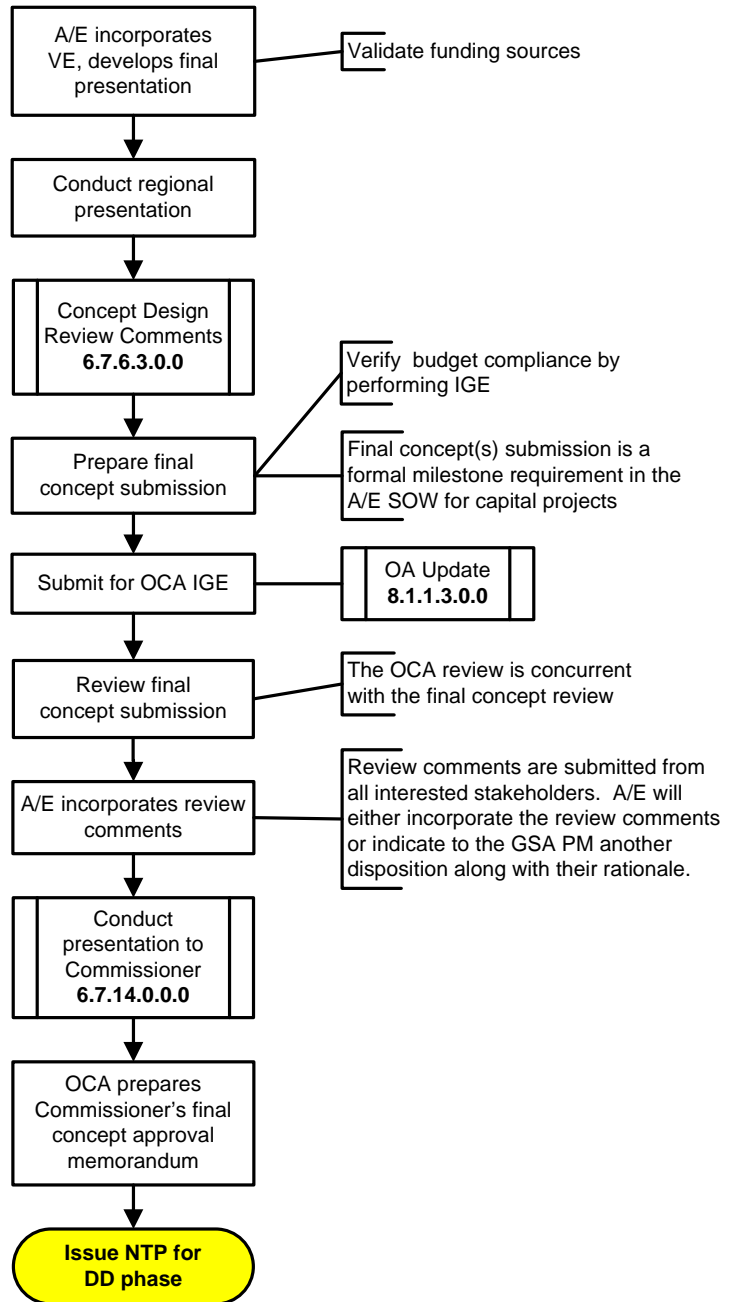
A/E SOW	Acquisition Plan
AiA	DEP&P
Design Review Checklist	PDRI
PMP Reference	VE Guide

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.7.0.0.0.1.b Concept Design (Continued)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.0.0.0.1.b Concept Design (Continued)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Design Review Checklist	DrCHECKS	LEED 20 EB Requirements
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PBS-P100	PBS Pricing Desk Guide	PDRI
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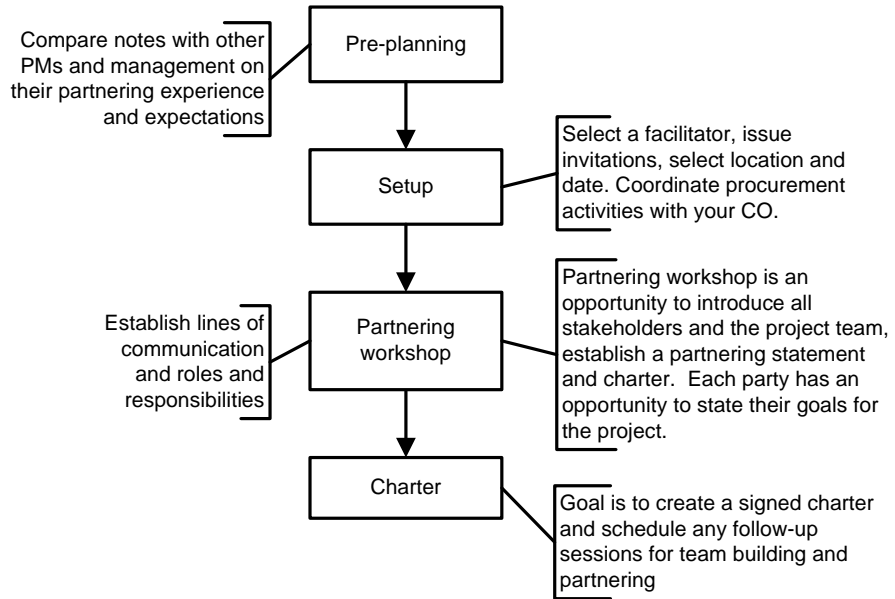
A/E Services SOW (Overview)
6.2.1.0.0.0.a

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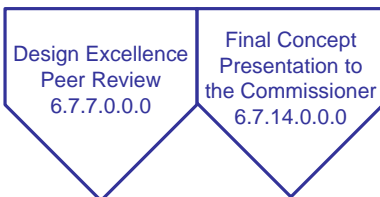
Traditional D/B D/B-Bridging CMc

6.7.2.0.0.0 Concept Design Partnering Workshop

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.2.0.0.0 Concept Design Partnering Workshop**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

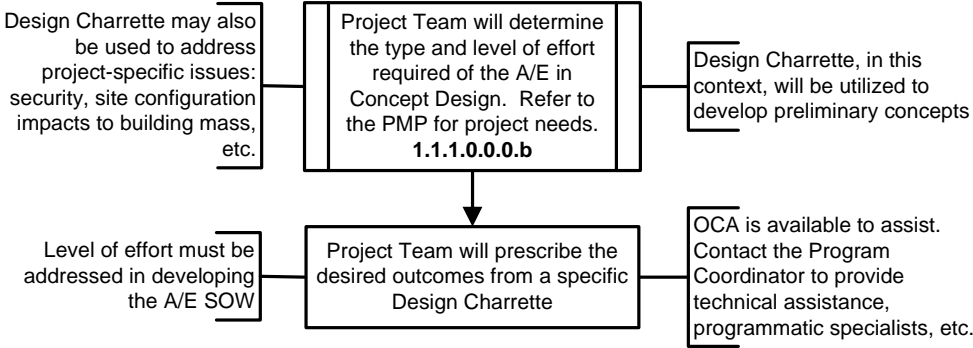


This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.7.4.0.0.0 Design Charrette Documents

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.4.0.0.0 **Design Charrette Documents**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

DEP&P

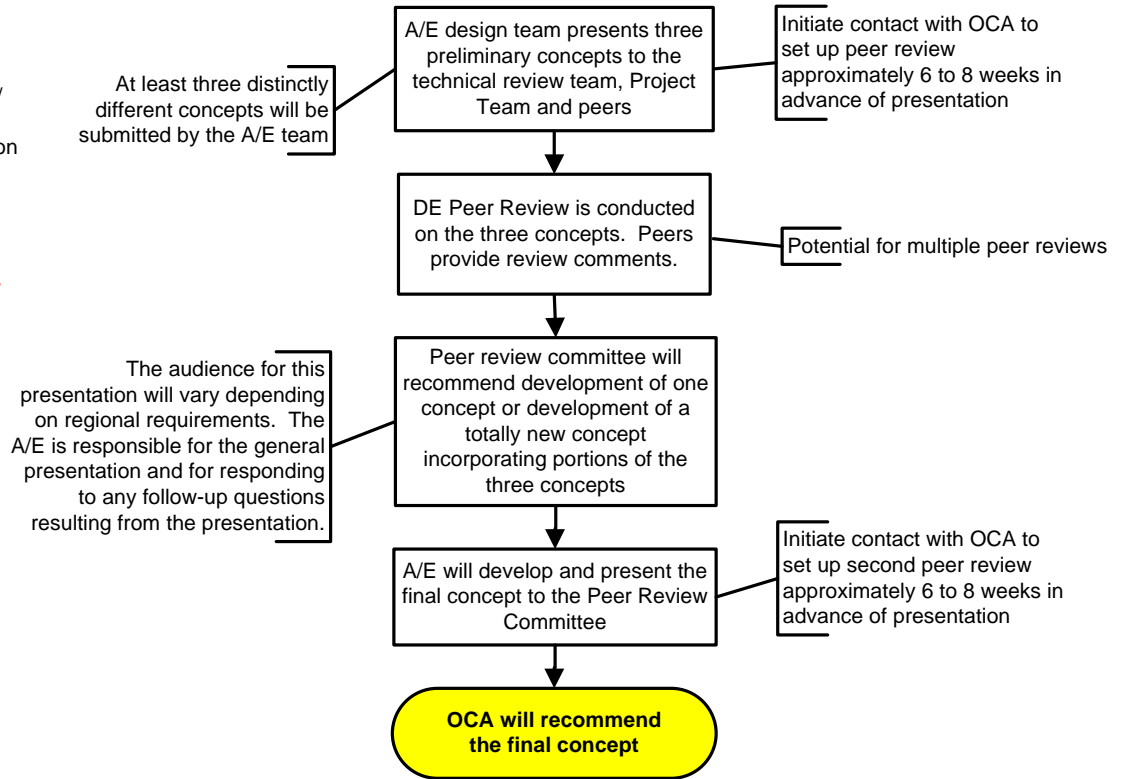
This page applies to:

Traditional D/B D/B-Bridging CMc



6.7.7.0.0.0 Design Excellence Peer Review

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.7.0.0.0 Design Excellence Peer Review**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



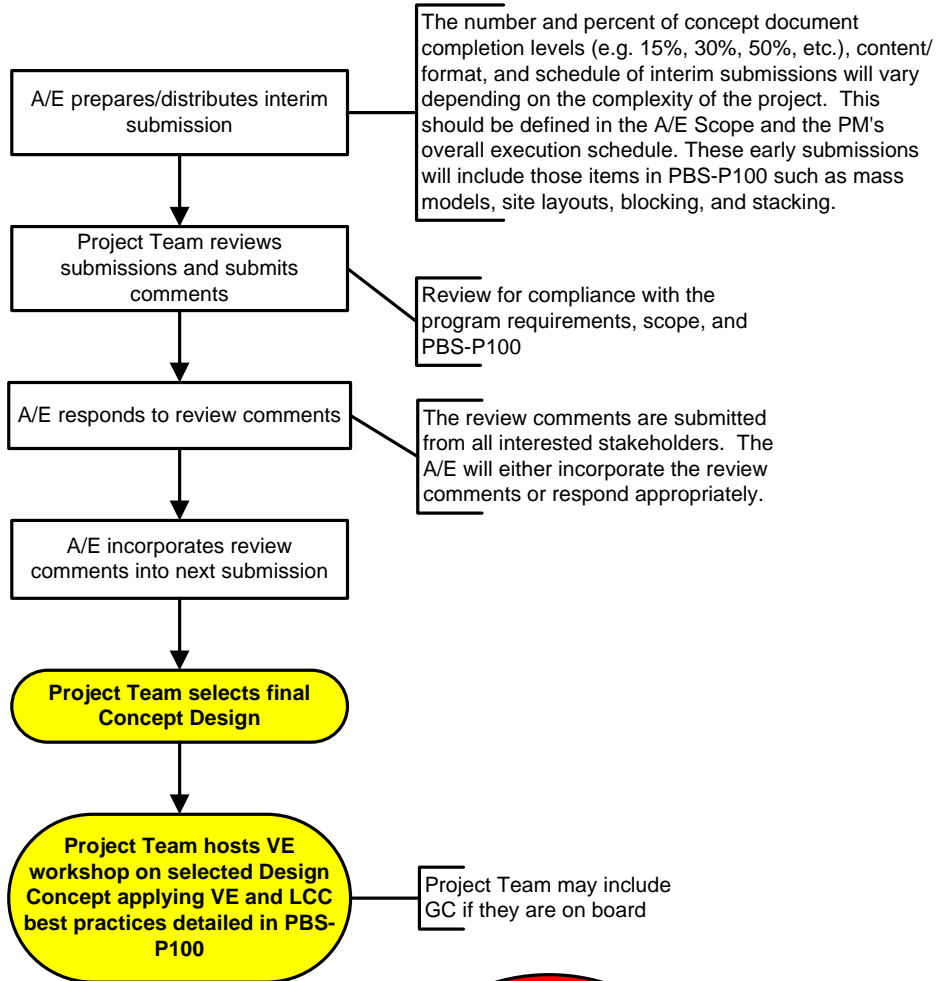
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc



6.7.6.3.0.0 Concept Design Review Comments Including Concept Design Selection and 6.7.9.0.0.0 VE Workshop

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.7.6.3.0.0 Concept Design Review Comments Including Concept Design Selection and 6.7.9.0.0.0 VE Workshop**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



On-board reviews are usually informal and discretionary. They are conducted to check the progress status of various disciplines. Attendees will vary depending upon issues to be reviewed. Separate breakout sessions by discipline, e.g., fire protection, mechanical, electrical, architectural, may be effective.

LINKS

A/E SOW	DEP&P	Design Review Checklist
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DrCHECKS	PBS-P100 - Appendix	Submission Checklist
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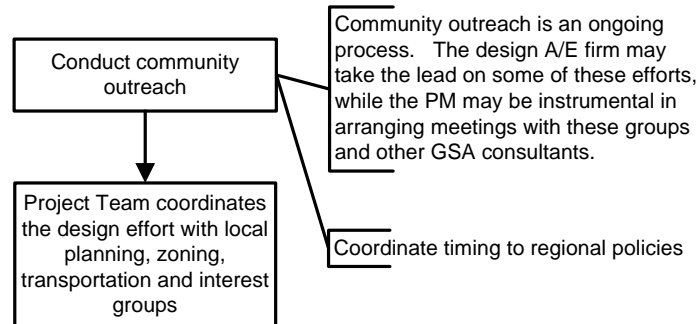
Concept Design Partnering Workshop
6.7.2.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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NEPA	NHPA	PBS-P100
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Project Planning Guide

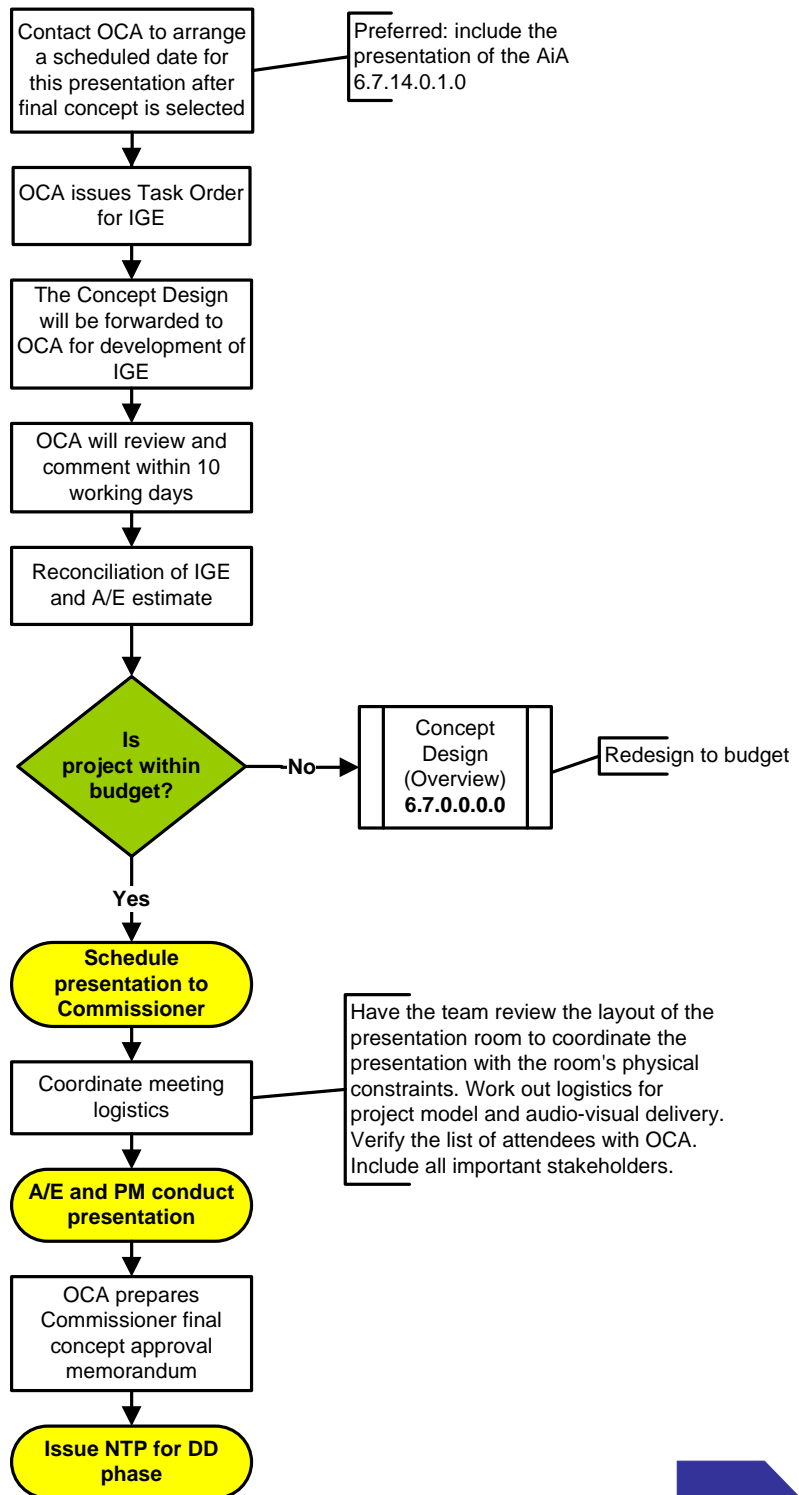
This page applies to:

Traditional D/B D/B-Bridging CMc

6.7.14.0.0.0 Final Concept Presentation to the Commissioner
6.7.15.0.0.0 Final Concept Approval Memorandum



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.7.14.0.0.0 Final Concept Presentation to the Commissioner**
- 6.7.15.0.0.0 Final Concept Approval Memorandum**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

PBS-P100 Concept Design Partnering Workshop 6.7.2.0.0.0

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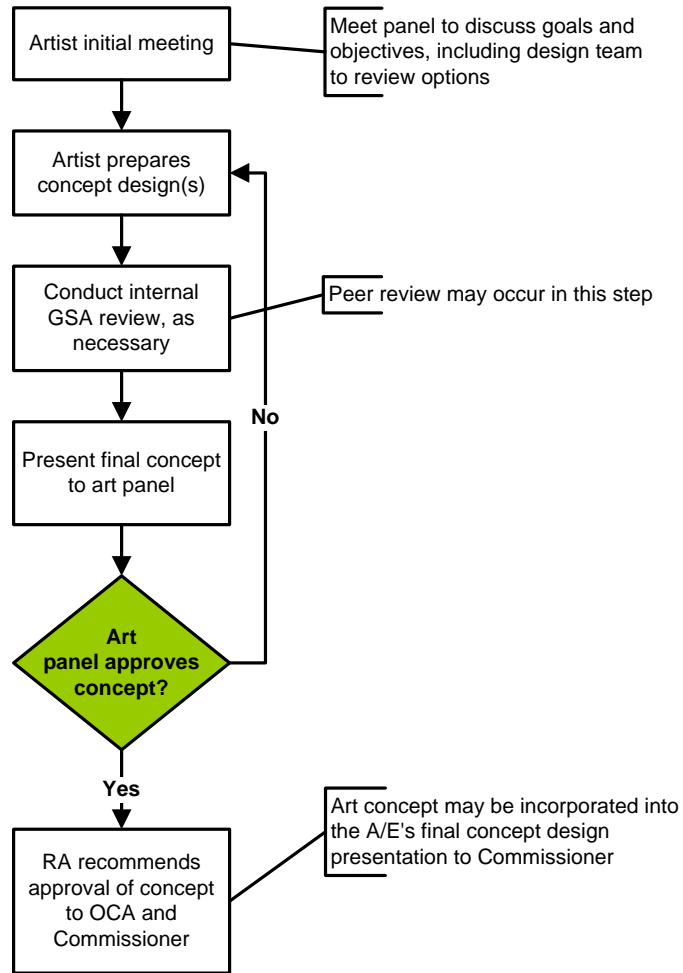
- Traditional
- D/B
- D/B-Bridging
- CMc



6.7.14.0.1.0 Art-in-Architecture Concept Design



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.14.0.1.0 Art-in-Architecture Concept Design**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



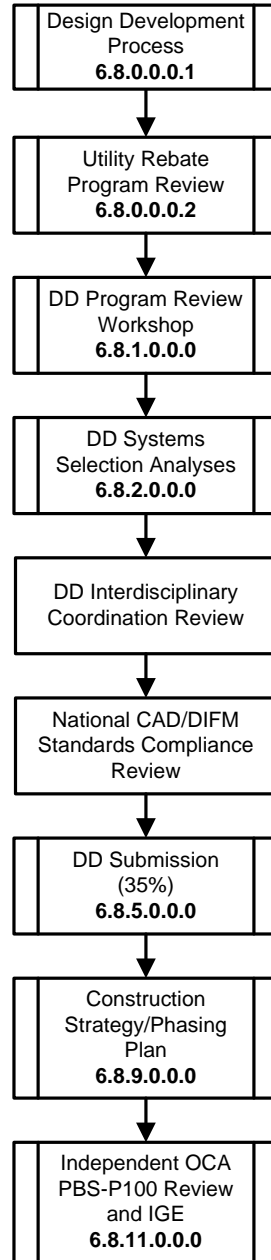
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc



6.8.0.0.0.0 Design Development (Overview)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.0.0.0.0 Design Development (Overview)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

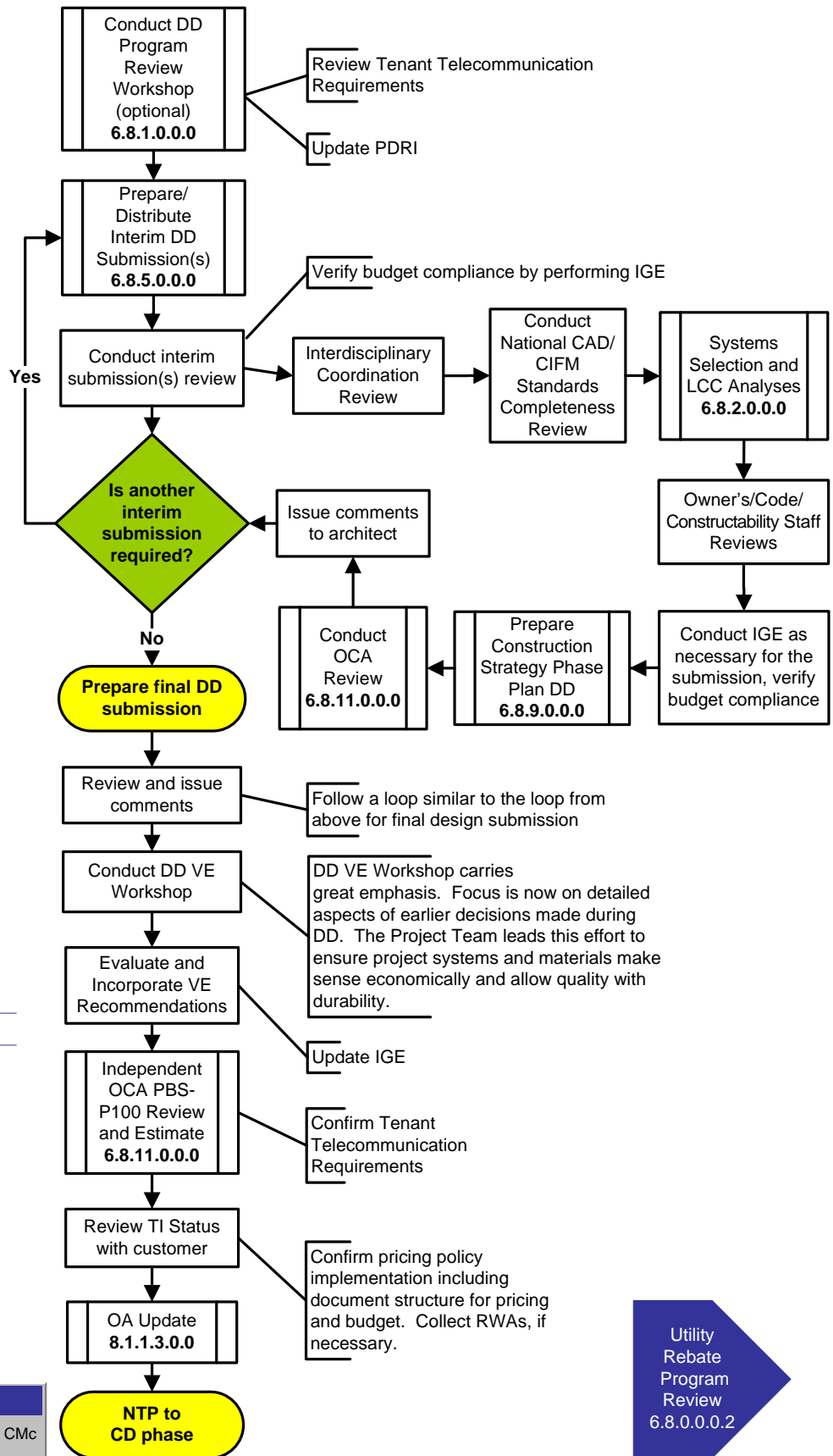


This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

6.8.0.0.0.1 Design Development (Process)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.8.0.0.0.1 Design Development (Process)**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

National CAD/CIFM Standards	OA Tool
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PBS-P100	PDRI
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Concept Design (Overview) 6.7.0.0.0.0

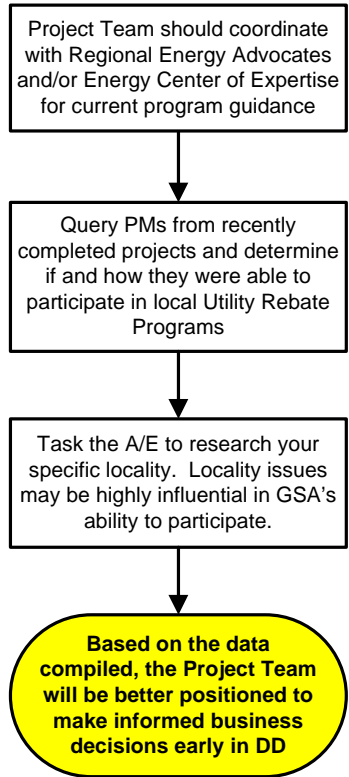
This page applies to:

Traditional D/B D/B-Bridging CMc

Utility Rebate Program Review 6.8.0.0.0.2

6.8.0.0.0.2 Utility Rebate Program Review

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.0.0.0.2 Utility Rebate Program Review**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



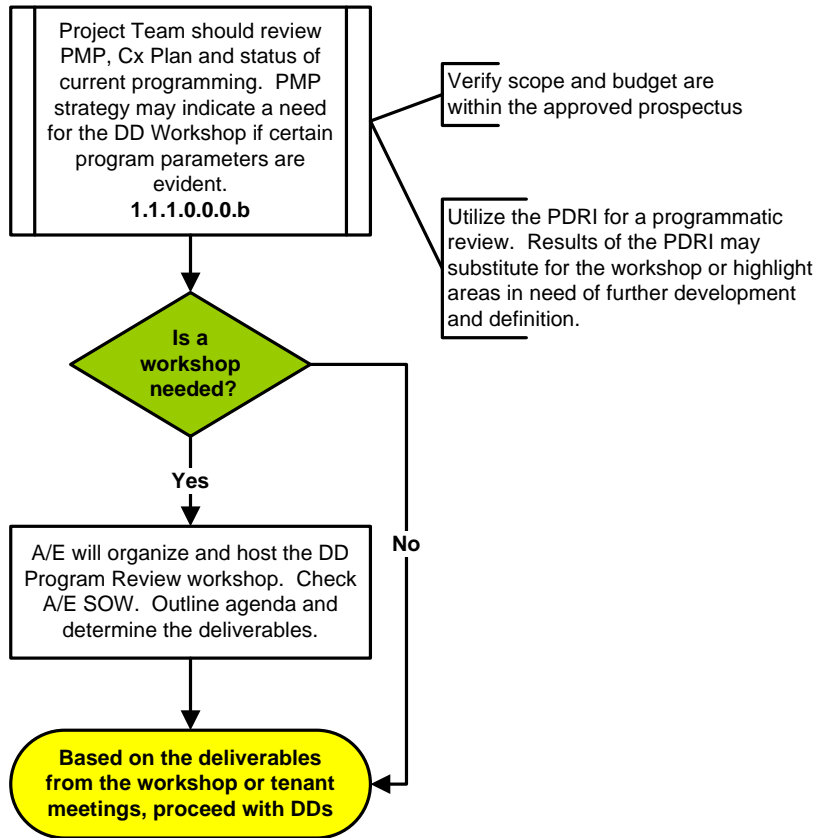
LINKS

HVAC Excellence PBS-P100

This page applies to:
 Traditional
 D/B
 D/B-Bridging
 CMc

6.8.1.0.0.0 DD Program Review Workshop

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.8.1.0.0.0 DD Program Review Workshop**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

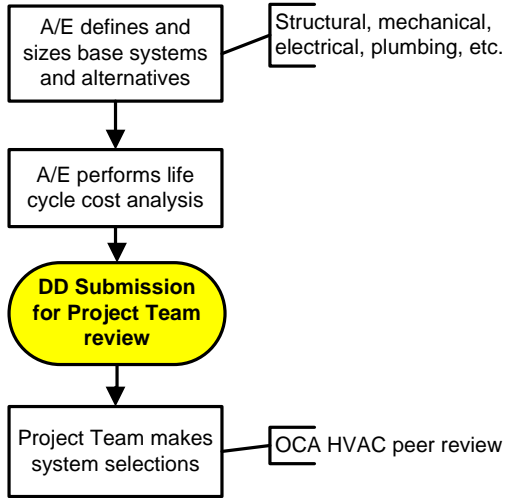


This page applies to:

Traditional D/B D/B-Bridging CMc

6.8.2.0.0.0 DD Systems Selection Analyses

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.2.0.0.0 DD Systems Selection Analyses**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



Must be aligned with LEED goals

LINKS

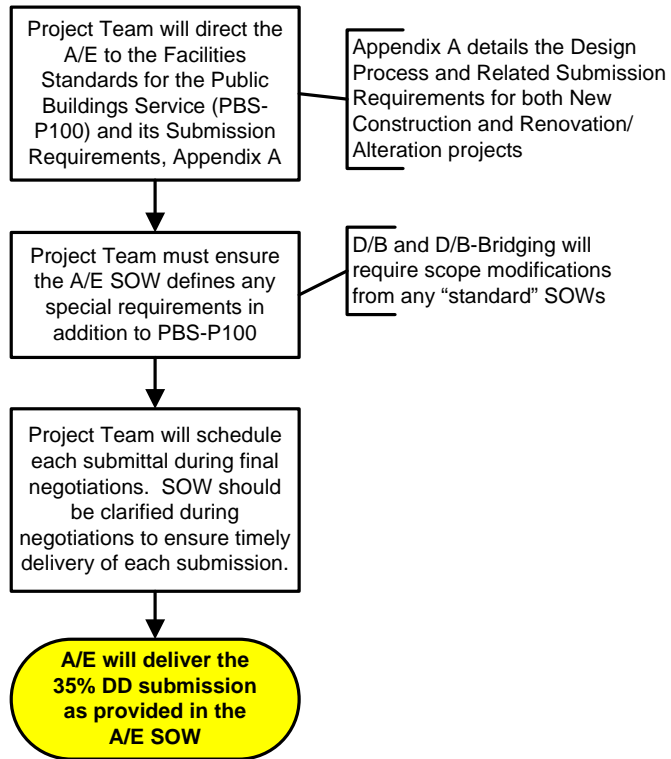
HVAC Excellence	PBS-P100	PMP Reference
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This page applies to:

Traditional D/B D/B-Bridging CMc

6.8.5.0.0.0 DD Submission (35%)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.5.0.0.0 DD Submission (35%)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

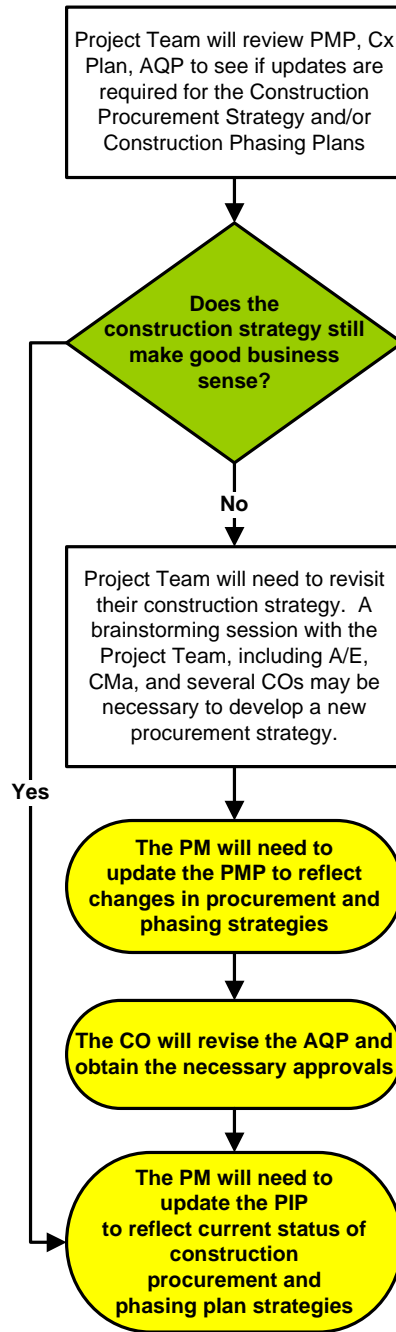
PBS-P100

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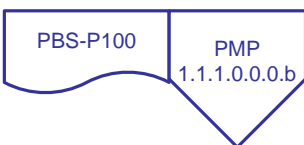
- Traditional
- D/B
- D/B-Bridging
- CMc

6.8.9.0.0.0 Construction Strategy/Phasing Plan

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.9.0.0.0 Construction Strategy/Phasing Plan**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



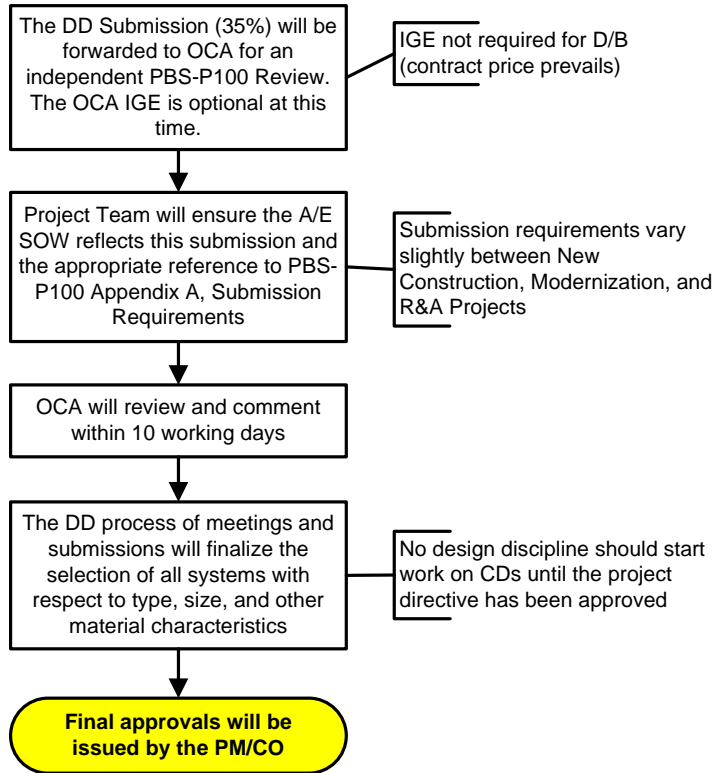
This page applies to:

Traditional D/B D/B-Bridging CMc

Independent
OCA
PBS-P100
Review
6.8.11.0.0.0

6.8.11.0.0.0 Independent OCA PBS-P100 Review and IGE

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.11.0.0.0 Independent OCA PBS-P100 Review and IGE Estimate**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

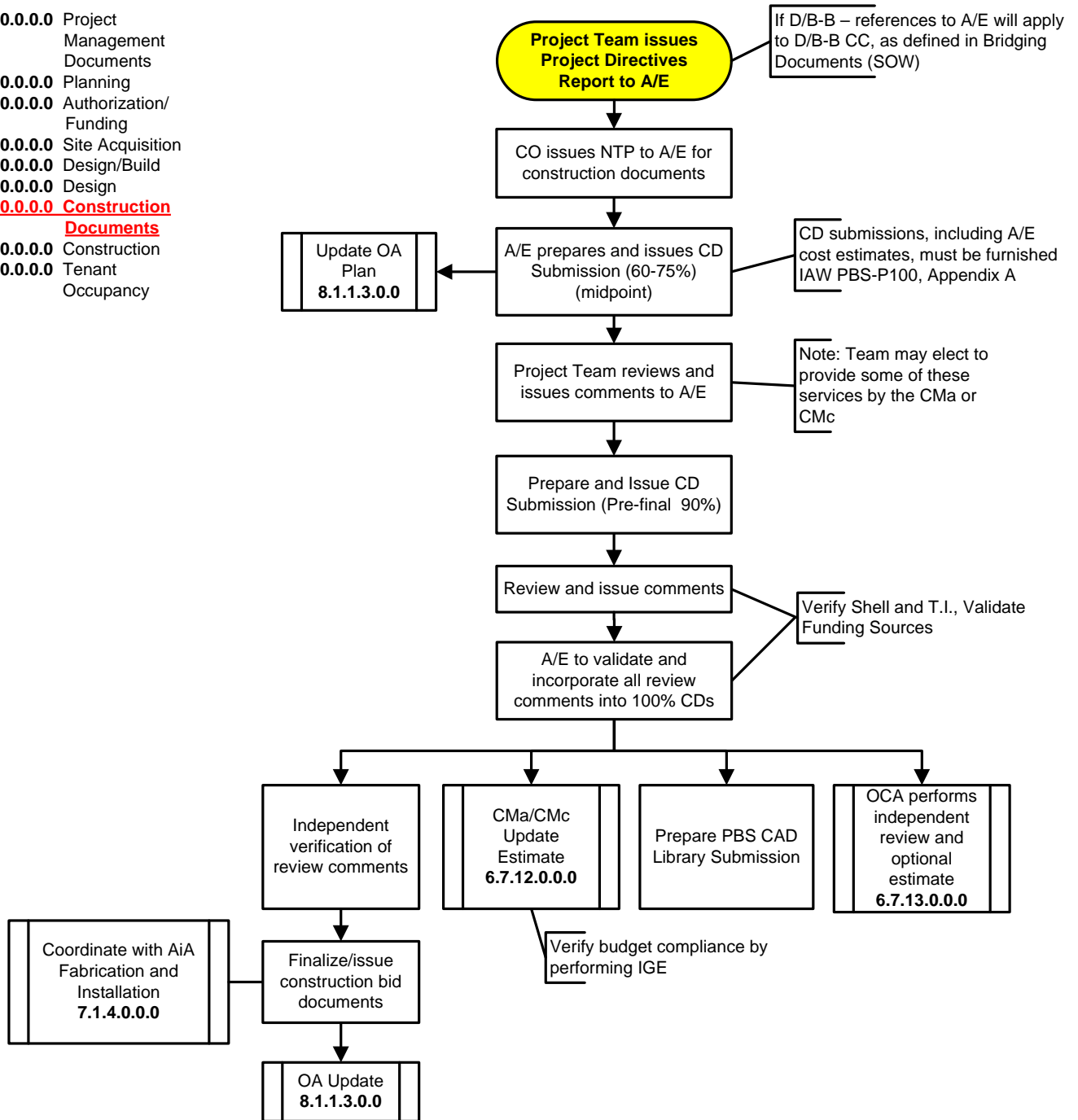
PBS-P100

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.9.0.0.0 Construction Documents

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.9.0.0.0 Construction Documents**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

National CAD/ CIFM Standards	PBS-P100	PBS Pricing Desk Guide
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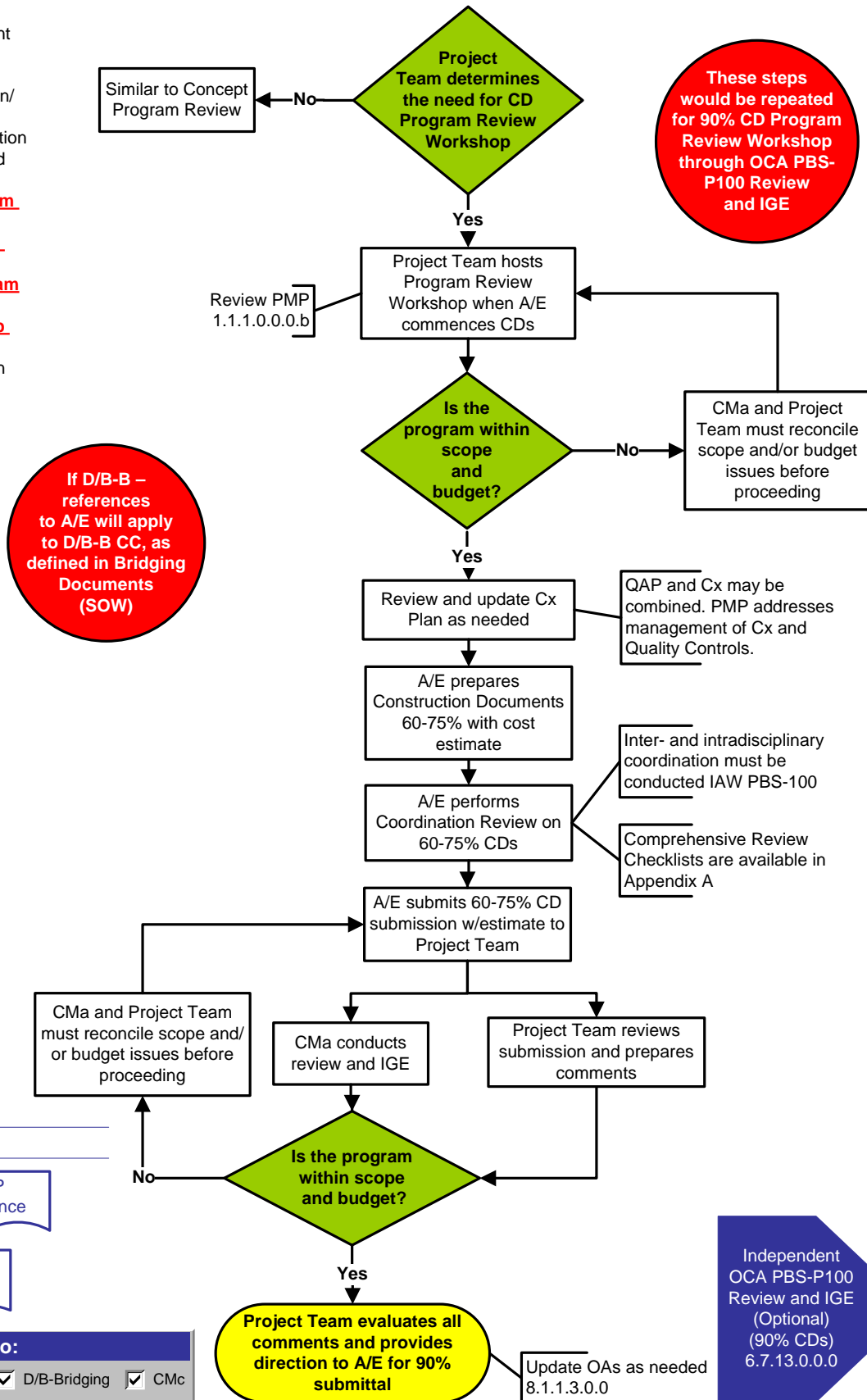
This page applies to:

Traditional D/B D/B-Bridging CMc

CD Program
Review
Workshop
(CD Start)
/(90%)
6.9.3.0.0.0

6.9.3.0.0.0 CD Program Review Workshop (CD Start)
6.9.10.0.0.0 CD Program Review Workshop (90%)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.9.3.0.0.0 CD Program Review Workshop (CD Start)**
- 6.9.10.0.0.0 CD Program Review Workshop (90%)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

- PBS-P100
- PMP Reference
- Professional Services Estimating Tool

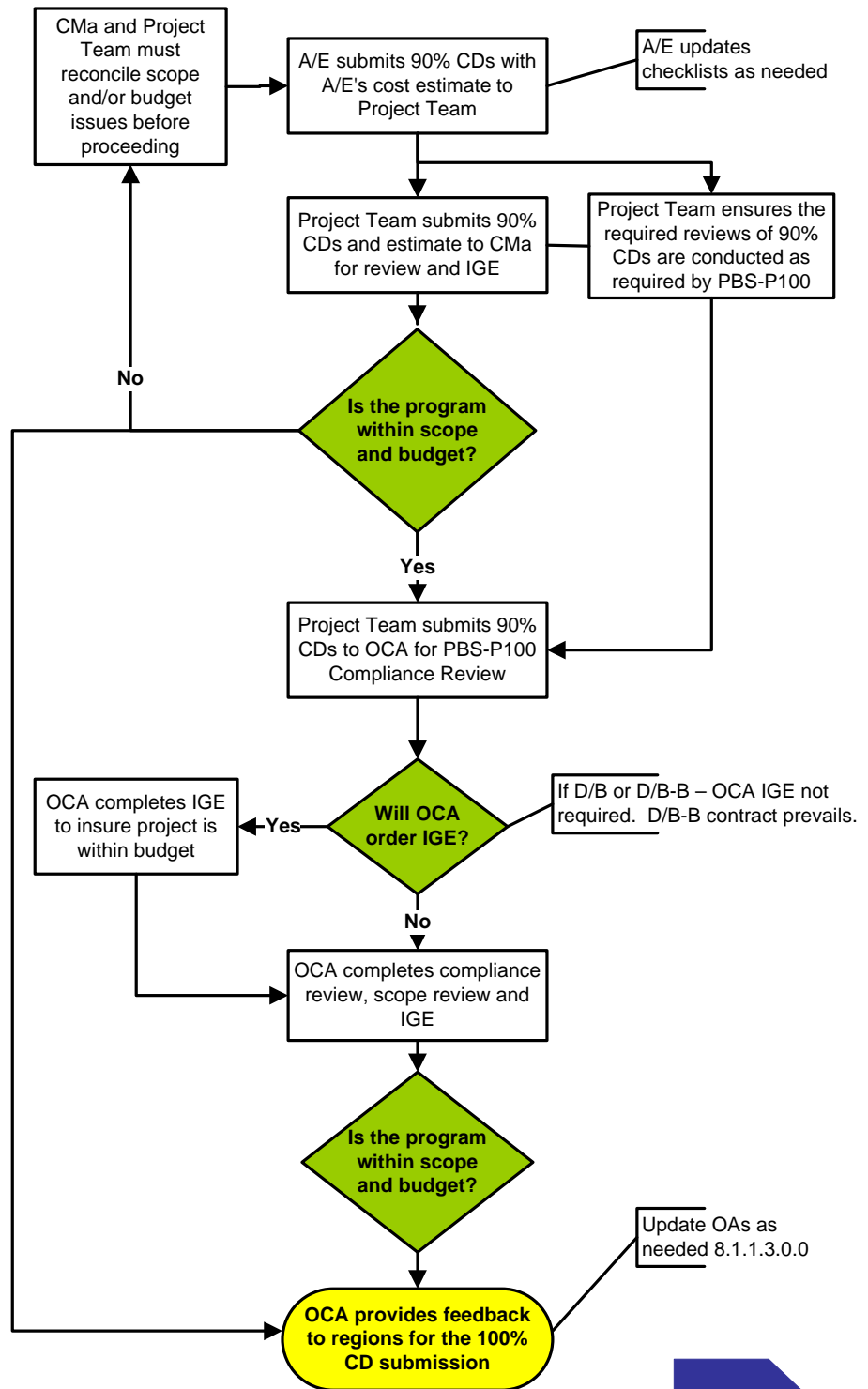
This page applies to:

Traditional D/B D/B-Bridging CMc

Independent OCA PBS-P100 Review and IGE (Optional) (90% CDs) 6.7.13.0.0.0

6.7.13.0.0.0 Independent OCA PBS-P100 Review and IGE (Optional) (90% CDs)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.13.0.0.0 Independent OCA PBS-P100 Review and IGE (Optional) (90% CDs)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

PBS-P100 | PMP Reference

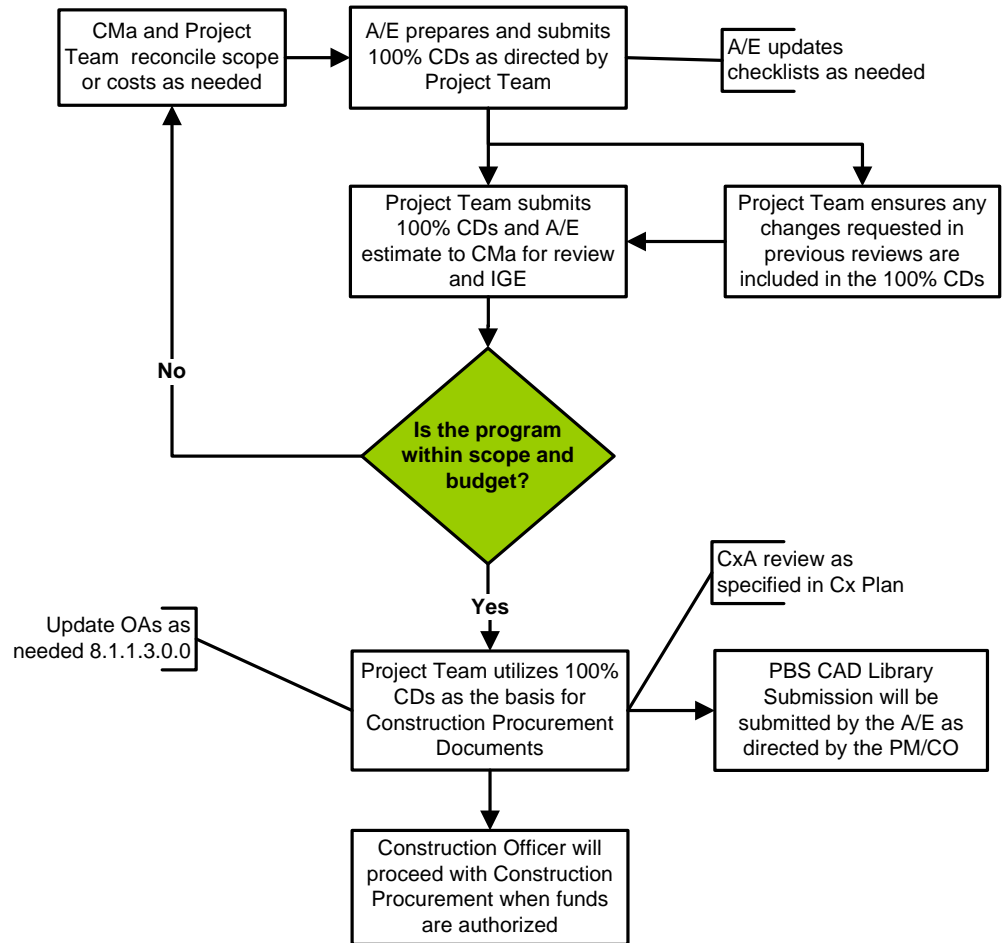
Professional Services Estimating Tool

This page applies to:
 Traditional D/B D/B-Bridging CMc

CMA's CD Review/ Estimate (100% CDs) 6.7.12.0.0.0

6.7.12.0.0.0 CMA's CD Review/Estimate (100% CDs)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.12.0.0.0 CMA's CD Review/Estimate (100% CDs)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

PBS-P100	PMP Reference	Professional Services Estimating Tool
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This page applies to:

<input checked="" type="checkbox"/> Traditional	<input checked="" type="checkbox"/> D/B	<input checked="" type="checkbox"/> D/B-Bridging	<input checked="" type="checkbox"/> CMc
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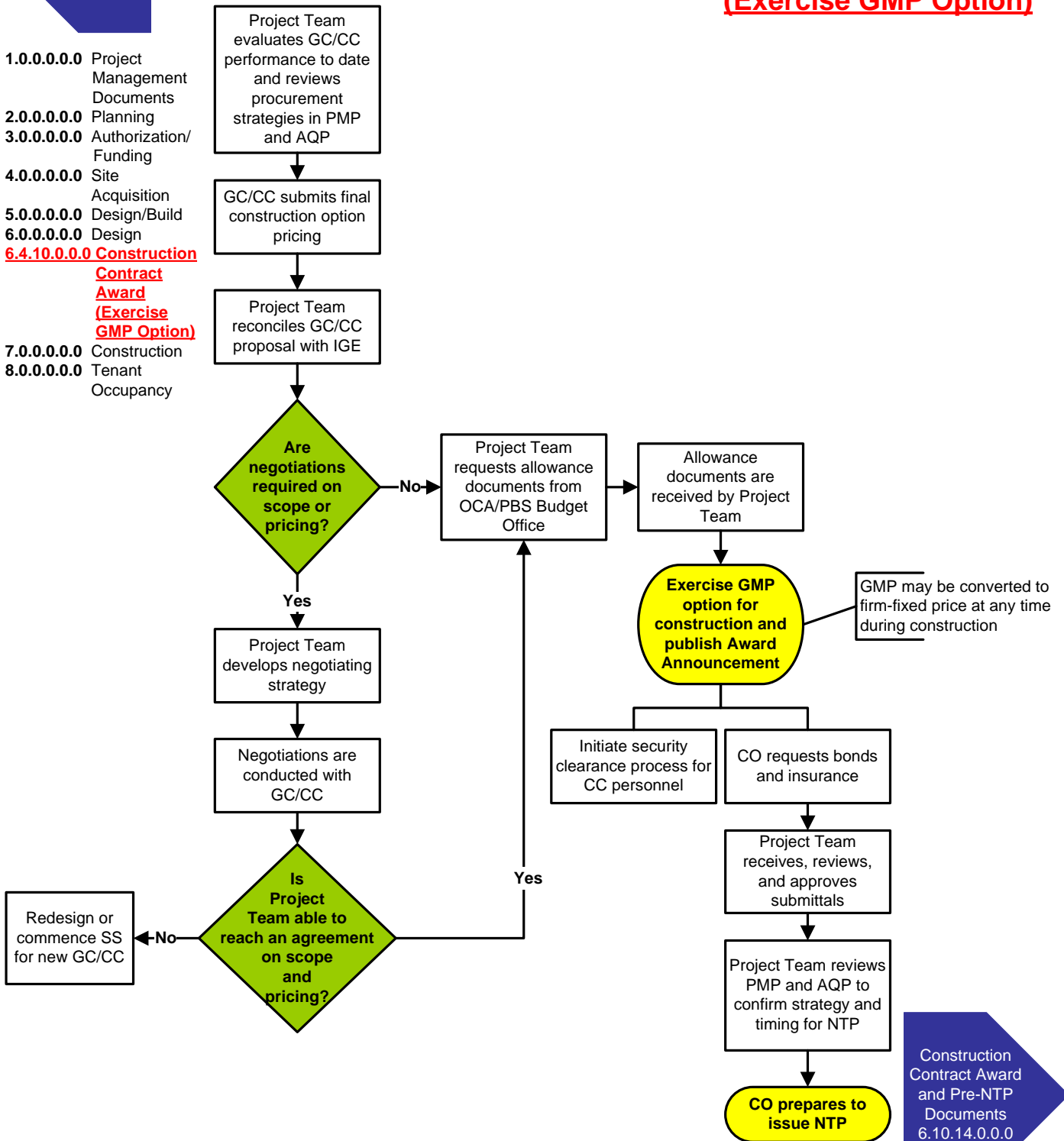


Construction Procurement
6.10.1.0.0.0

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.4.10.0.0.0 Construction Contract Award (Exercise GMP Option)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

7.0.0.0.0.0 Construction Traditional

6.4.10.0.0.0. Construction Contract Award (Exercise GMP Option)



Construction Contract Award and Pre-NTP Documents
6.10.14.0.0.0

NTP
7.1.1.0.0.0

LINKS

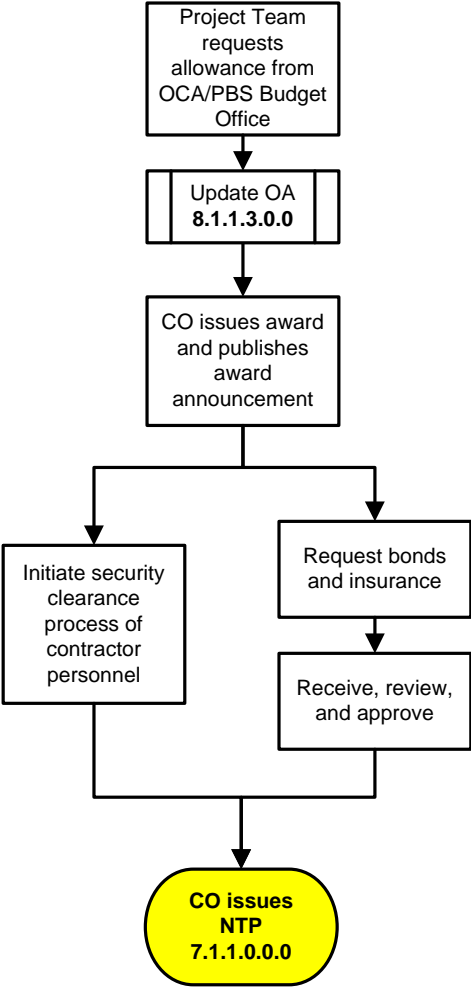
- Acquisition Plan
- PMP Reference

This page applies to:

Traditional D/B D/B-Bridging CMc

**6.10.14.0.0.0 Construction Contract Award and
6.10.15.0.0.0 Pre-NTP Documents (Bonds, Insurance,
Security, etc.)**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.14.0.0.0 Construction Contract Award**
- 6.10.15.0.0.0 Pre-NTP Documents (Bonds, Insurance, Security, Etc.)**
- 8.0.0.0.0.0 Tenant Occupancy



The contract documents can be conformed with all amendments as deemed appropriate

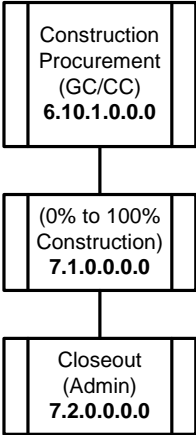
If GC/CC is providing Design and Constructability Reviews, the NTP will be issued to GC/CC for Design and Constructability Reviews. The GMP option for construction (NTP) will be exercised at a later date, as determined by Project Team and detailed in PMP and AQP.

This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction
Traditional
7.0.0.0.0 Construction

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction**
- 8.0.0.0.0 Tenant Occupancy



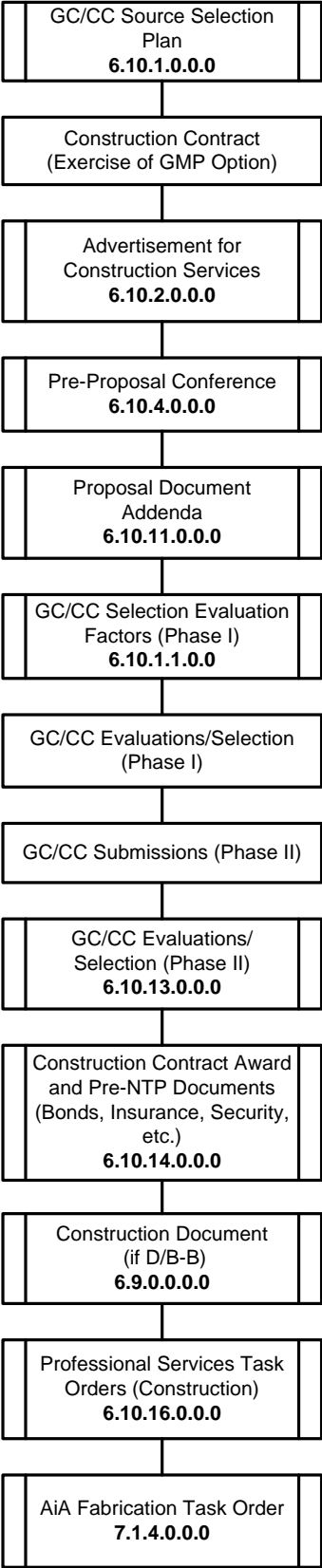
GC/CC – GC – refers to General Contractor under the Traditional Delivery Methods and CC – refers to Construction Contractor under all other delivery methods.

This page applies to:

Traditional D/B D/B-Bridging CMc

6.10.0.0.0 Construction Procurement

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.1.0.0.0 Construction Procurement**
- 8.0.0.0.0.0 Tenant Occupancy



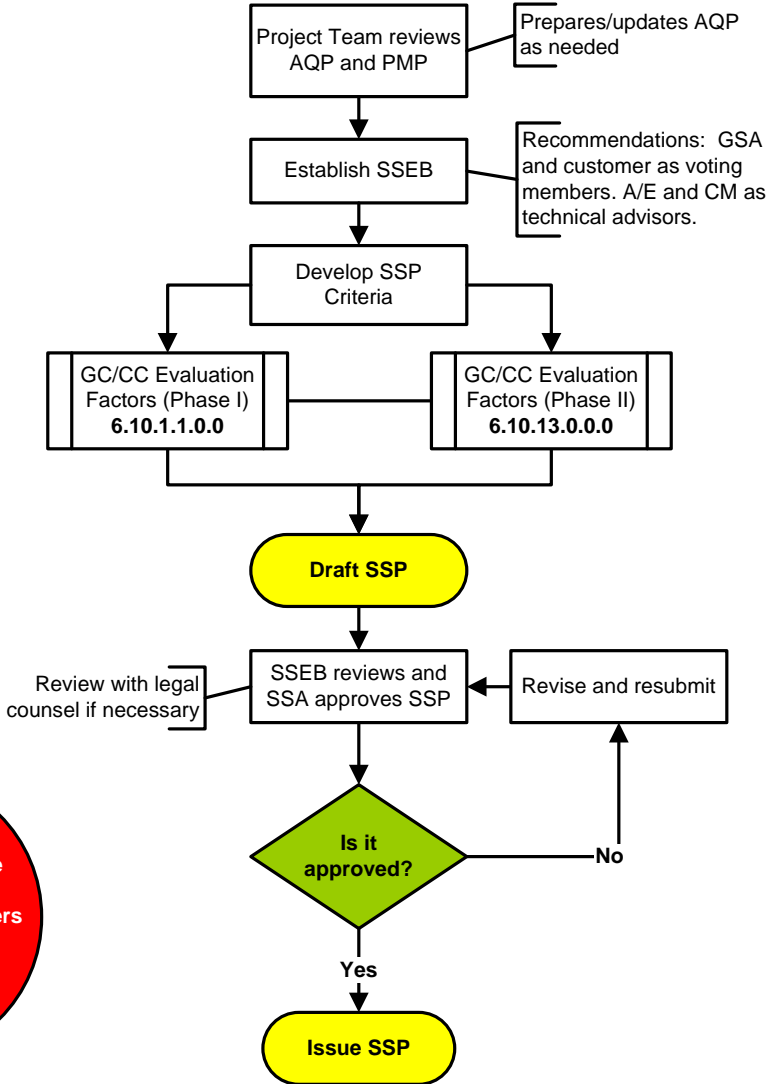
GC/CC – GC – refers to General Contractor under the Traditional Delivery Method and CC – refers to Construction Contractor under all other delivery methods

This page applies to:

Traditional D/B D/B-Bridging CMc

6.10.1.0.0.0 GC/CC Source Selection Plan

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.1.0.0.0 GC/CC Source Selection Plan**
- 8.0.0.0.0.0 Tenant Occupancy



GC/CC – GC – refers to General Contractor under the Traditional Delivery Methods and CC – refers to Construction Contractor under all other delivery methods.

LINKS

FAR	GSAM	Sample SSP
Source Selection Guide	Pre-Proposal Conference 6.10.4.0.0.0	

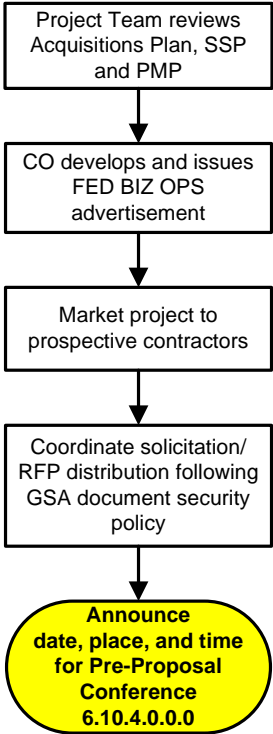
This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc



6.10.2.0.0.0 Advertisement for Construction Services

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.2.0.0.0 Advertisement for Construction Services**
- 8.0.0.0.0.0 Tenant Occupancy

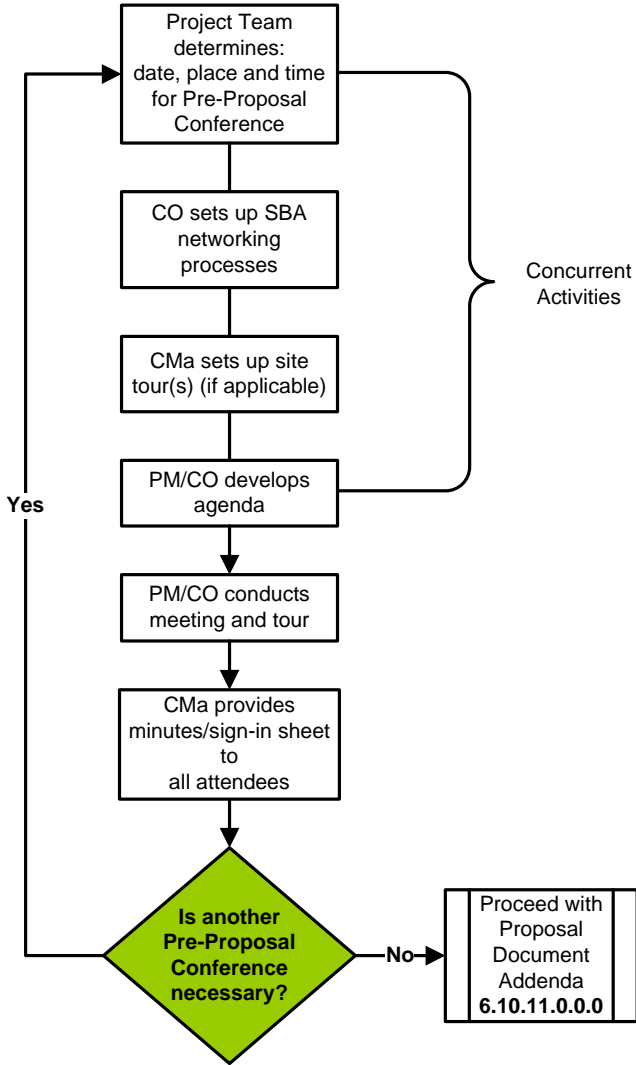


This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

6.10.4.0.0.0 Pre-Proposal Conference

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.4.0.0.0 Pre-Proposal Conference**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

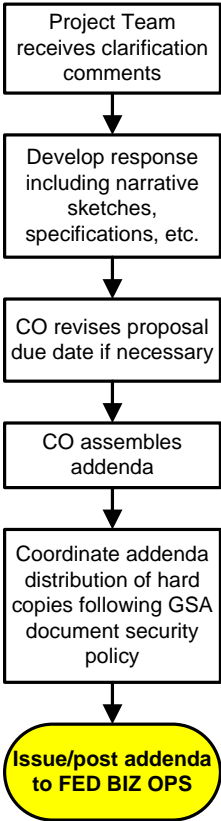
FAR	GSAM
Sample Agenda	GC/CC Source Selection Plan 6.10.1.0.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

6.10.11.0.0 Proposal Document Addenda

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 6.10.11.0.0 Proposal Document Addenda**
- 8.0.0.0.0 Tenant Occupancy



LINKS

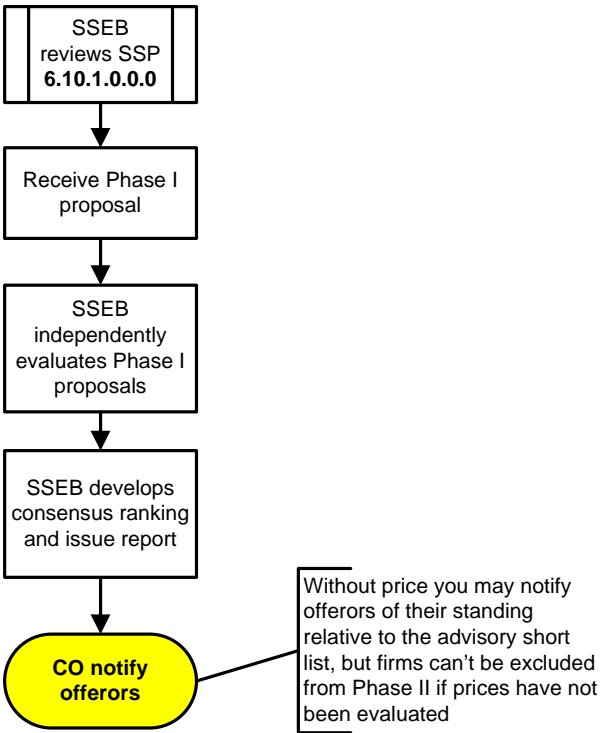
FAR	GSAM
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This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

6.10.1.1.0.0 GC/CC Selection Evaluation Factors (Phase I)
6.10.8.0.0.0 GC/CC Evaluations/Selection (Phase I)

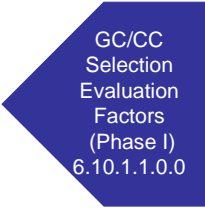
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.1.1.0.0 GC/CC Selection Evaluation Factors (Phase I)**
- 6.10.8.0.0.0 GC/CC Evaluations/Selection (Phase I)**
- 8.0.0.0.0.0 Tenant Occupancy



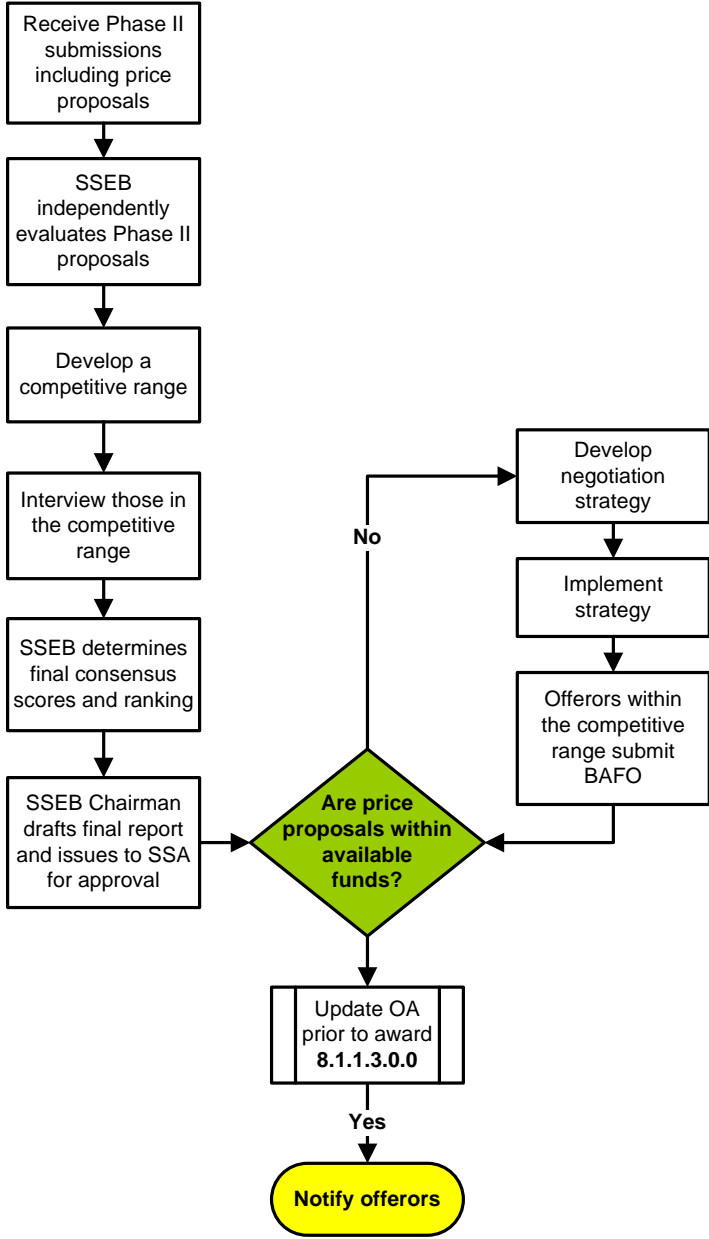
This page applies to:

Traditional D/B D/B-Bridging CMc

6.10.13.0.0.0 GC/CC Evaluations/Selection (Phase II)



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.13.0.0.0 GC/CC Selection Evaluation Selection (Phase II)**
- 8.0.0.0.0.0 Tenant Occupancy



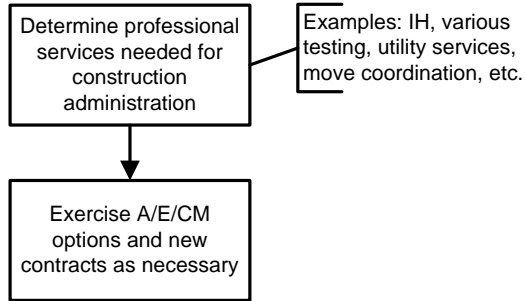
This page applies to:

Traditional D/B D/B-Bridging CMc



6.10.16.0.0.0 Professional Services Task Orders (Construction)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.16.0.0.0 Professional Services Task Orders (Construction)**
- 8.0.0.0.0.0 Tenant Occupancy

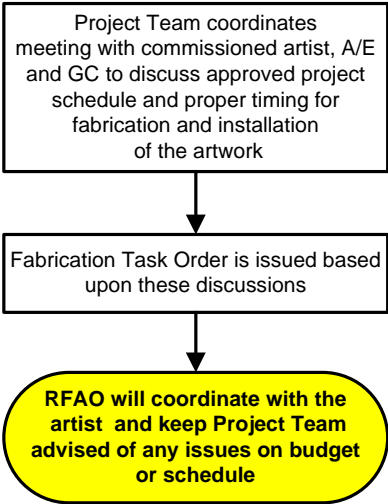


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order**
- 8.0.0.0.0 Tenant Occupancy



LINKS

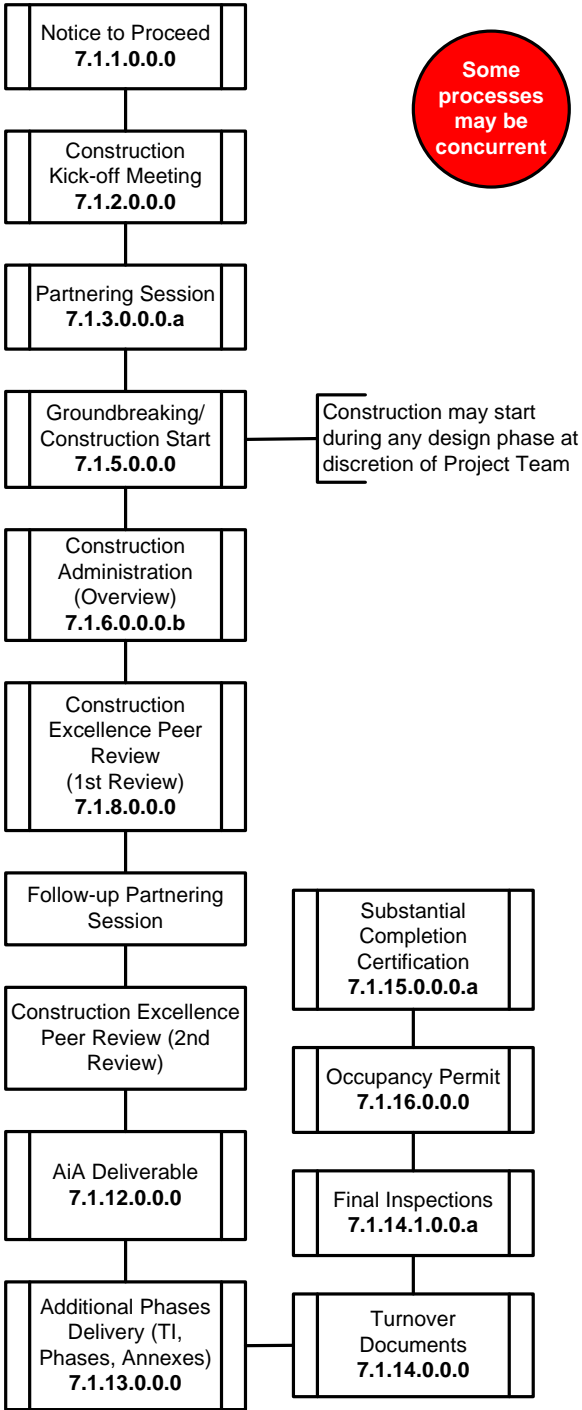
AiA Contract
6.1.0.0.0.0.b

This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.0.0.0.0 (0% to 100% Construction)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.0.0.0.0 (0% to 100% Construction)**
- 8.0.0.0.0.0 Tenant Occupancy



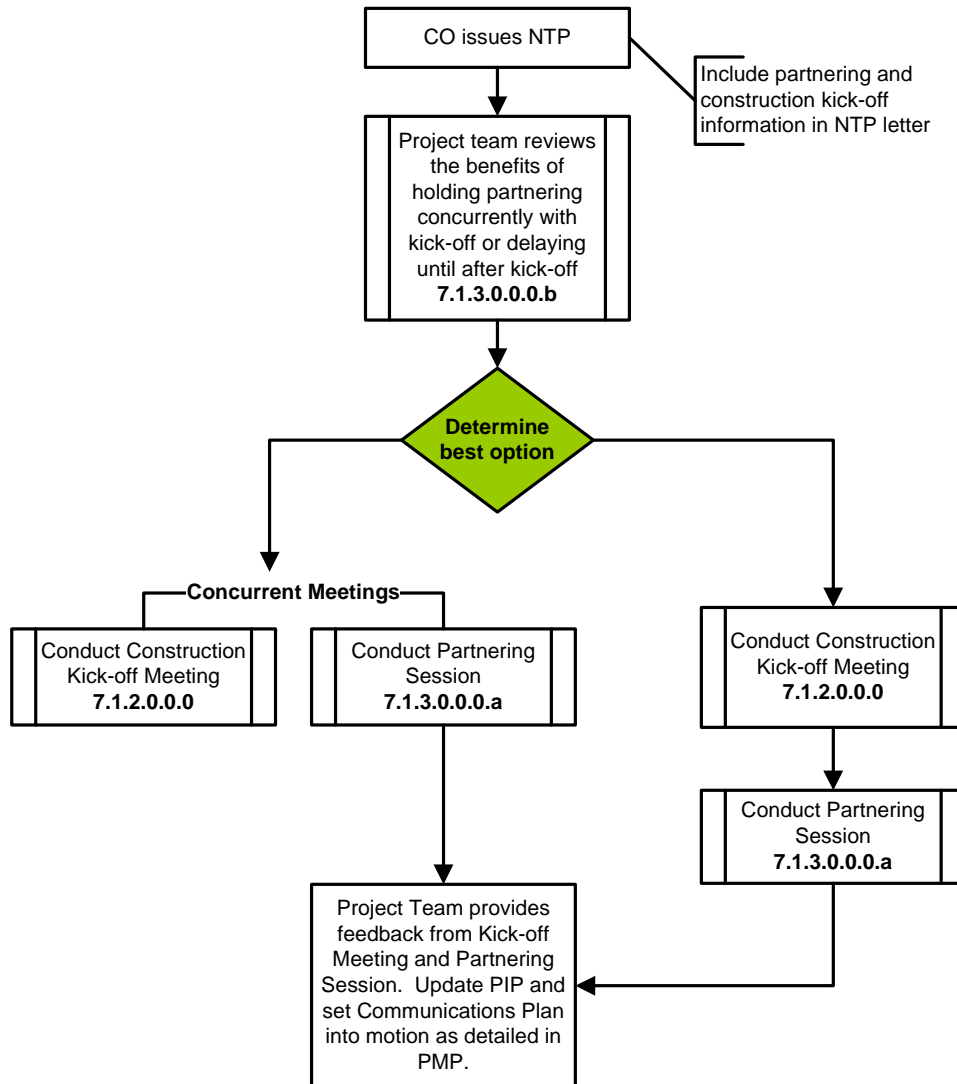
Some processes may be concurrent

Construction may start during any design phase at discretion of Project Team

This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.1.0.0.0 Notice to Proceed**
- 8.0.0.0.0 Tenant Occupancy



LINKS

Sample NTP Letter

This page applies to:

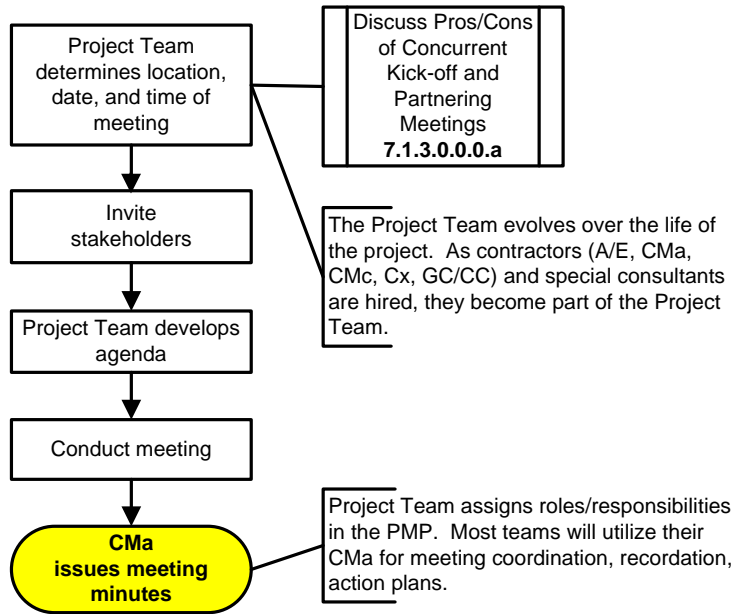
- Traditional
- D/B
- D/B-Bridging
- CMc



7.1.2.0.0.0 Construction Kick-off Meeting



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.2.0.0.0 Construction Kick-off Meeting**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

[Sample Kick-off Meeting Agenda](#)
[Suggested Stakeholders Invitation List](#)

[PMP 1.1.1.0.0.0.b](#)

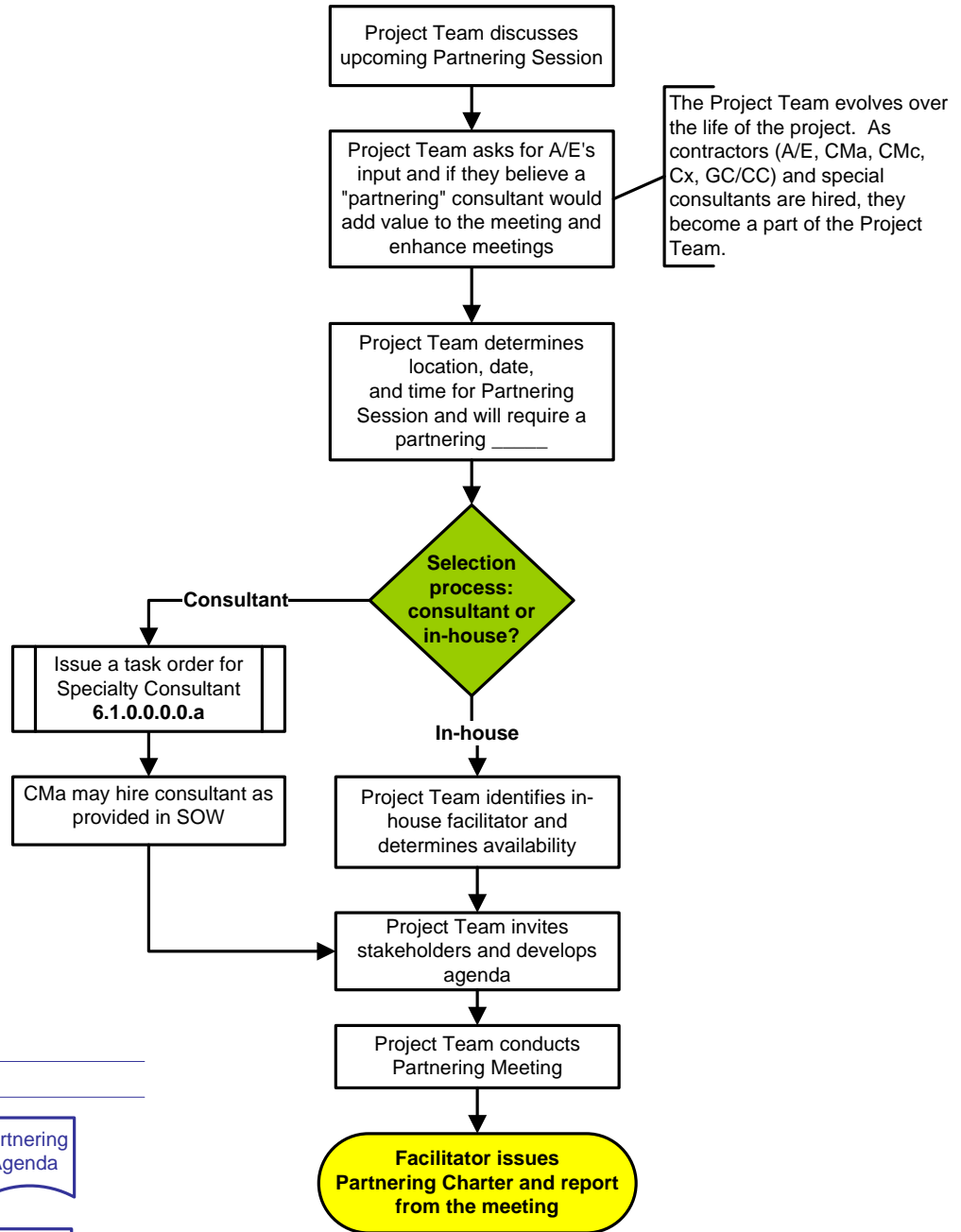
This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc



7.1.3.0.0.0.a Partnering Session

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.3.0.0.0.a Partnering Session**
- 8.0.0.0.0 Tenant Occupancy



LINKS

Sample Charters and Reports | Sample Partnering Session Agenda

Sample Partnering Techniques | Suggested Attendees List

Follow-up Partnering Session
7.1.10.0.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.1.3.0.0.0.b Partnering Session: Timing Benefits and Drawbacks

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.3.0.0.0.b Partnering Session: Timing Benefits and Drawbacks**
- 8.0.0.0.0 Tenant Occupancy

Option A: Holding partnering concurrently with kick-off:

Pros: Enhances team building.
Captures the early enthusiasm for a new project.
Logistics and scheduling are simplified with one meeting.

Cons: Duration and intensity could tire stakeholders and team members; information overload.
Agenda is more generic in format than actual, as construction has not started yet.

Option B: Delaying partnering until after kick-off:

Pros: Real construction issues can be addressed.
Real relationship issues can be addressed.
Can determine if communications and processes established at the Kick-off Meeting are working correctly.

Cons: Logistics in scheduling: not being able to assemble all the stakeholders at the same time.
Kick-off enthusiasm has waned.
Personality conflicts may have already arisen and may be causing problems.
Project has already begun, which may make it difficult for project staff to break away from the site and attend the meeting.

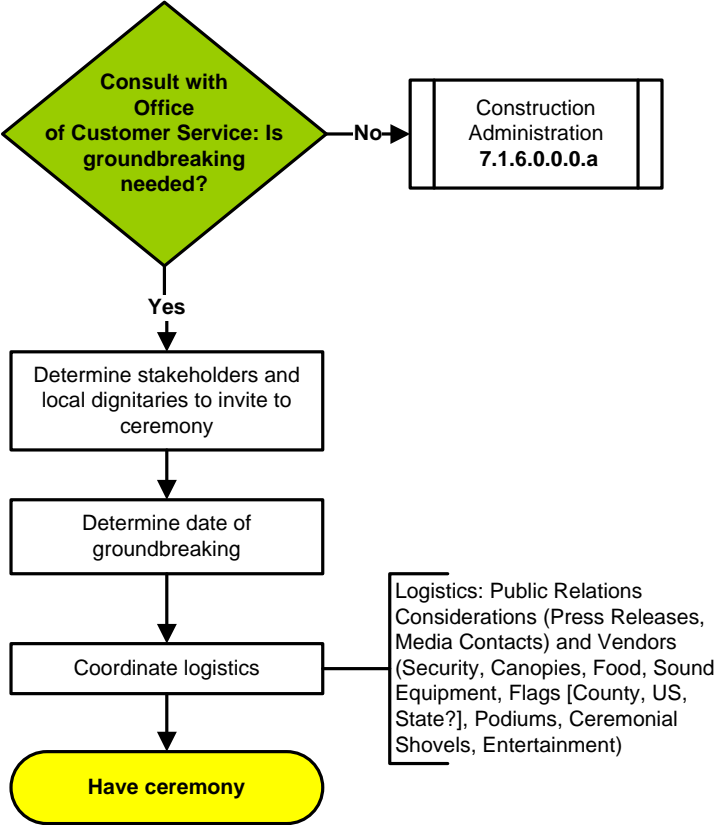
**A/E Meeting:
Discuss
with the A/E team
planning trigger for
whether the team feels
an outside consultant
for the Partnering
Meeting is
necessary.**

This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.5.0.0.0 Groundbreaking/Construction Start

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.5.0.0.0 Groundbreaking/Construction Start**
- 8.0.0.0.0.0 Tenant Occupancy



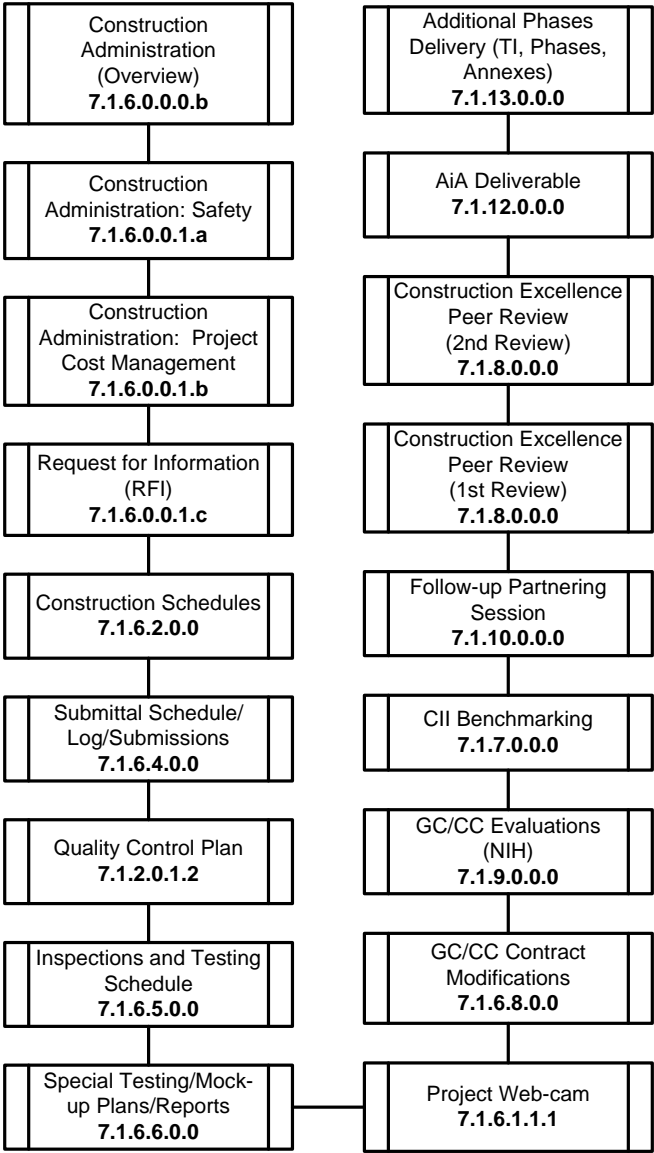
This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.0.0.a Construction Administration

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.a Construction Administration**
- 8.0.0.0.0 Tenant Occupancy

Some processes may be concurrent

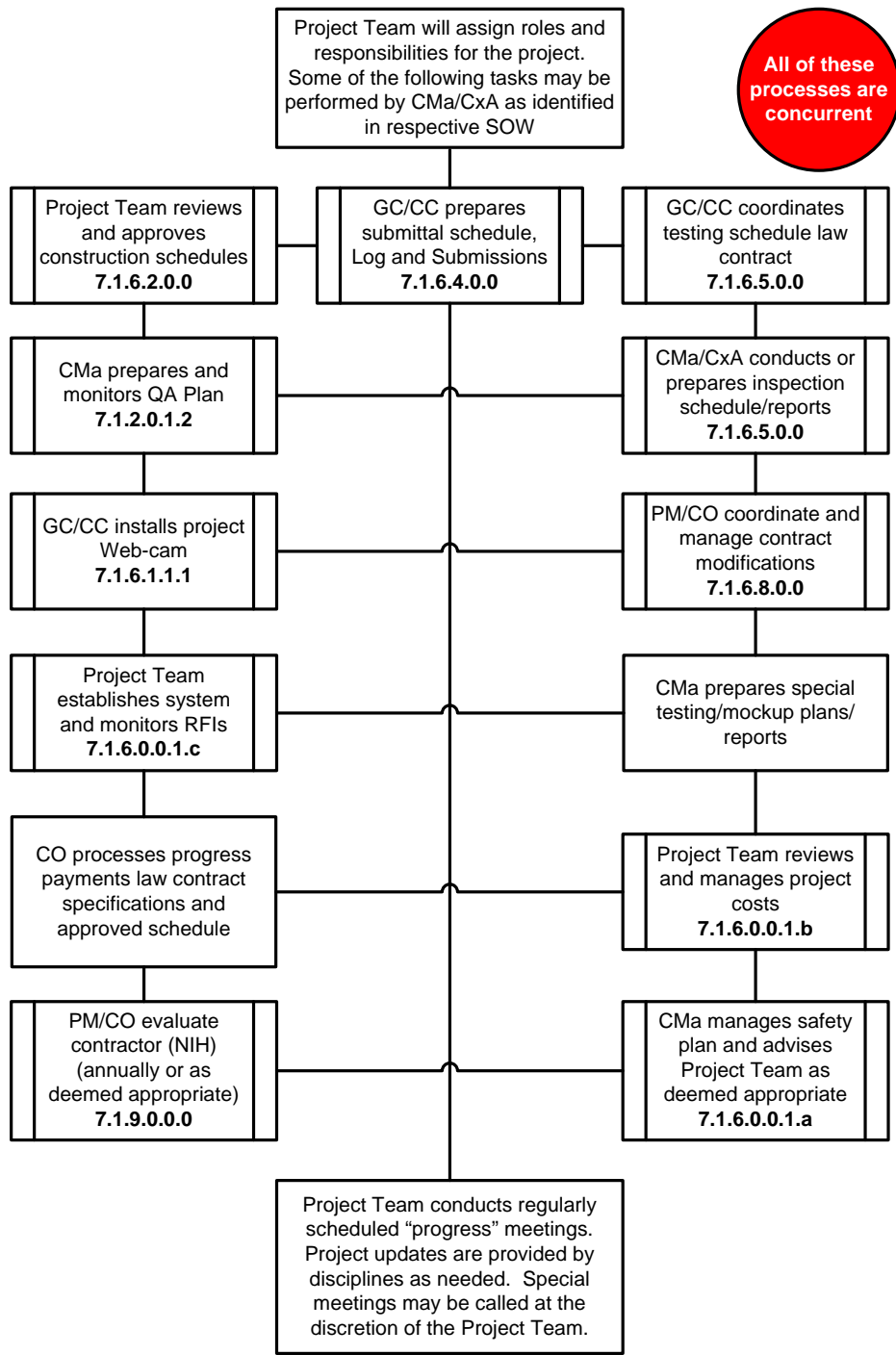


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.0.0.0.b Construction Administration (Overview)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.0.b Construction Administration (Overview)**
- 8.0.0.0.0 Tenant Occupancy

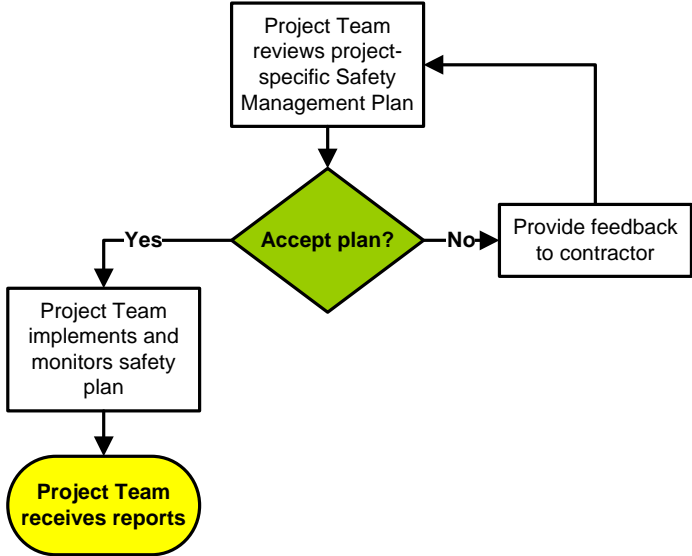


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.0.0.1.a Construction Administration: Safety

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.1.a Construction Administration: Safety**
- 8.0.0.0.0 Tenant Occupancy

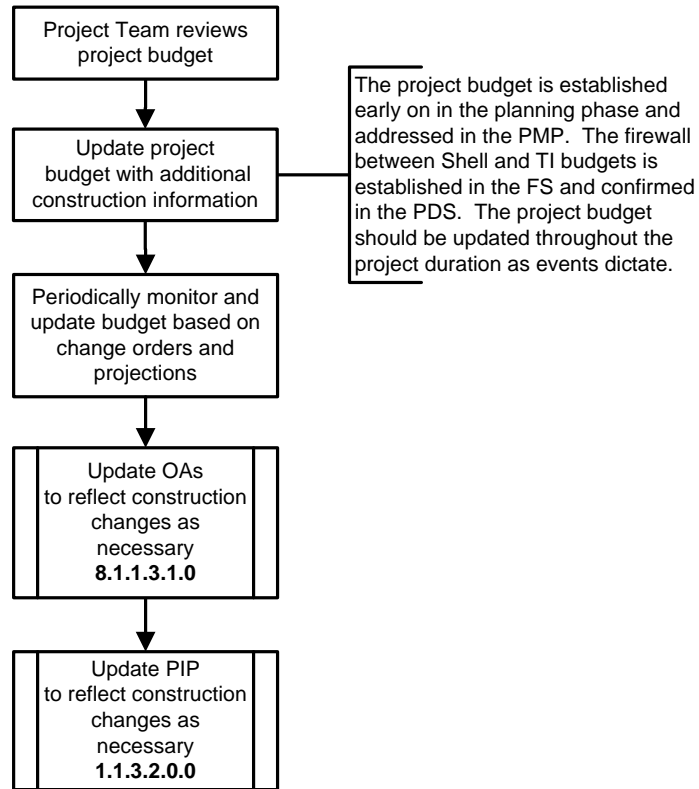


This page applies to:

Traditional D/B D/B-Bridging CMc

**7.1.6.0.0.1.b Construction Administration:
Project Cost Management**

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.1.b Construction Administration:
Project Cost Management**
- 8.0.0.0.0 Tenant Occupancy

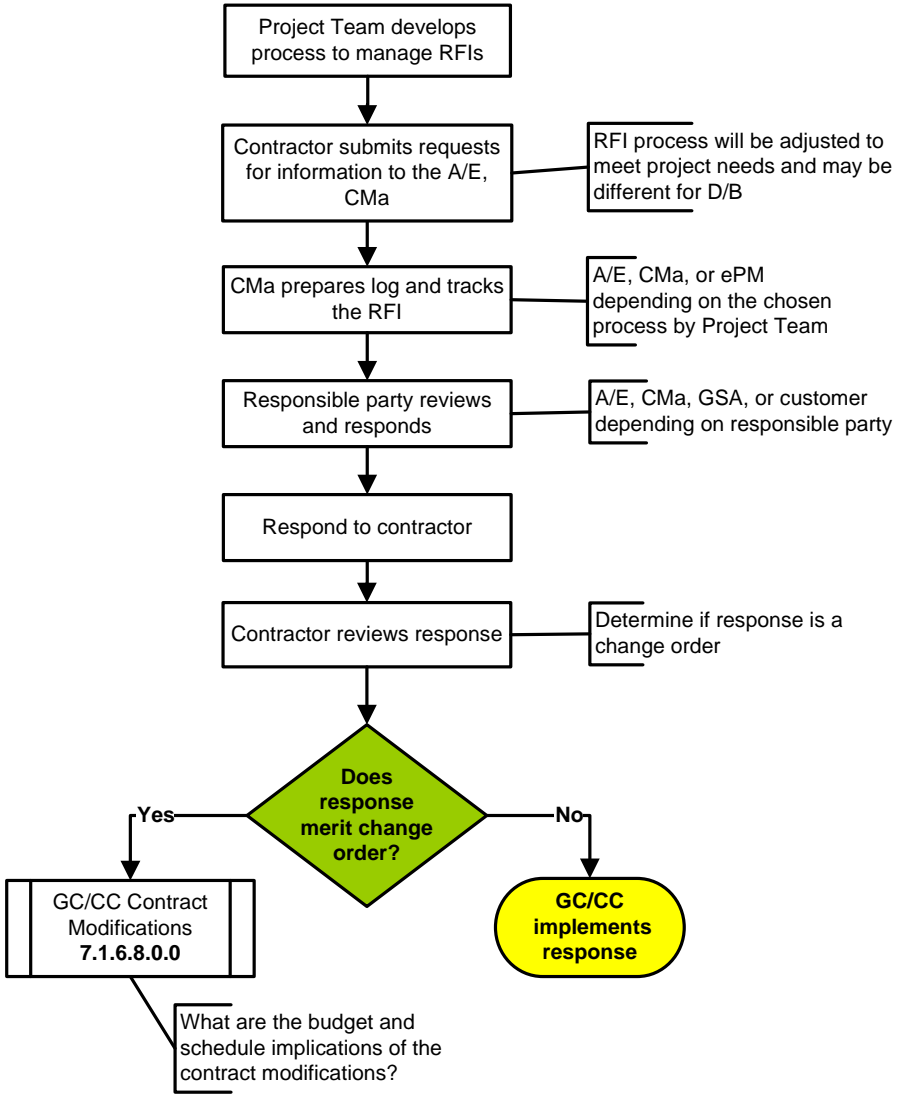


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.0.0.1.c Requests for Information (RFI)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.1.c Requests for Information (RFI)**
- 8.0.0.0.0 Tenant Occupancy

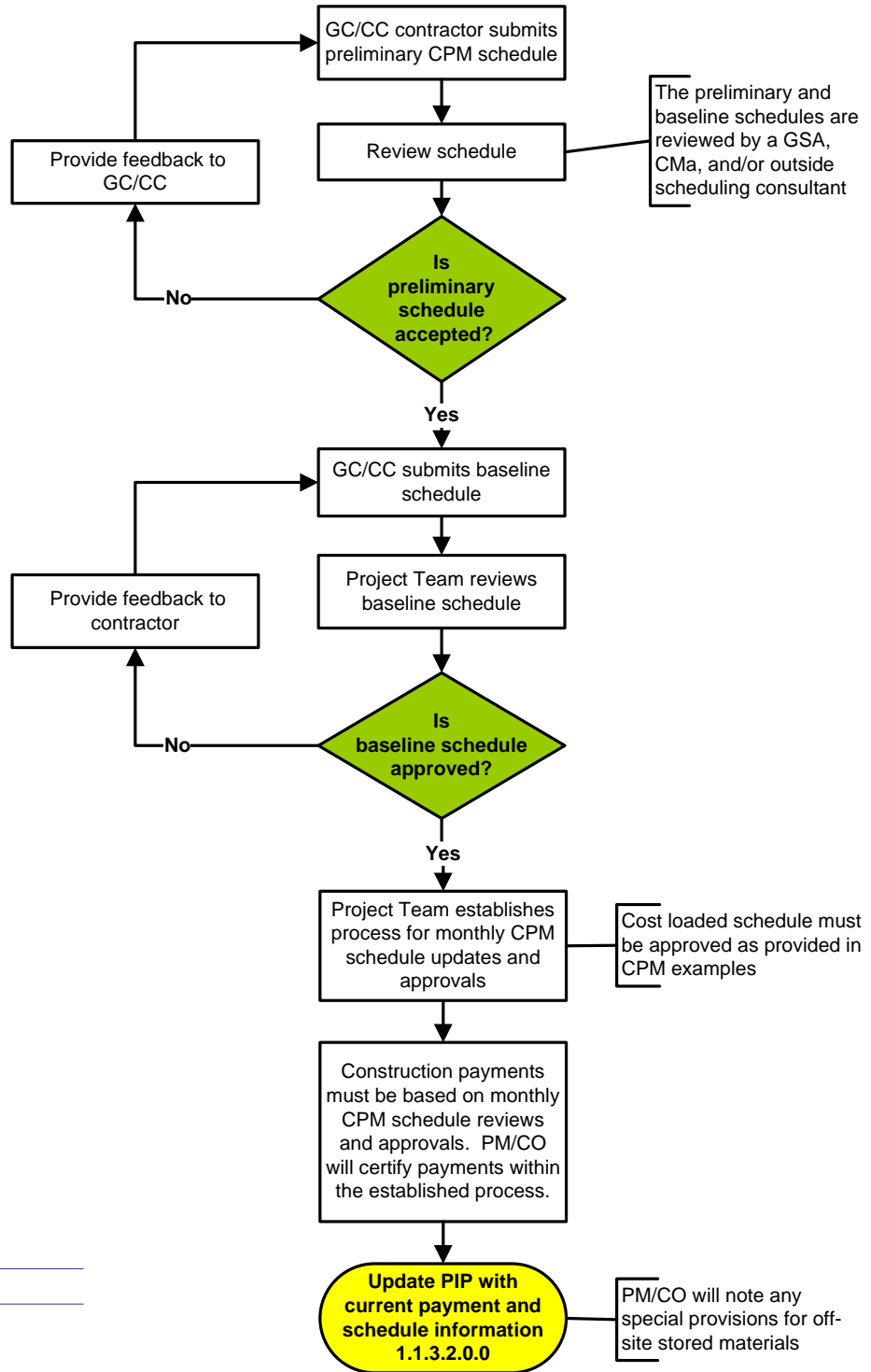


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.2.0.0 Construction Schedules

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.2.0.0 Construction Schedules**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

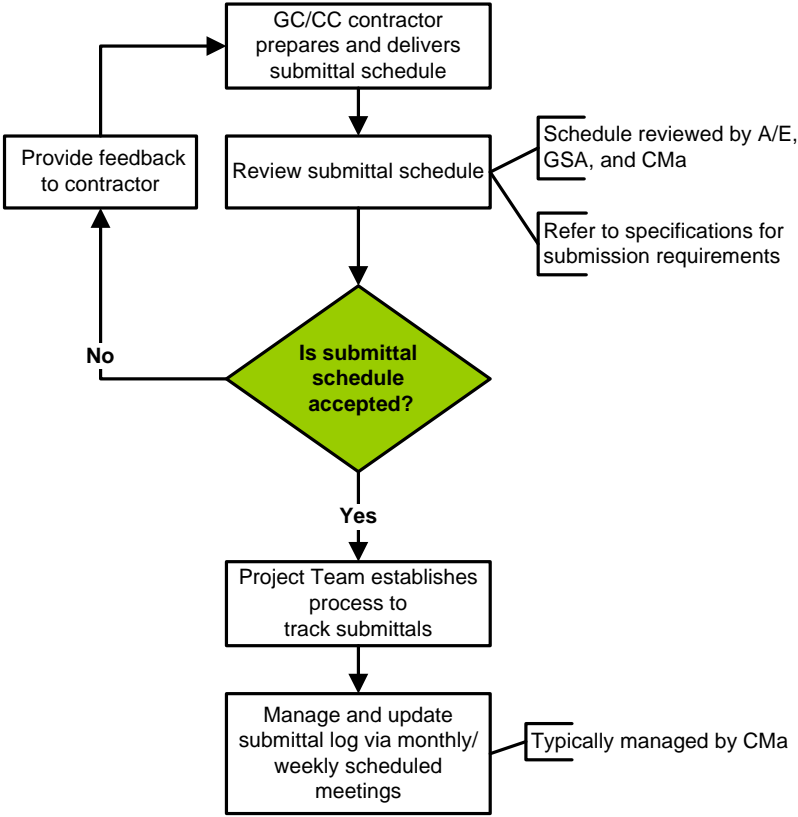
CPM Examples	Project Updates in PIP 1.1.3.2.0.0
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This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.1.6.4.0.0 Submittal Schedule/Log/Submissions

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.4.0.0 Submittal Schedule/Log/Submissions**
- 8.0.0.0.0 Tenant Occupancy



LINKS

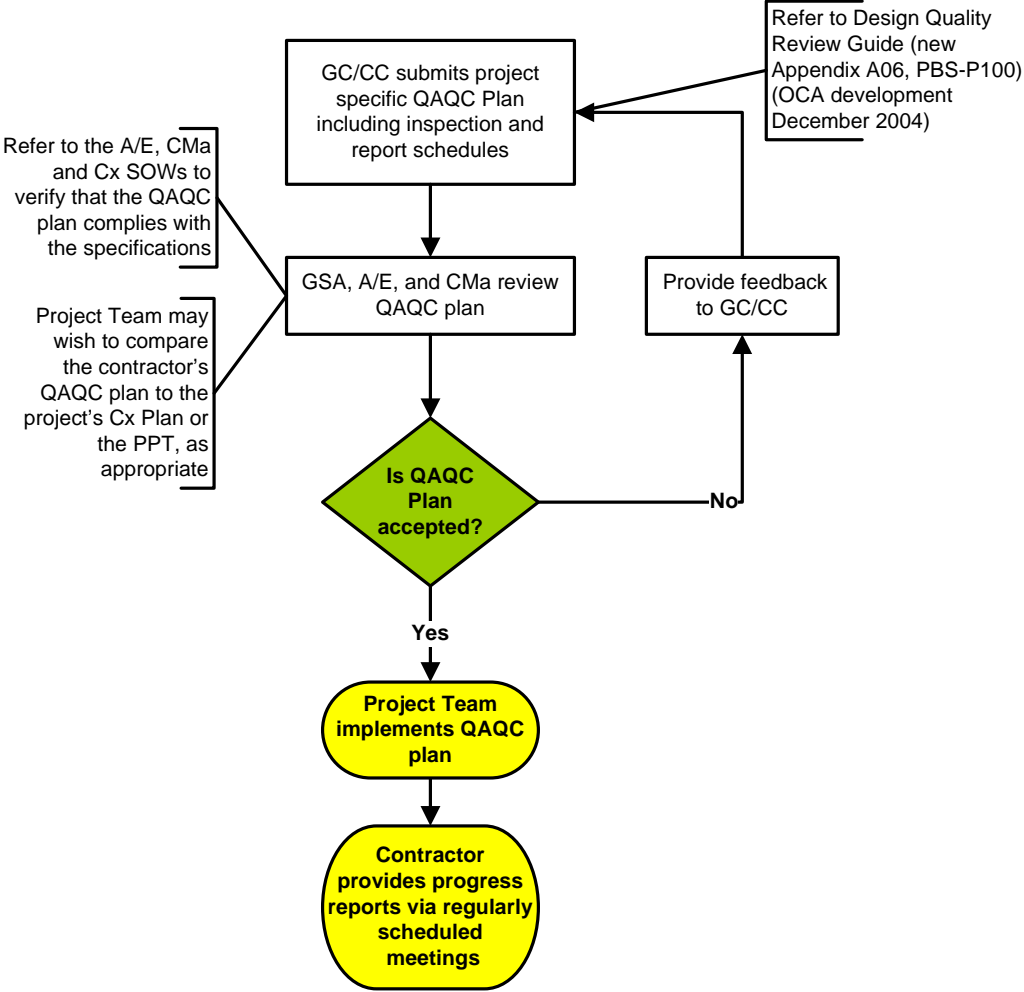
[Sample Submittal Schedule](#)

This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.2.0.1.2 Quality Assurance Quality Control Plans/Reports (QAQC Review Process)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.2.0.1.2 Quality Assurance Quality Control Plans/Reports (QAQC Review Process)**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

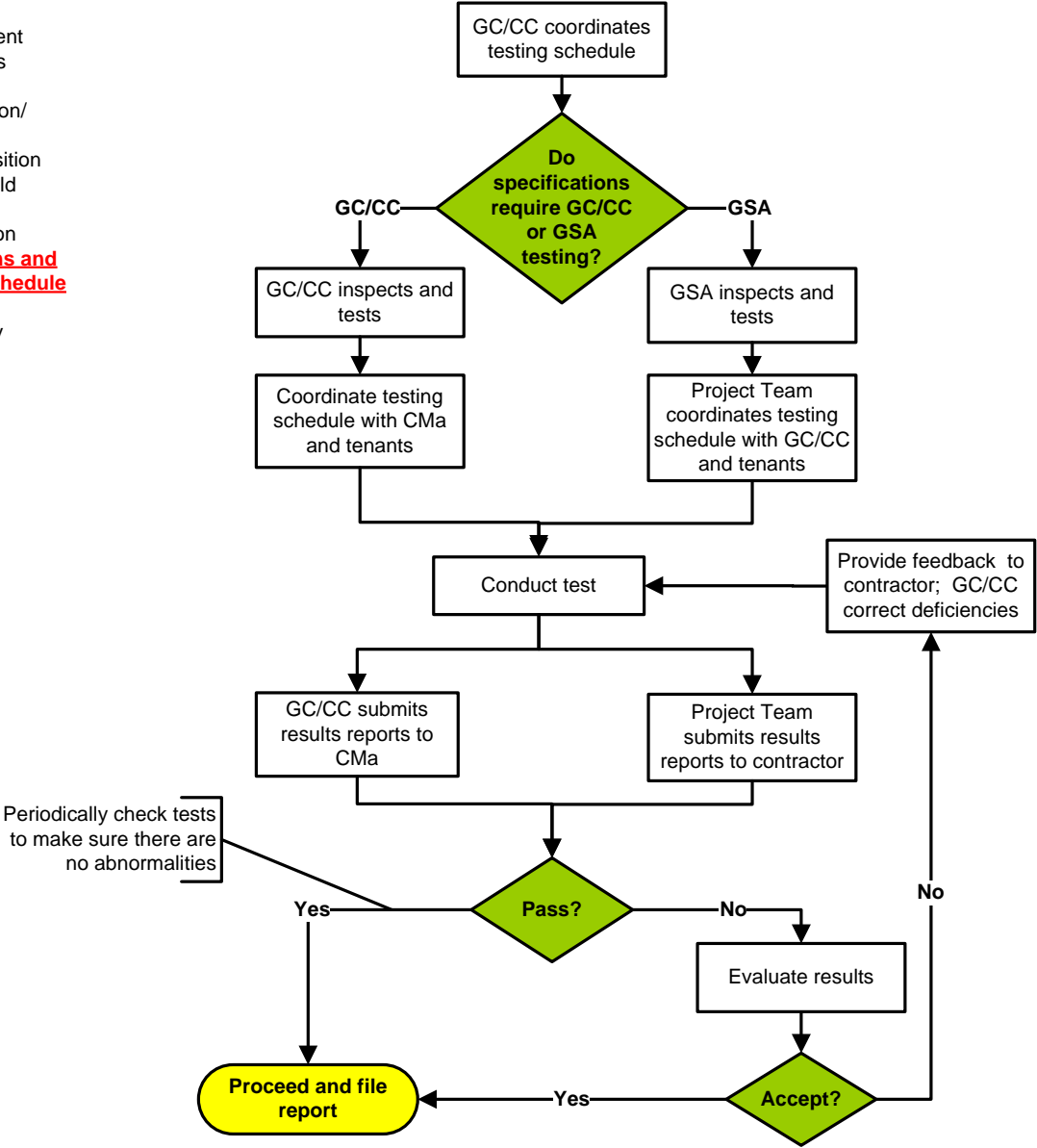
Building Cx Guide | Cx Plan | PBS-P100

PPT | Inspections and Testing Schedule 7.1.6.5.0.0

This page applies to:
 Traditional D/B D/B-Bridging CMc

7.1.6.5.0.0 Inspections and Testing Schedule

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.5.0.0 Inspections and Testing Schedule**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

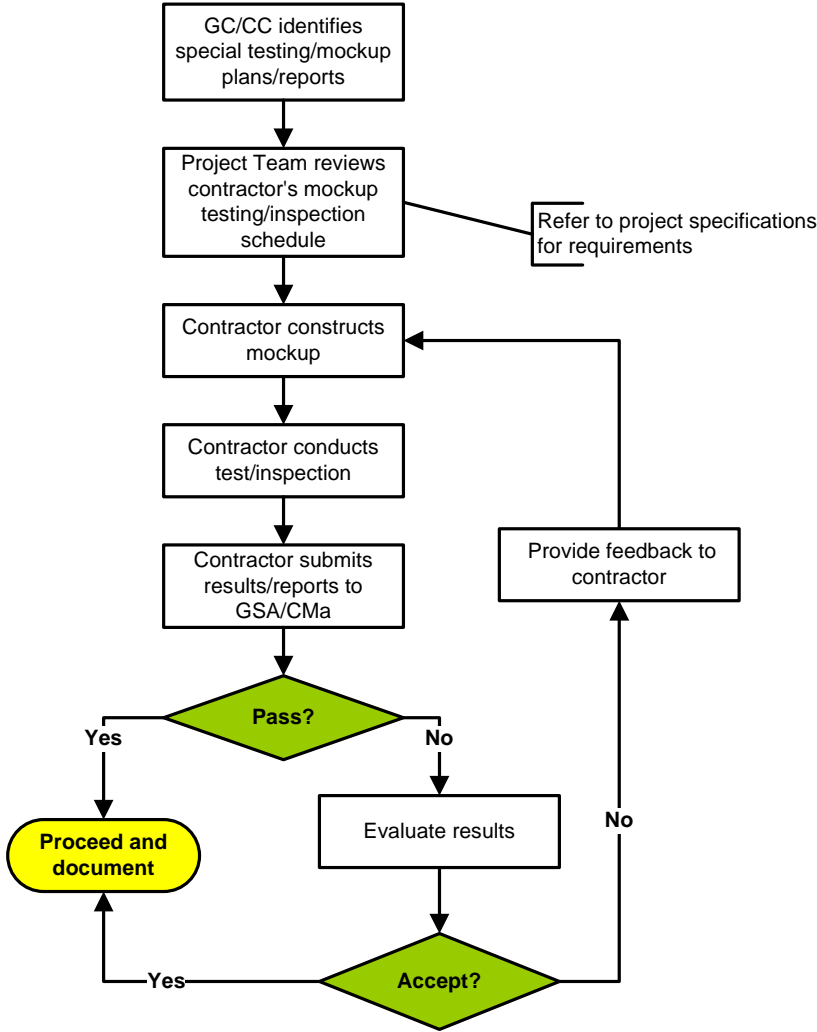
Cx Plan	Quality Control Plan 7.1.2.0.1.2
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This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports

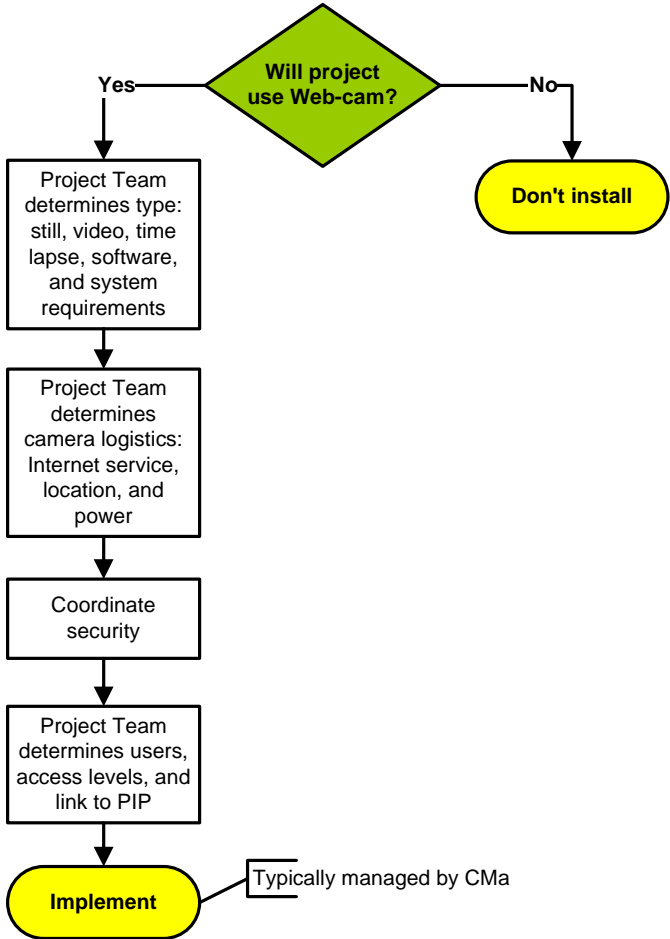
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports**
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.1.1.1 Project Web-Cam**
- 8.0.0.0.0 Tenant Occupancy

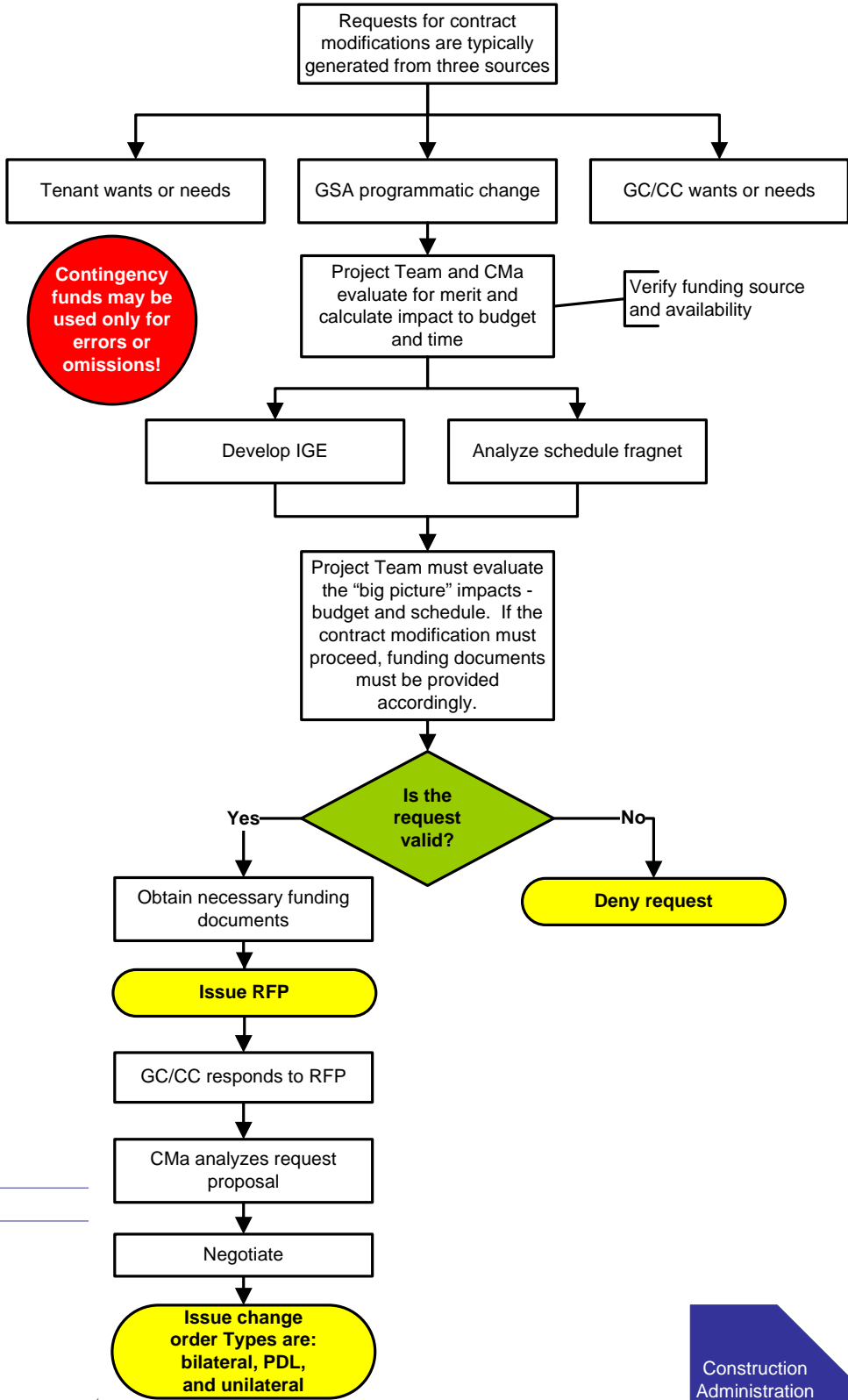


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.6.8.0.0 GC/CC Contract Modifications

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.8.0.0 GC/CC Contract Modifications**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

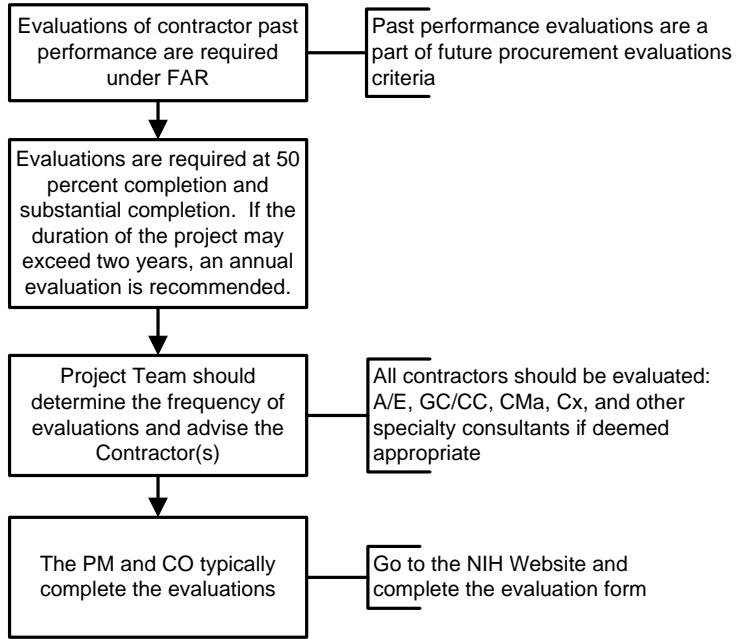
Construction Administration 7.1.6.0.0.a	Requests for Information 7.1.6.0.1.c
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This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.9.0.0.0 GC/CC Evaluations (NIH)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.9.0.0.0 GC/CC Evaluations (NIH)**
- 8.0.0.0.0 Tenant Occupancy



If circumstances indicate a change in the frequency of the evaluations, the Project Team may make changes as deemed appropriate

LINKS

NIH	Sample Evaluation Form
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This page applies to:

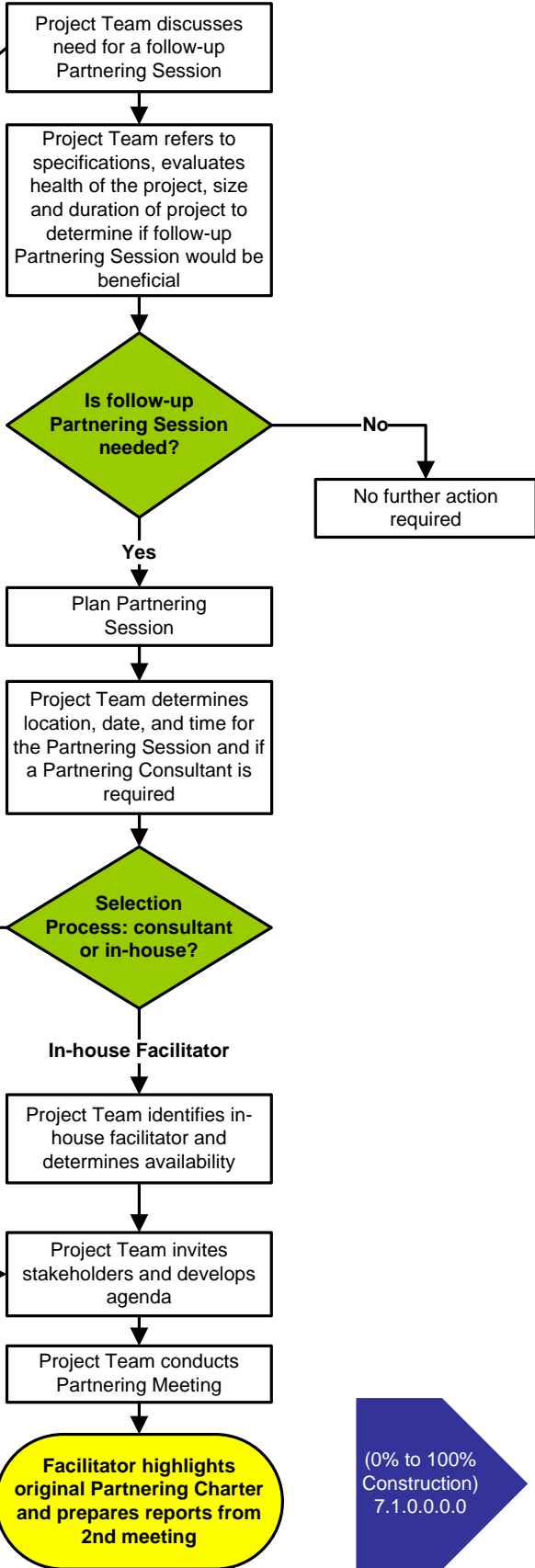
Traditional
 D/B
 D/B-Bridging
 CMc

7.1.10.0.0.0 Follow-up Partnering Session



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.10.0.0.0 Follow-up Partnering Session**
- 8.0.0.0.0.0 Tenant Occupancy

The Project Team evolves over the life of the project. As contractors (A/E, CMA, CMc, Cx, GC/CC) and special consultants are hired, they become a part of the Project Team.



LINKS

[Sample Charters and Reports](#) | [Sample Partnering Session Agenda](#)

[Sample Partnering Techniques](#) | [Suggested Attendees List](#)

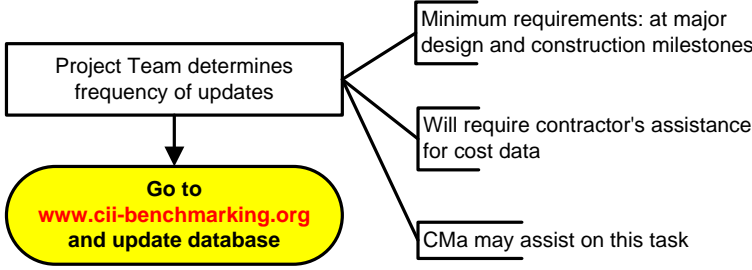
[Partnering Session 7.1.3.0.0.a](#)

This page applies to:

Traditional D/B D/B-Bridging CMc



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.7.0.0.0 CII Benchmarking**
- 8.0.0.0.0 Tenant Occupancy



LINKS



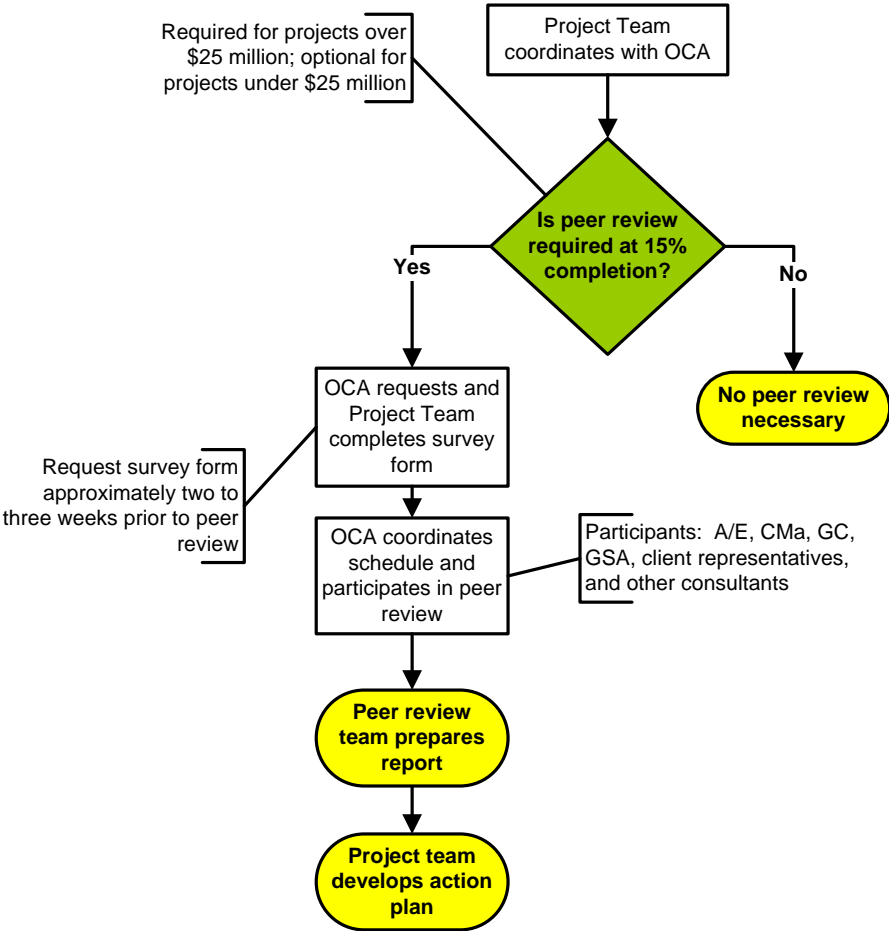
This page applies to:

Traditional D/B D/B-Bridging CMc



7.1.8.0.0.0 Construction Excellence Peer Review (1st)
7.1.11.0.0.0 Construction Excellence Peer Review (2nd)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.8.0.0.0 Construction Excellence Peer Review (1st Review)**
- 7.1.11.0.0.0 Construction Excellence Peer Review (2nd Review)**
- 8.0.0.0.0.0 Tenant Occupancy



OCA Construction Peer Reviews completed at 15% and 65% completion. The 100% Construction Peer Review is optional

LINKS

List of OCA Construction Excellence Council

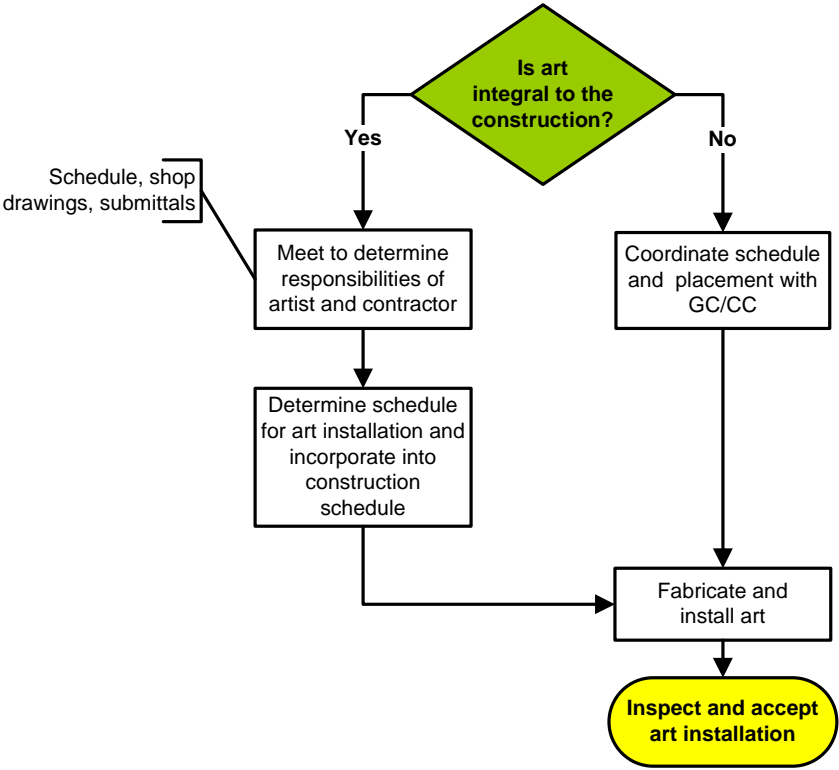
This page applies to:

Traditional D/B D/B-Bridging CMc



7.1.12.0.0.0 Art-In-Architecture Deliverable

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.12.0.0.0 Art-in-Architecture Deliverable**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

AiA Fabrication Design Task Order
7.1.4.0.0.0

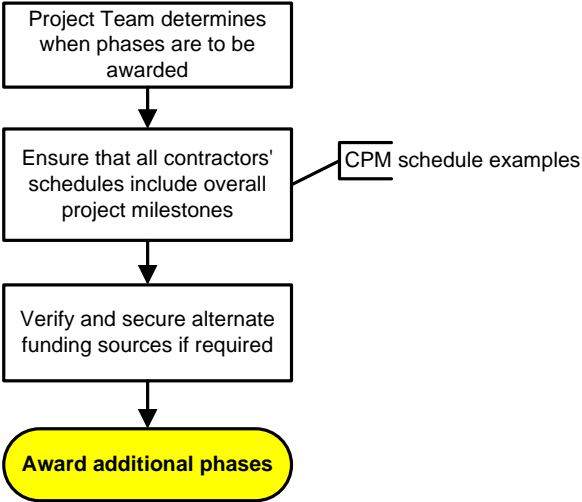
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)**
- 8.0.0.0.0 Tenant Occupancy



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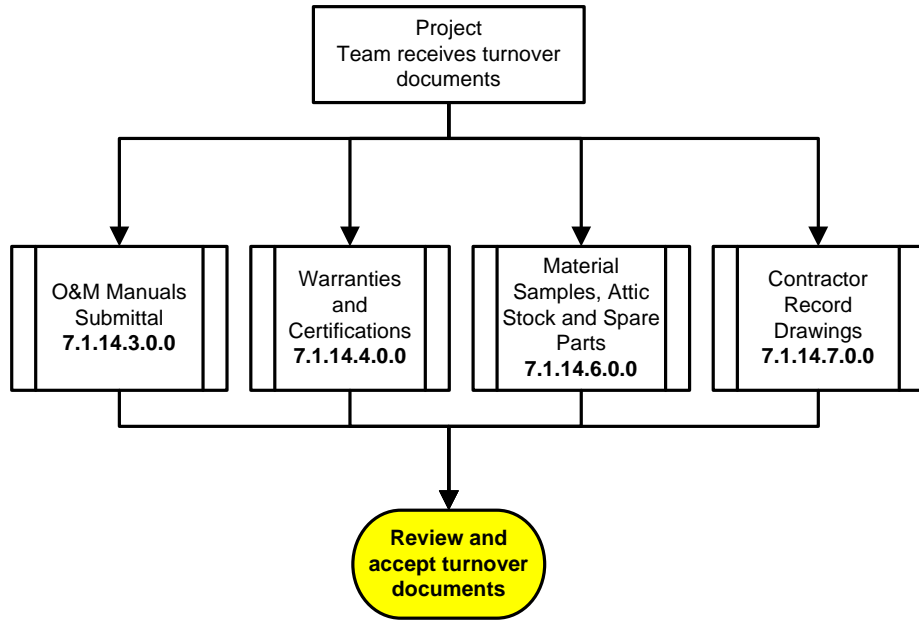
Traditional D/B D/B-Bridging CMc



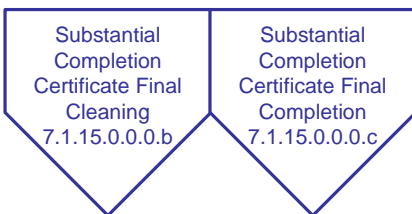
7.1.14.0.0.0 Turnover Documents



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.0.0.0 Turnover Documents**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



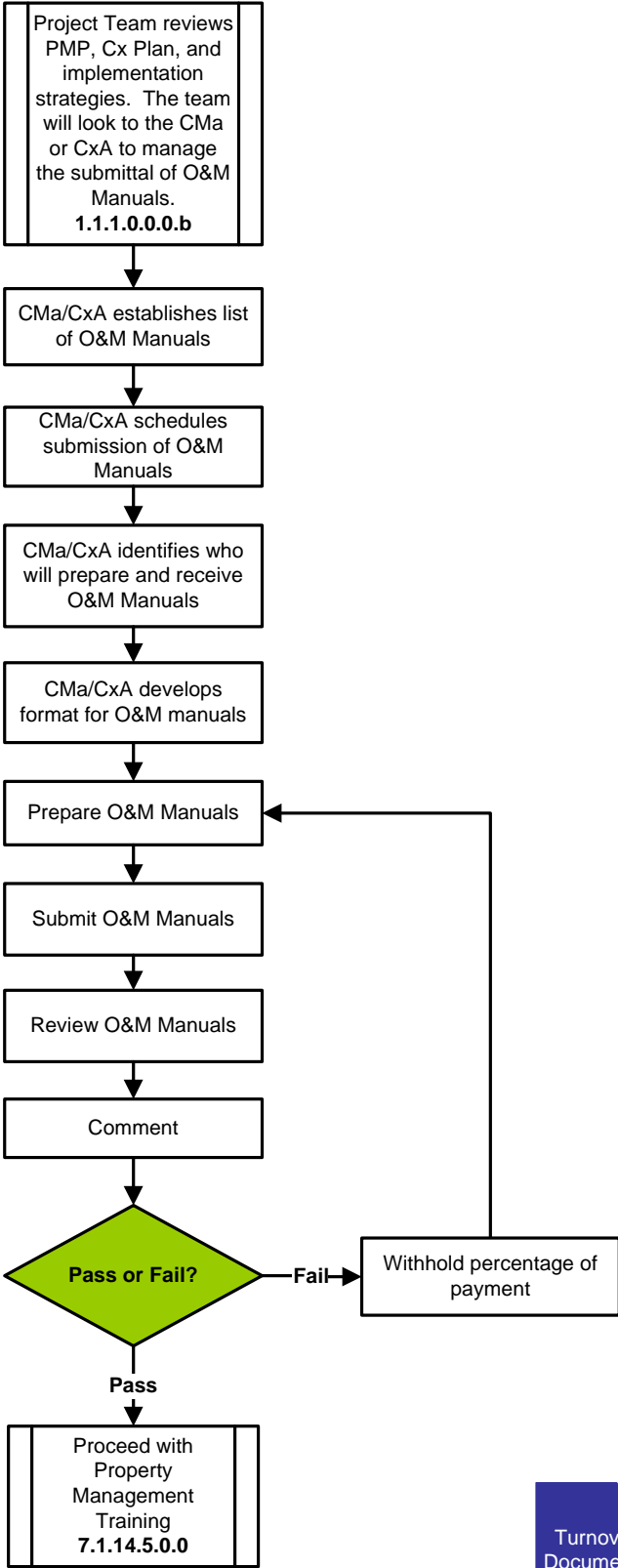
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Traditional D/B D/B-Bridging CMc

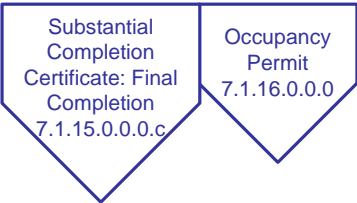


7.1.14.3.0.0 O&M Manuals Submittal

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.14.3.0.0 O&M Manuals Submittal**
- 8.0.0.0.0 Tenant Occupancy



LINKS

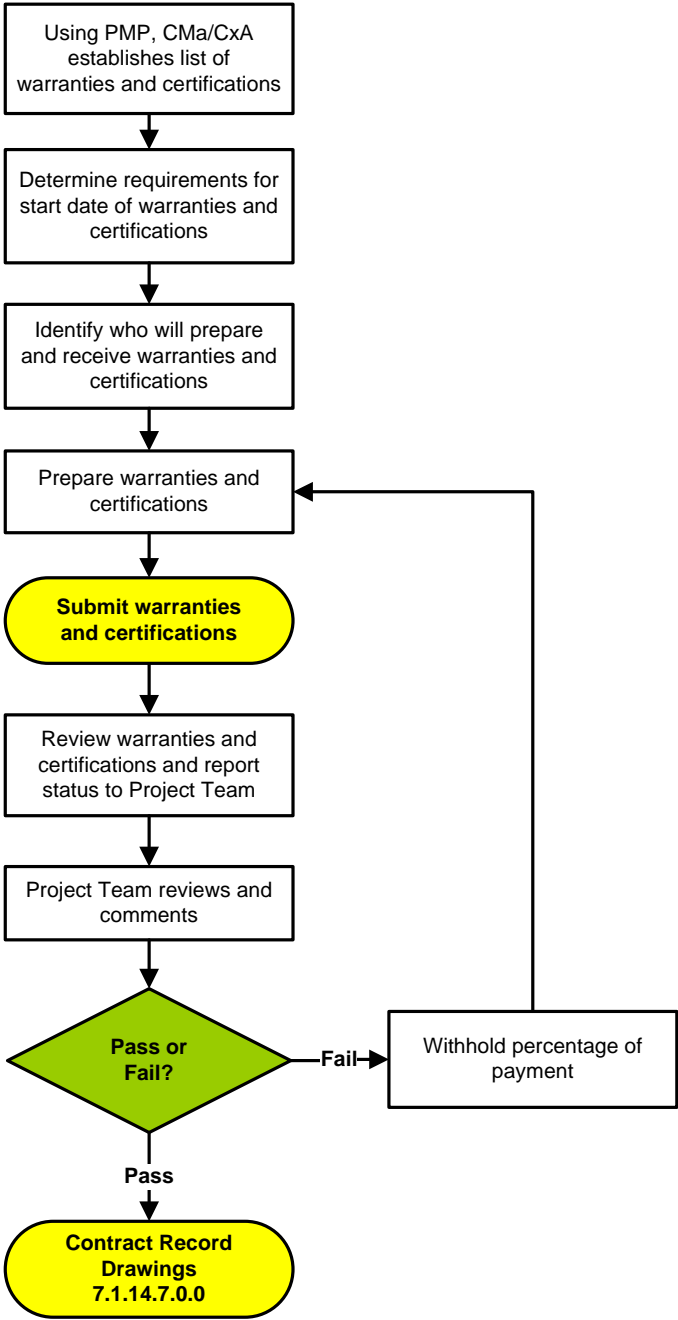


This page applies to:

Traditional D/B D/B-Bridging CMC

7.1.14.4.0.0 Warranties and Certifications

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.4.0.0 Warranties and Certifications**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Cx Plan	PMP Reference
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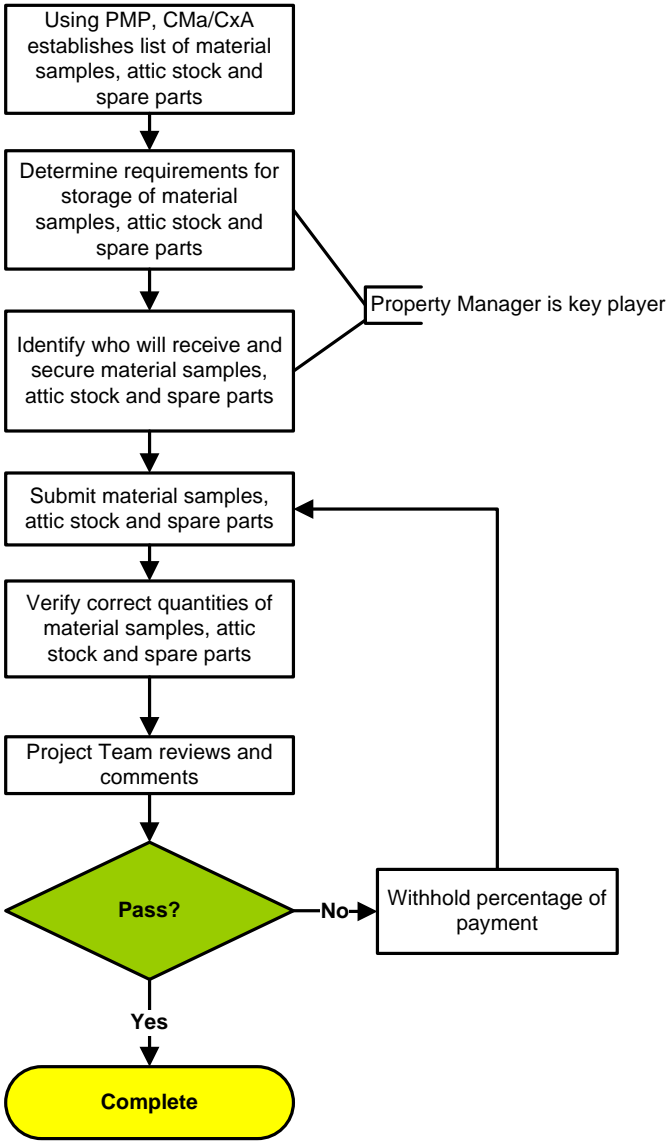
Submittal Schedule/Logs/ Submissions
7.1.6.4.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

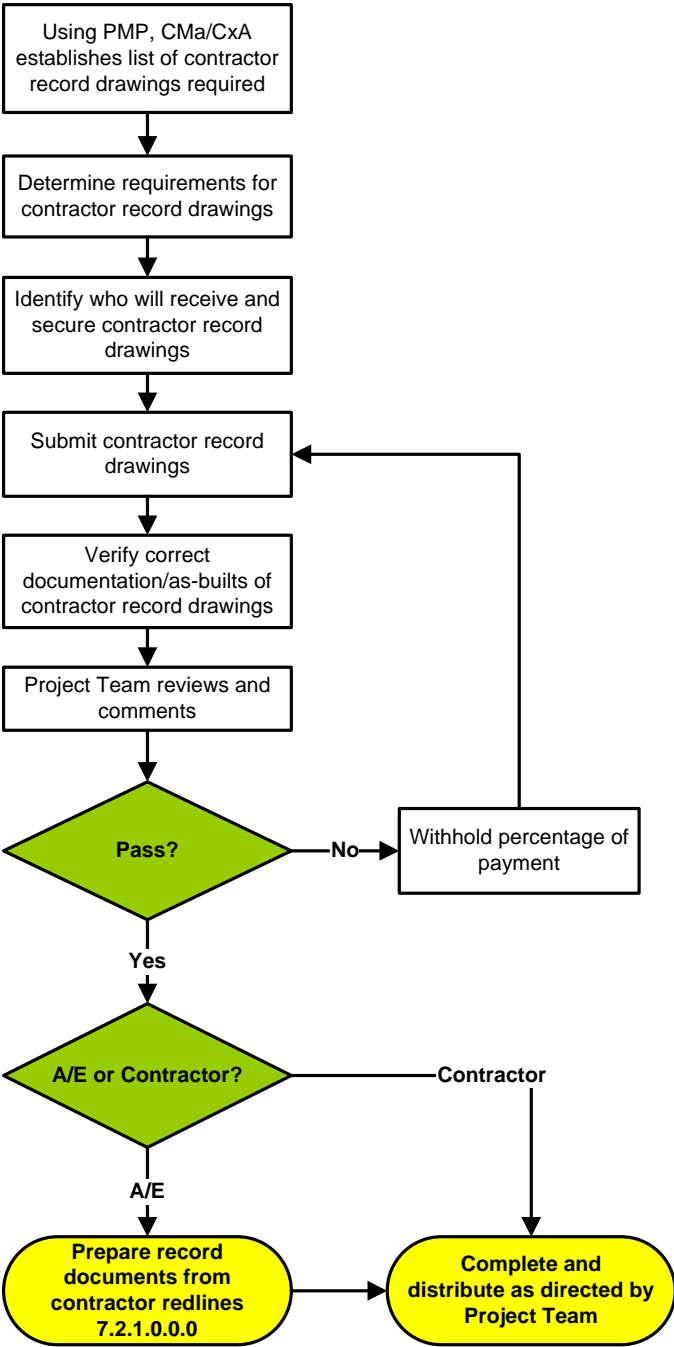
PMP Reference

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.1.14.7.0.0 Contractor Record Drawings

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.7.0.0 Contractor Record Drawings**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

PMP Reference	A/E Contract for Design 6.2.6.0.0.0
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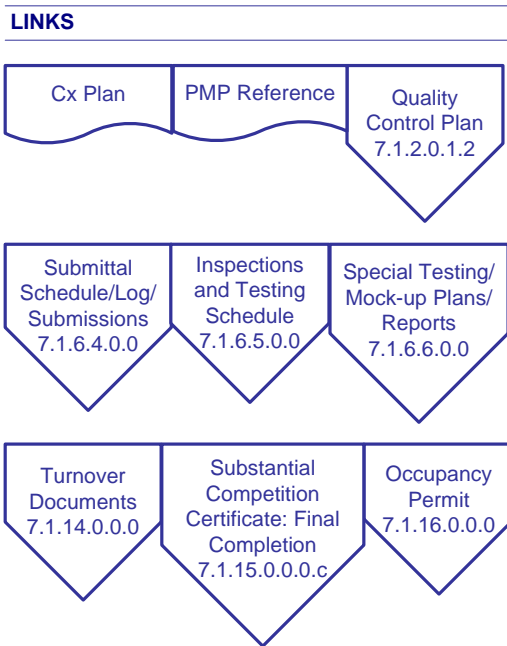
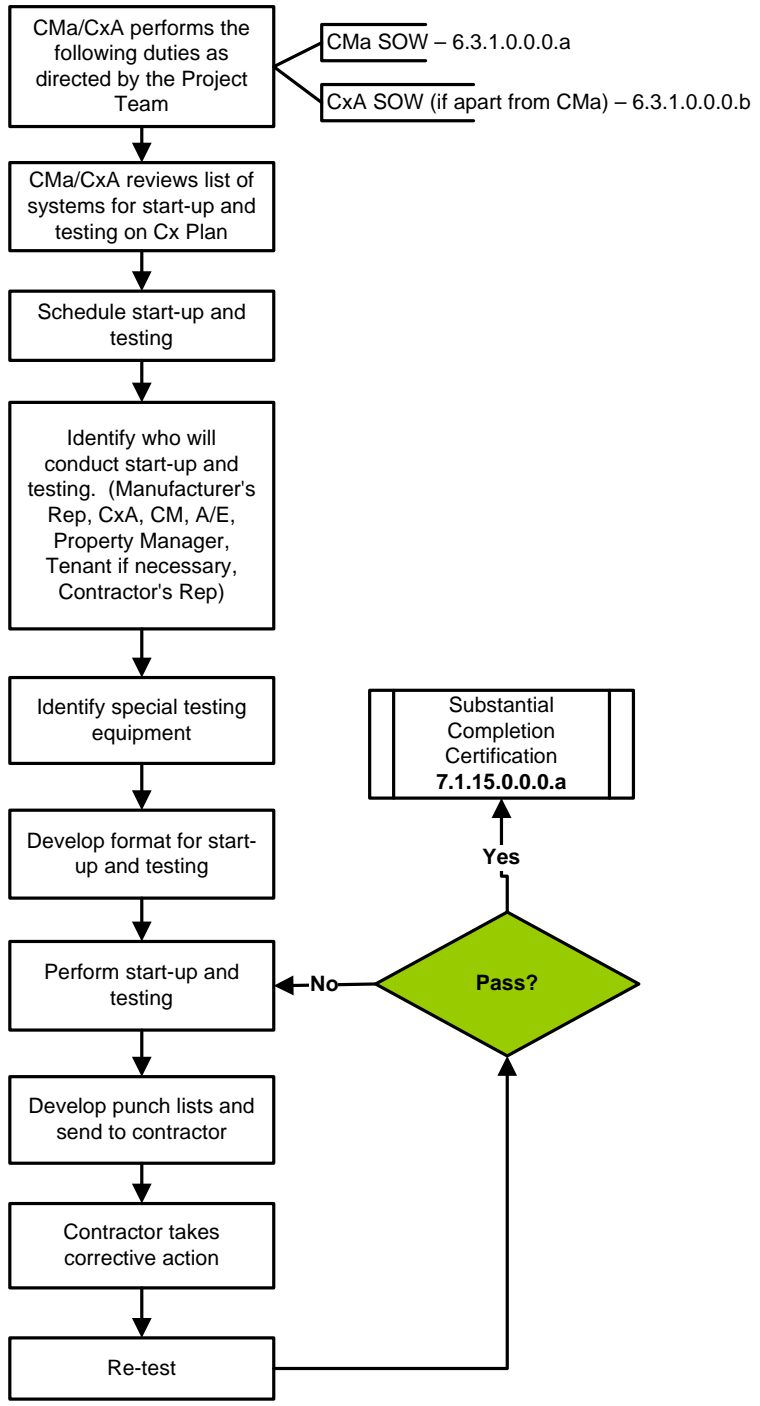
This page applies to:

Traditional D/B D/B-Bridging CMc

Turnover Documents
7.1.14.0.0.0

7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)**
- 8.0.0.0.0 Tenant Occupancy



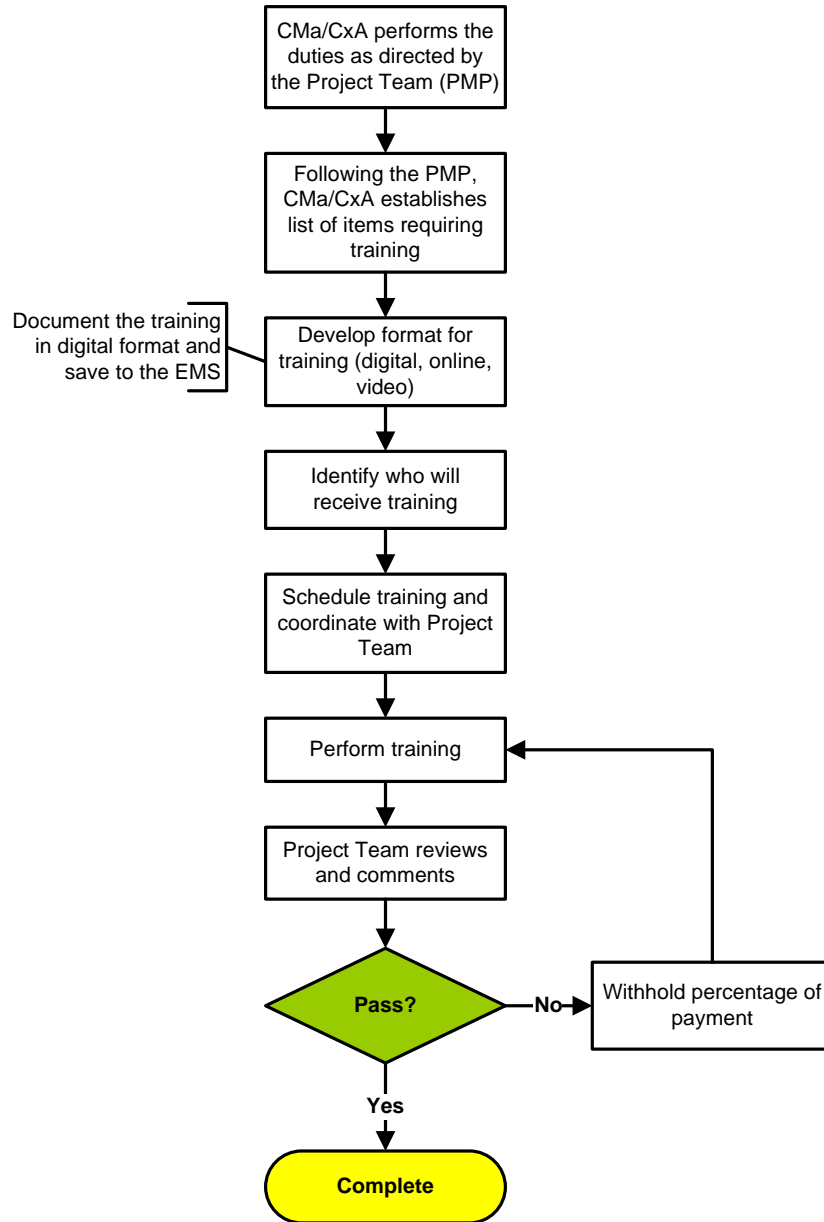
This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.14.5.0.0 Property Management Training



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.14.5.0.0 Property Management Training**
- 8.0.0.0.0 Tenant Occupancy



LINKS

Cx Plan	O&M Manual Submittals 7.1.14.3.0.0
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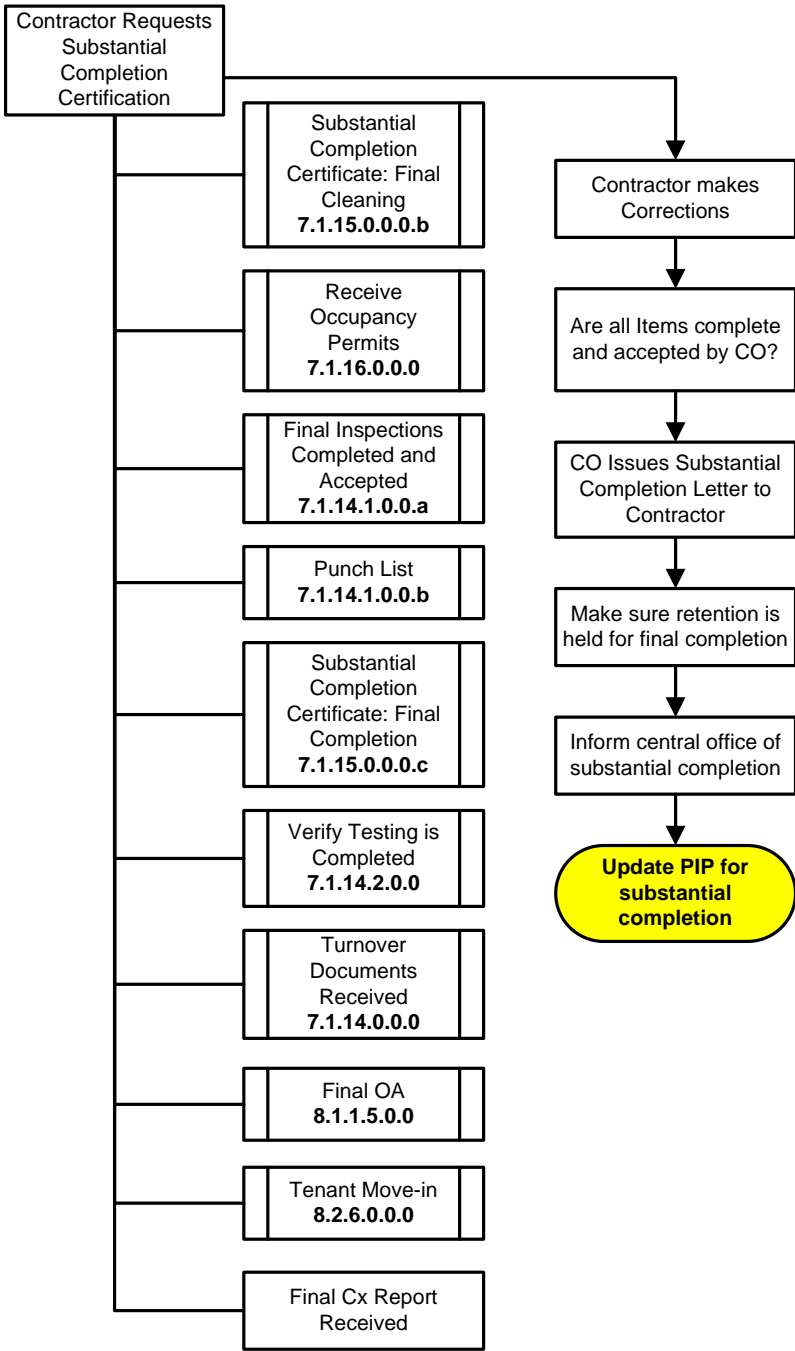
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc



7.1.15.0.0.a Substantial Completion Certification

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.15.0.0.a Substantial Completion Certification**
- 8.0.0.0.0 Tenant Occupancy



LINKS

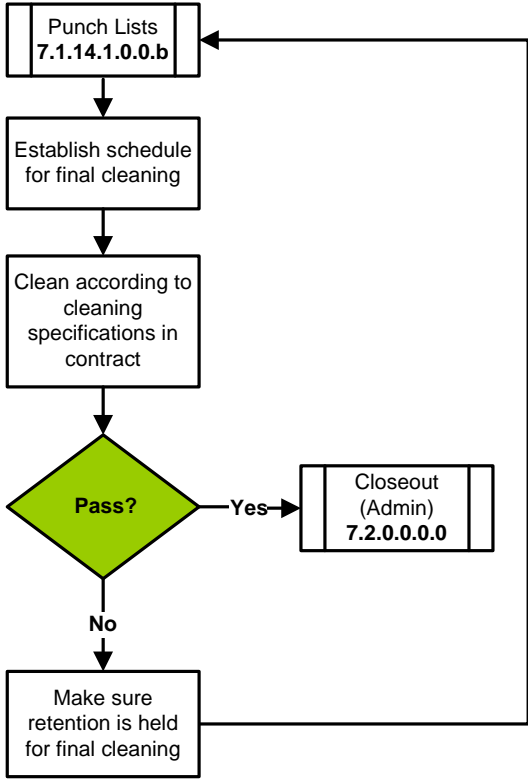
O&M Manual Submittals
7.1.14.3.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

**7.1.15.0.0.0.b Substantial Completion Certificate:
Final Cleaning**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.15.0.0.0.b Substantial Completion Certificate: Final Cleaning**
- 8.0.0.0.0.0 Tenant Occupancy



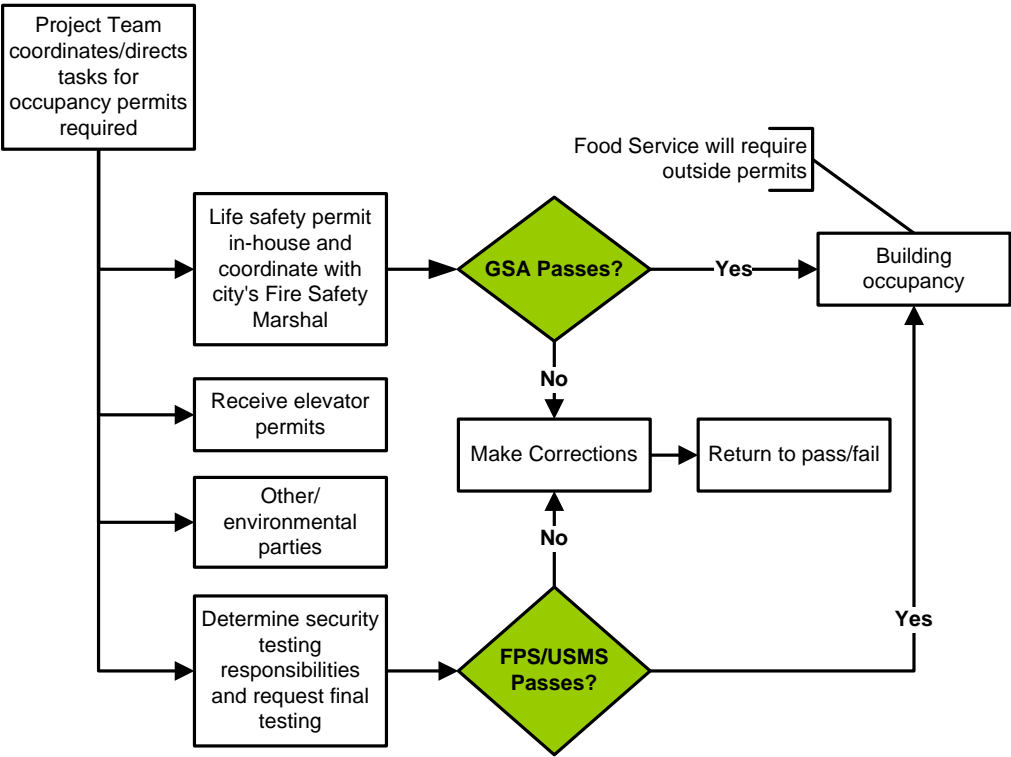
LINKS

Substantial
Completion
Certificate: Final
Completion
7.1.15.0.0.0.c

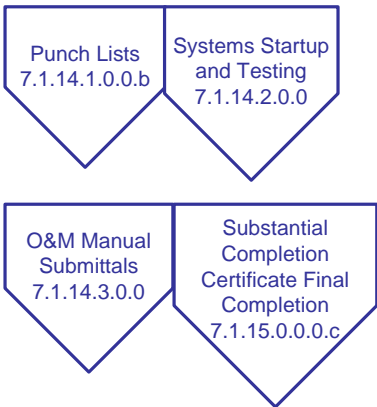
This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.16.0.0.0 Occupancy Permit**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

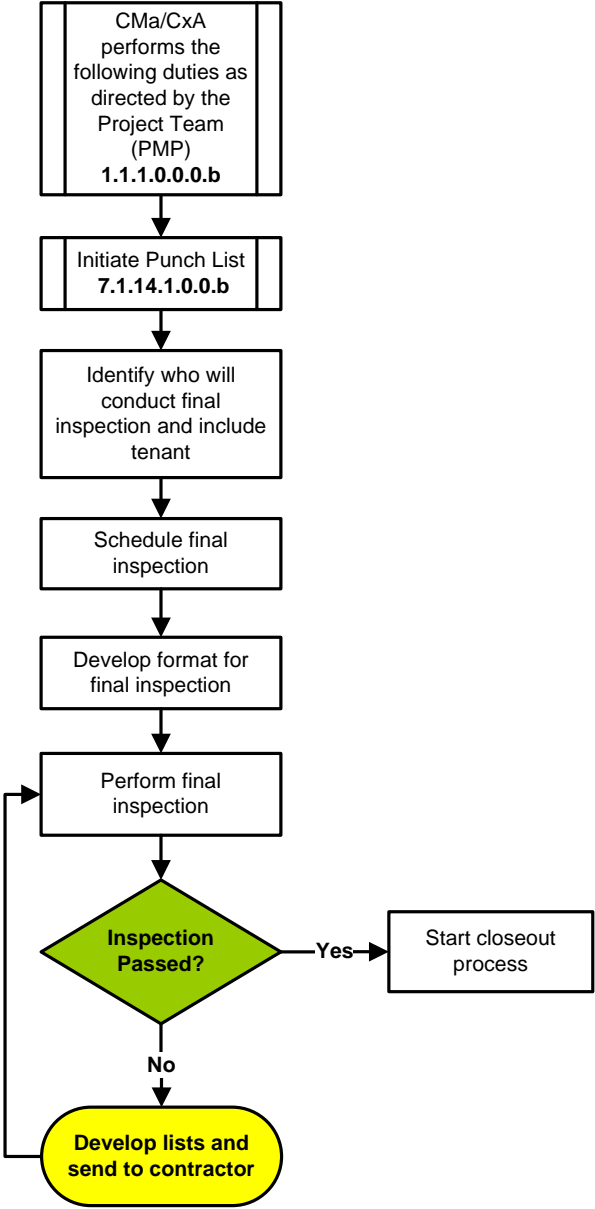


This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.14.1.0.0.a Final Inspections

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.14.1.0.0.a Final Inspections**
- 8.0.0.0.0 Tenant Occupancy



LINKS

PMP Reference

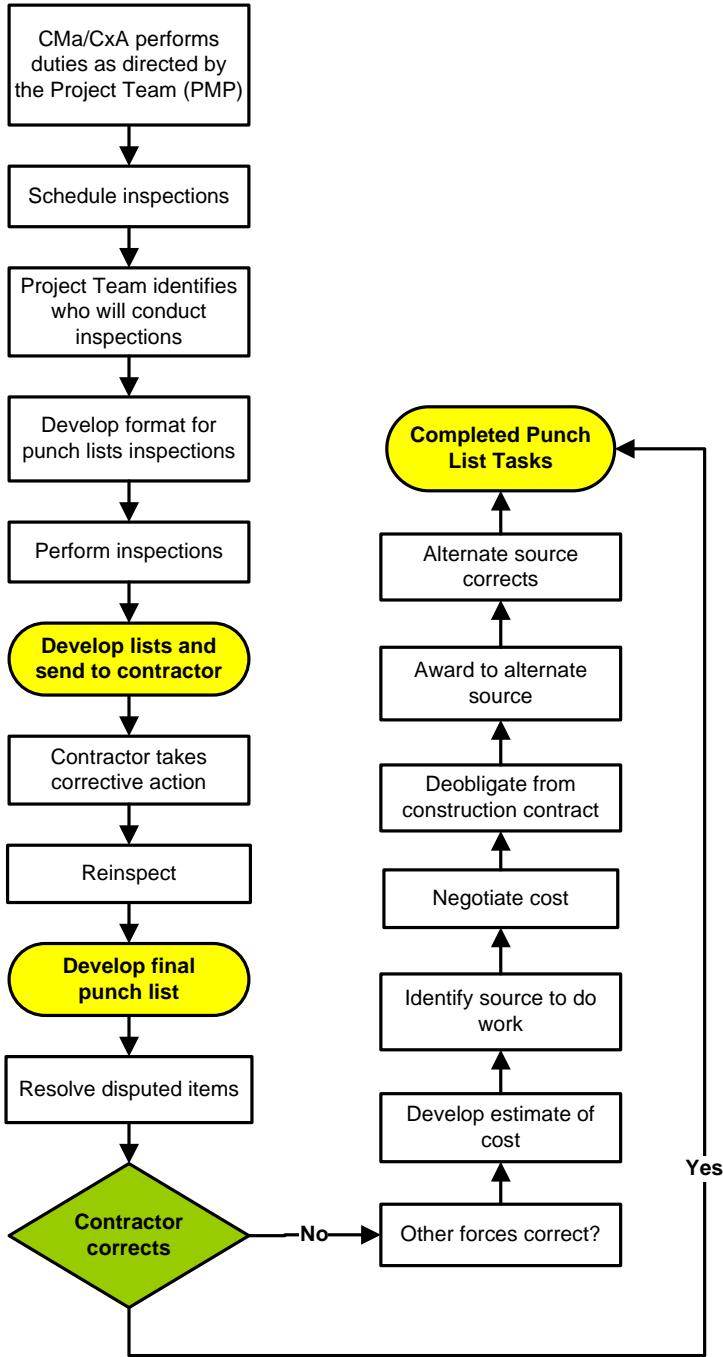
Turnover Documents
7.1.14.0.0.0

Substantial Completion Certificate Final Completion
7.1.15.0.0.0.c

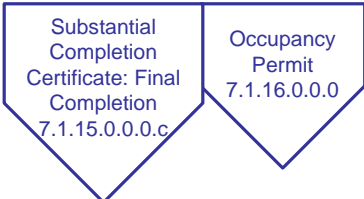
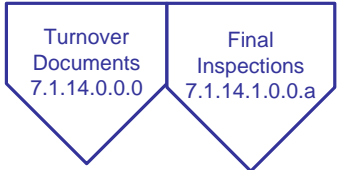
This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.14.1.0.0.b Punch Lists**
- 8.0.0.0.0 Tenant Occupancy



LINKS

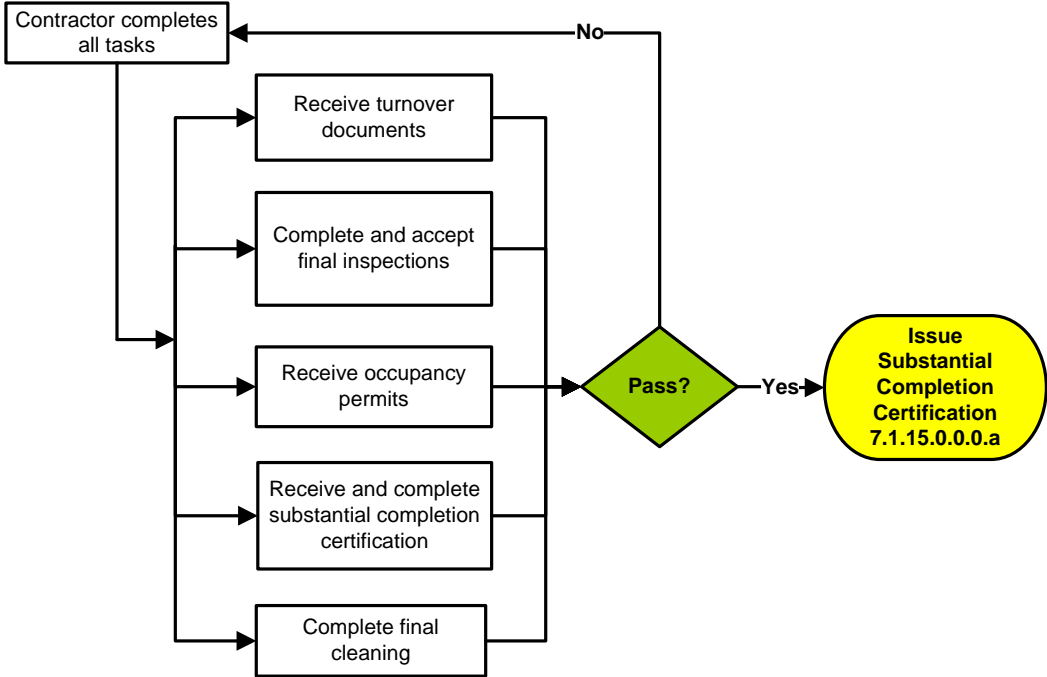


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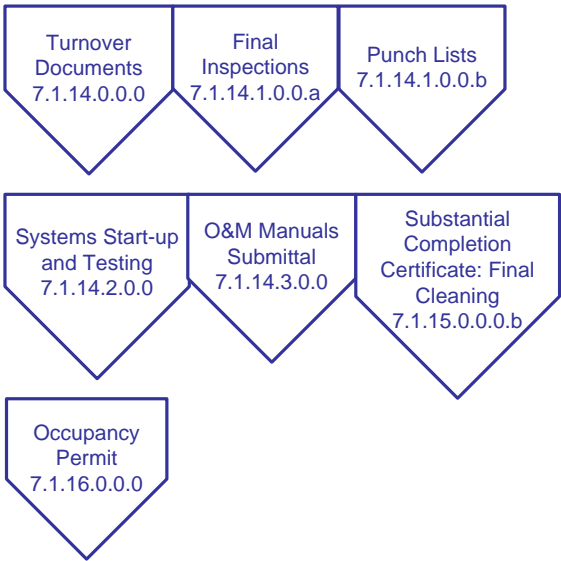
Traditional D/B D/B-Bridging CMc

**7.1.15.0.0.0.c Substantial Completion Certificate:
Final Completion**

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.15.0.0.0.c Substantial Completion Certificate: Final Completion**
- 8.0.0.0.0 Tenant Occupancy



LINKS

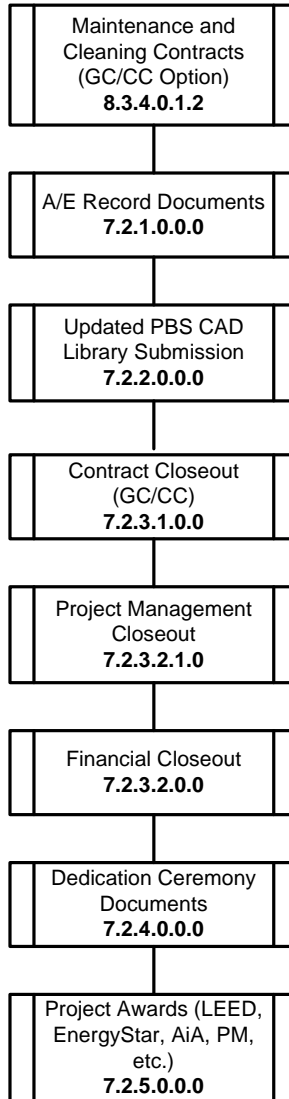


This page applies to:

Traditional D/B D/B-Bridging CMc

7.2.0.0.0.0 Closeout (Admin)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.0.0.0.0 Closeout (Admin)**
- 8.0.0.0.0.0 Tenant Occupancy



Some processes may be concurrent

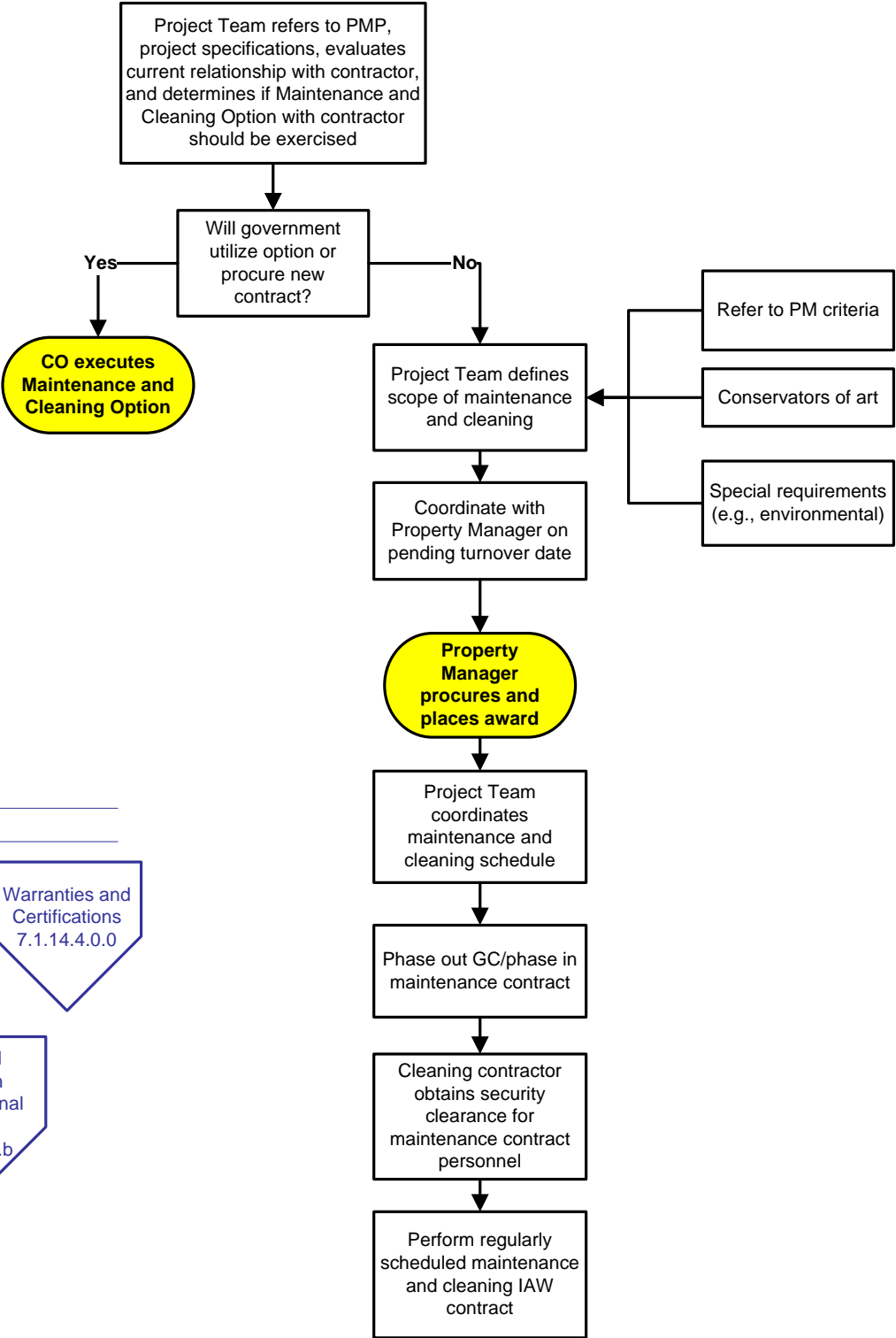
Project Team must ensure all punch list items are completed, all contractor cleaning is completed, system testing is completed, and staff training has been conducted before proceeding to Closeout

This page applies to:

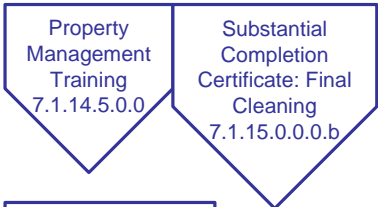
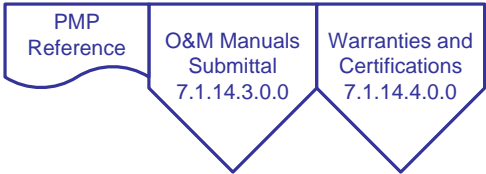
Traditional D/B D/B-Bridging CMc

**8.3.4.0.1.2 Maintenance and Cleaning Contracts
(GC/CC Option)**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.3.4.0.1.2 Maintenance and Cleaning Contracts (GC/CC Option)**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

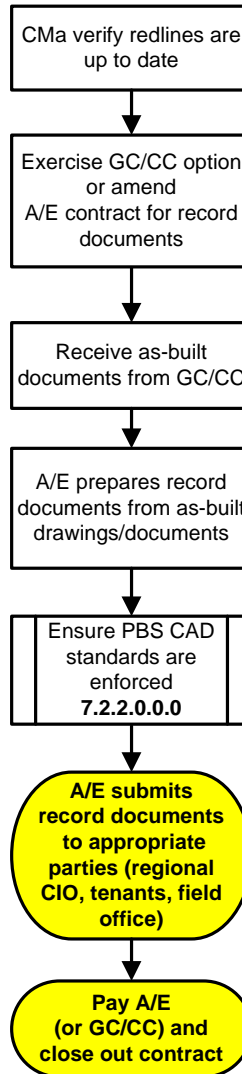


This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.2.1.0.0.0 A/E Record Documents

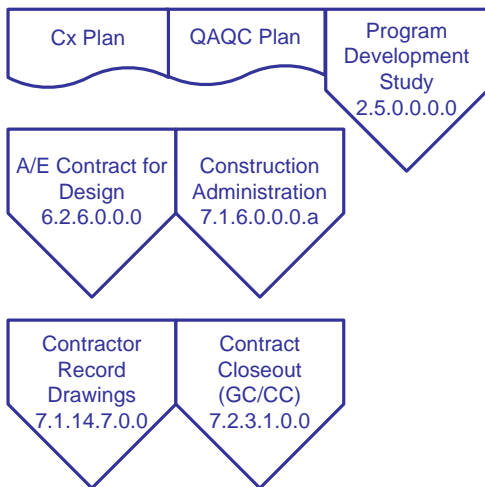
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.1.0.0.0 A/E Record Documents**
- 8.0.0.0.0.0 Tenant Occupancy



Cx Plan establishes quality control for verification of as-builts

QAQC should also address A/E Record Documents

LINKS

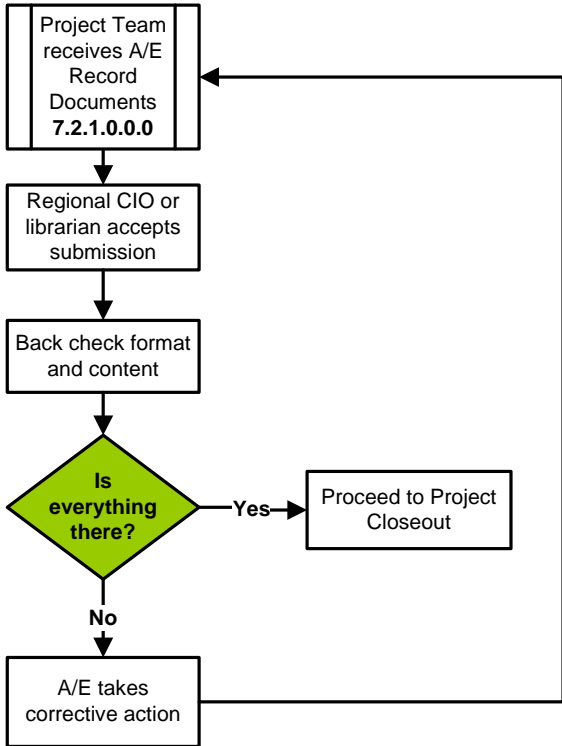


This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

7.2.2.0.0.0 Updated PBS CAD Library Submission

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.2.0.0.0 Updated PBS CAD Library Submission**
- 8.0.0.0.0.0 Tenant Occupancy



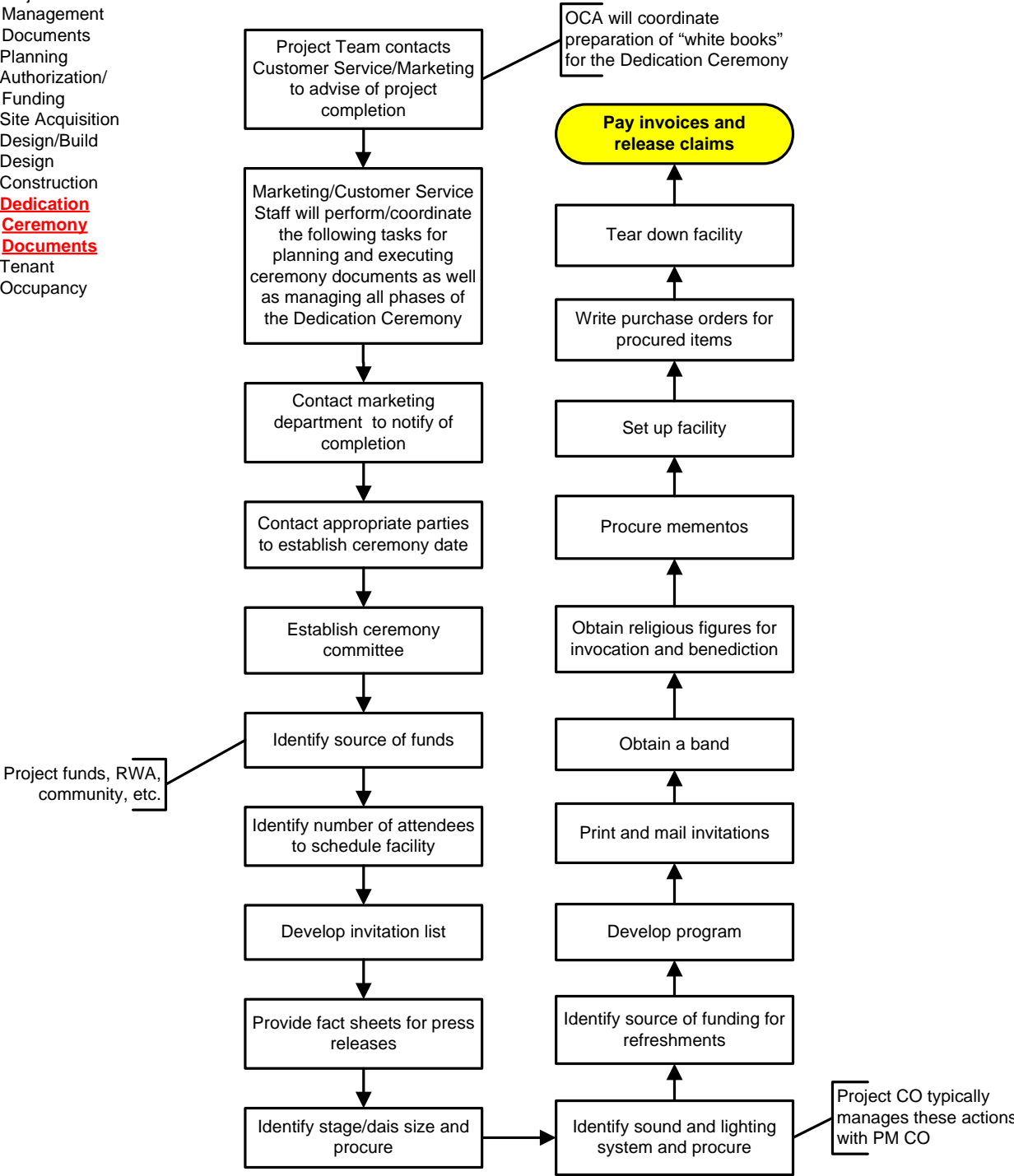
QAQC should address CAD Library submissions

This page applies to:

Traditional D/B D/B-Bridging CMc

7.2.4.0.0.0 Dedication Ceremony Documents

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.4.0.0.0 Dedication Ceremony Documents**
- 8.0.0.0.0.0 Tenant Occupancy

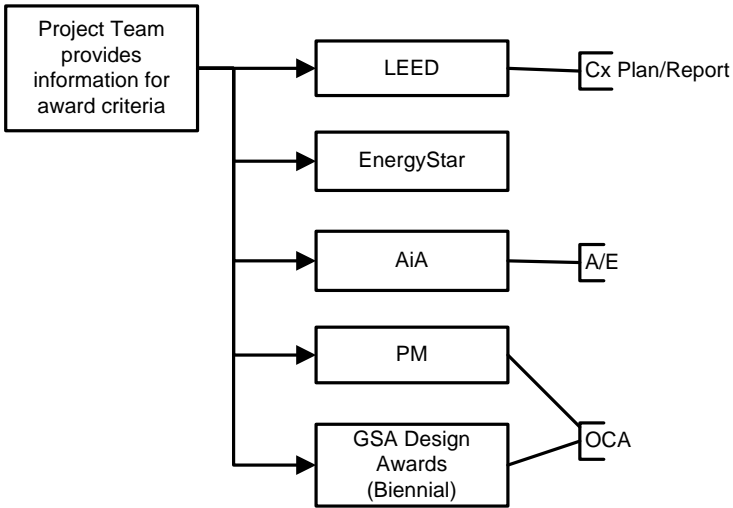


This page applies to:

Traditional D/B D/B-Bridging CMc

7.2.5.0.0.0 Project Awards (LEED, EnergyStar, AiA, PM, etc.)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.5.0.0.0 Project Awards (LEED, EnergyStar, AiA, PM, etc.)**
- 8.0.0.0.0.0 Tenant Occupancy

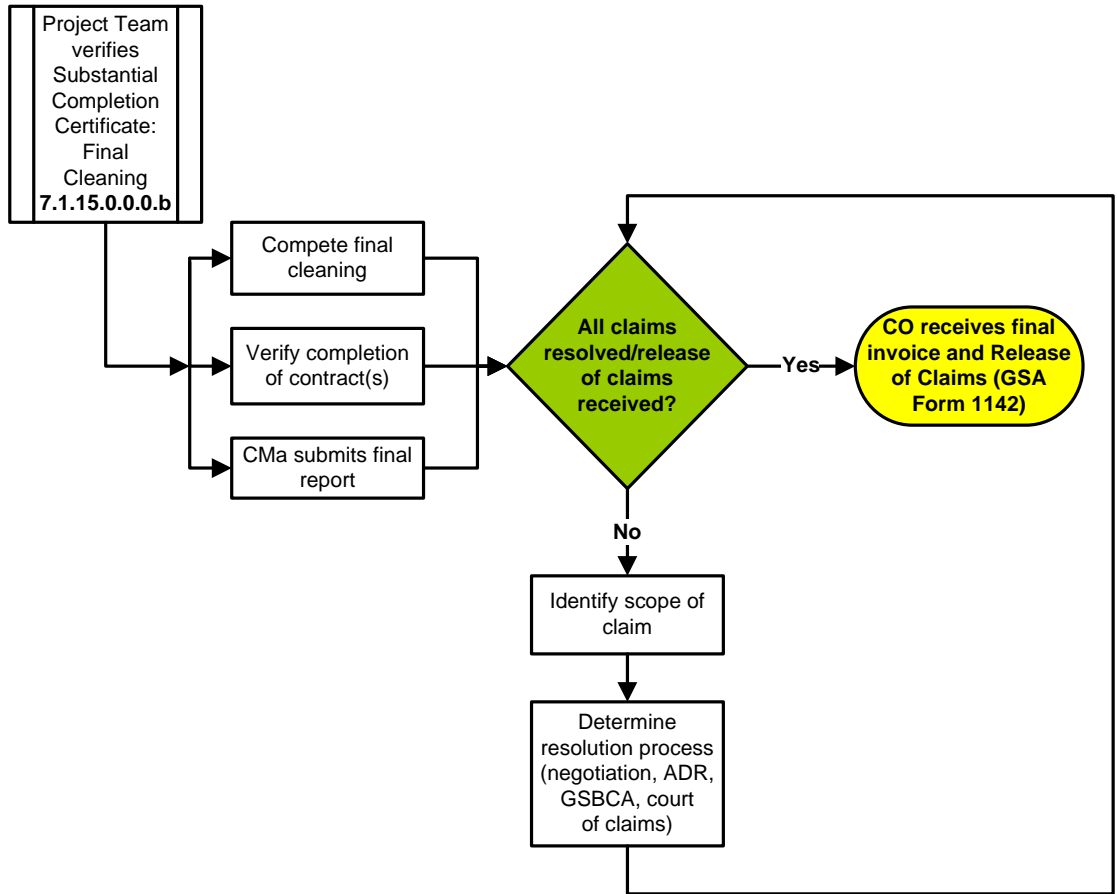


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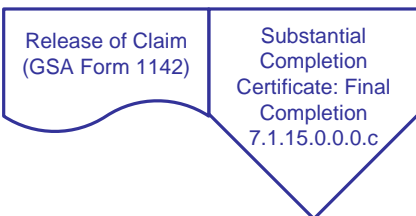
Traditional D/B D/B-Bridging CMc

7.2.3.1.0.0 Contract Closeout (GC/CC)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.3.1.0.0 Contract Closeout (GC/CC)**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

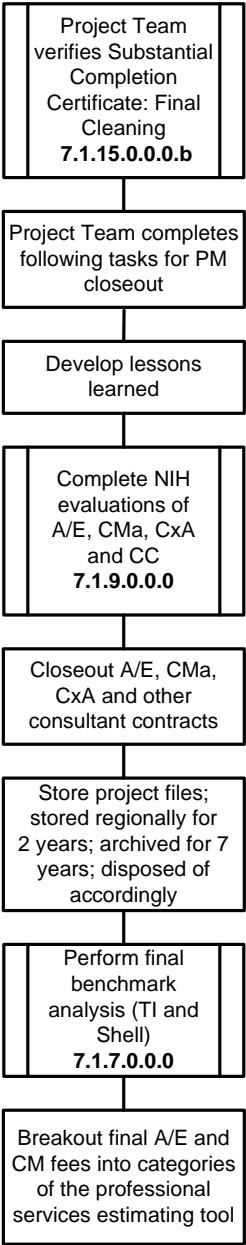


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Traditional D/B D/B-Bridging CMc

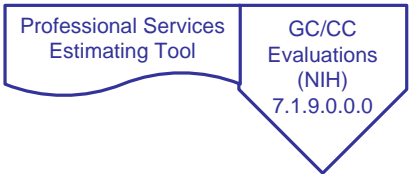
7.2.3.2.1.0 Project Management Closeout

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.3.2.1.0 Project Management Closeout**
- 8.0.0.0.0.0 Tenant Occupancy



Some of these processes/tasks are concurrent

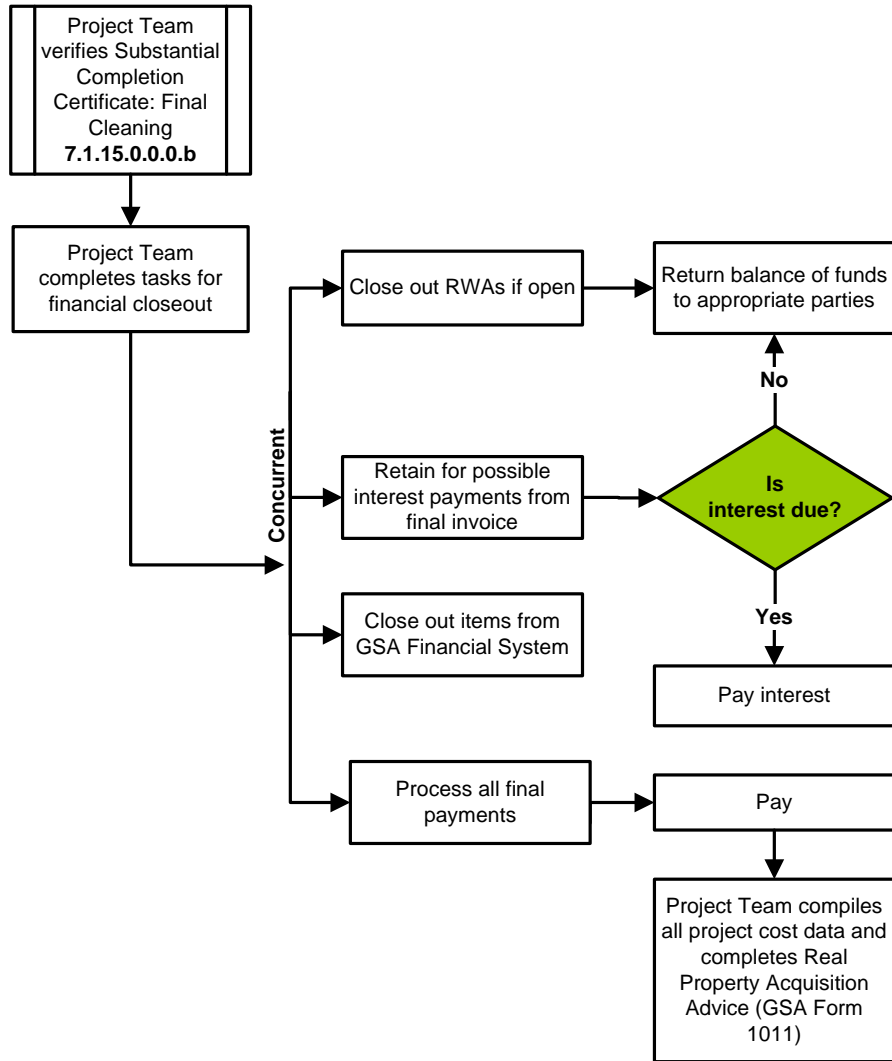
LINKS



This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.3.2.0.0 Financial Closeout**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

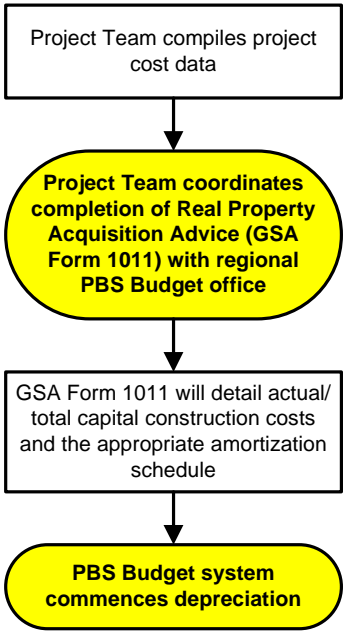
RWA

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

**8.1.3.0.1.0 Real Property Acquisition Advice
(GSA Form 1011)**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)**



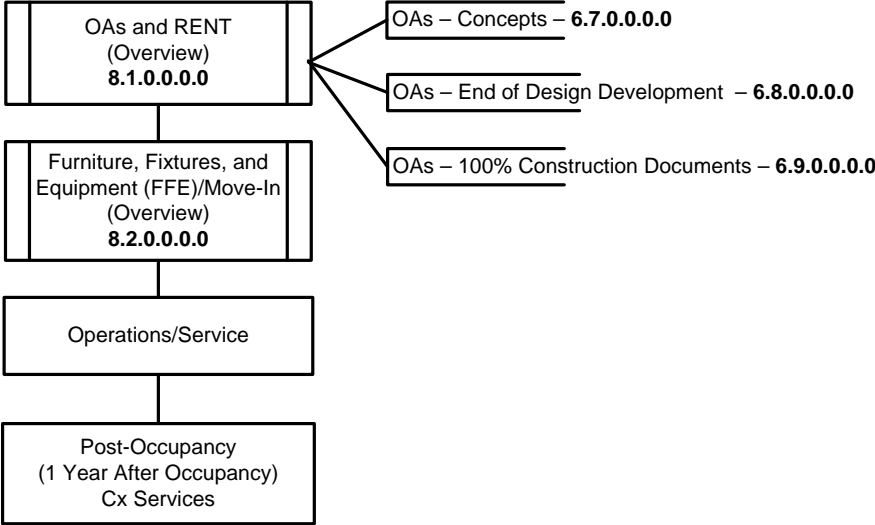
LINKS

GSA Form 1011	OAs and RENT (Overview) 8.1.0.0.0.0	National CAD/CIFM Standards 8.1.2.0.0.0
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This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy**

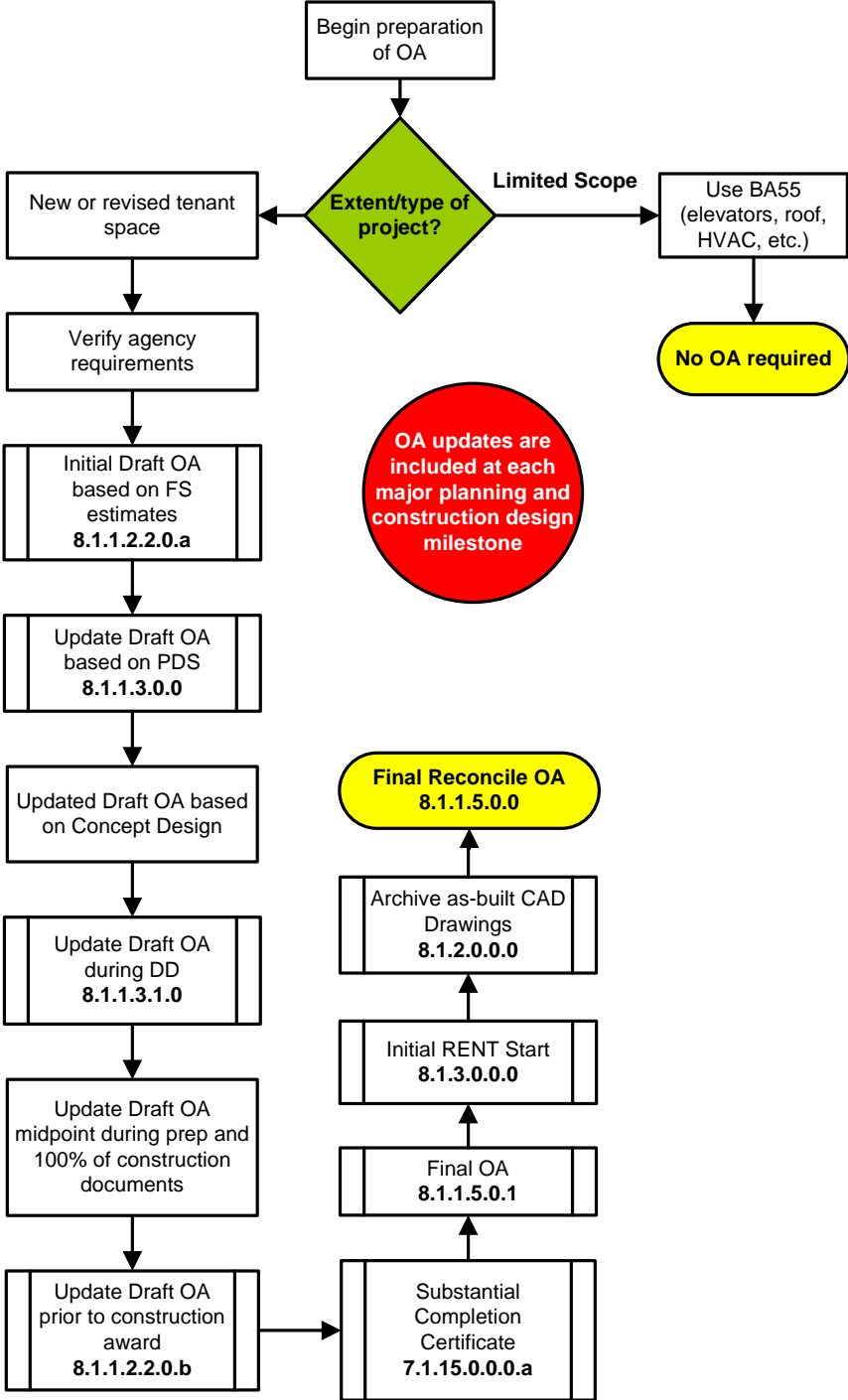


This page applies to:

Traditional D/B D/B-Bridging CMc

8.1.0.0.0 Occupancy Agreements and RENT (Overview)

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.0.0.0 Occupancy Agreements and RENT (Overview)**



LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0 | Construction Procurement 6.10.0.0.0.0

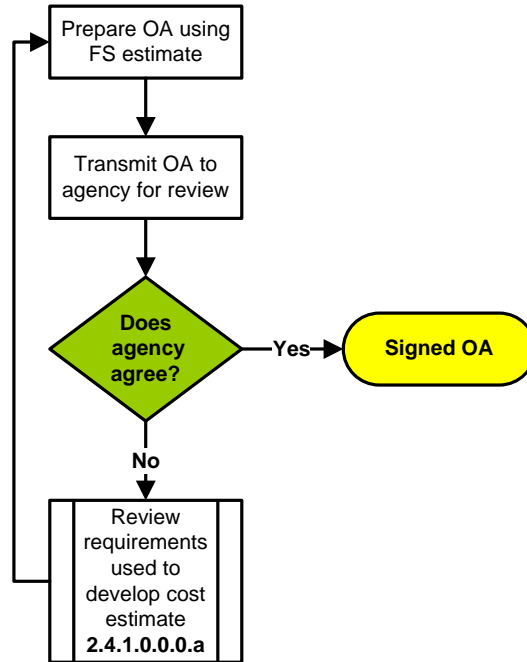
(0% to 100% Construction) 7.1.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

8.1.1.2.2.0.a Occupancy Agreement Planning Phase (Initial Draft)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.1.1.2.2.0.a **Occupancy Agreement Planning Phase (Initial Draft)**



TI equals ETPC (including contingencies) from draft to final OA

LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0 | Construction Procurement 6.10.0.0.0.0

(0% to 100% Construction) 7.1.0.0.0.0

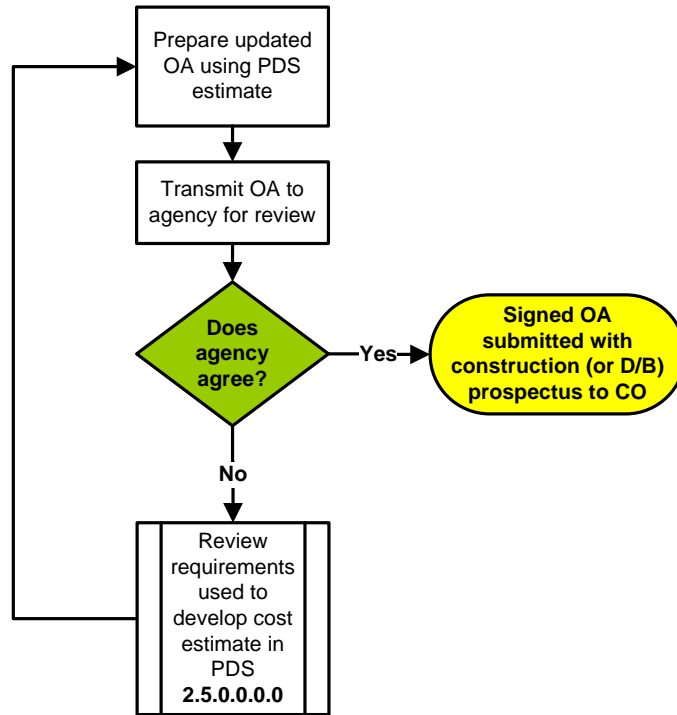
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

**8.1.1.3.0.0 Occupancy Agreement based on PDS-
(Proposed Draft)/Updates**



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.3.0.0 Occupancy Agreement based on PDS-(Proposed Draft)/Updates**



LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0 | Construction Procurement 6.10.0.0.0.0

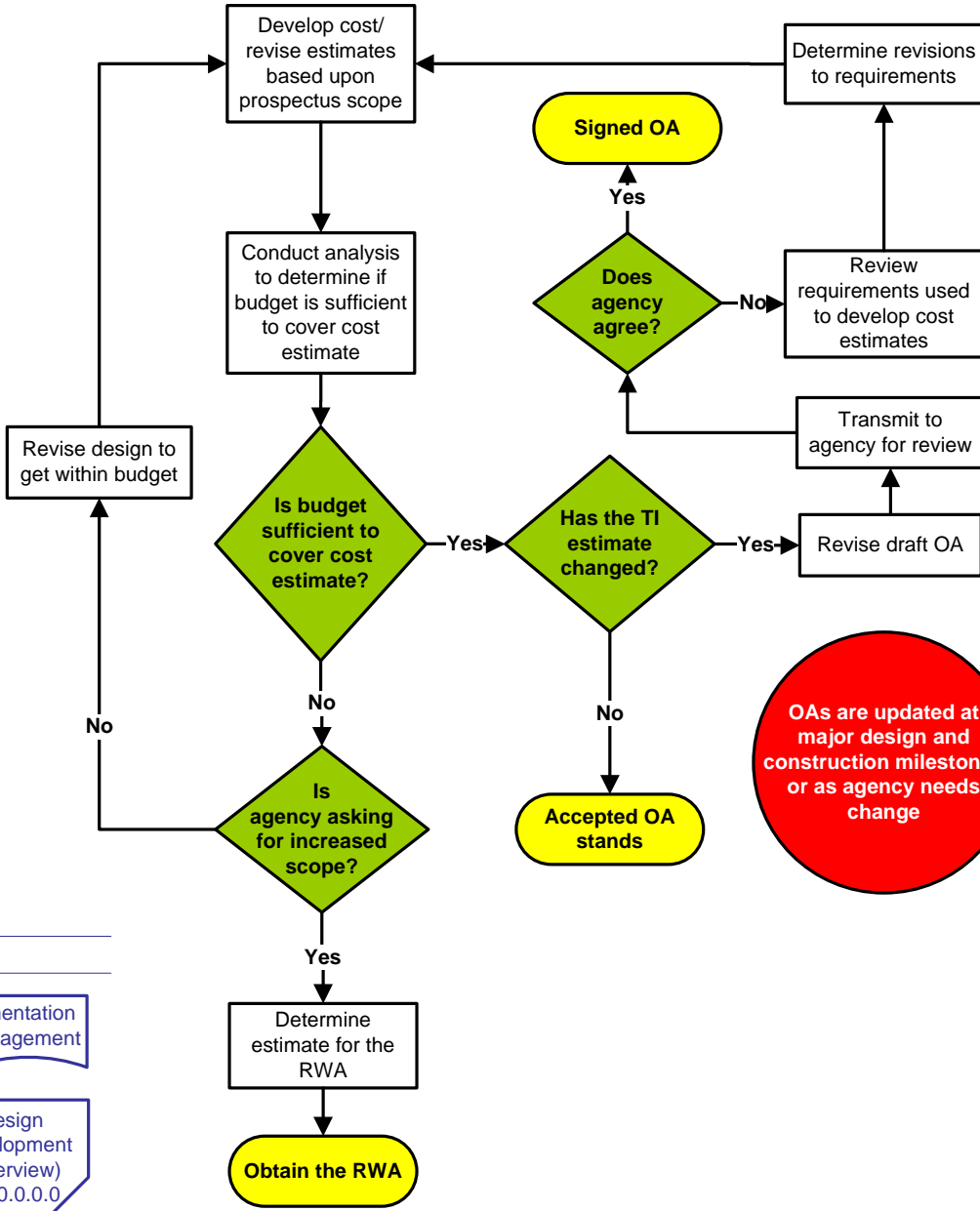
(0% to 100% Construction) 7.1.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMC



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.1.1.4.0.0 **Concept Design**
- 8.1.1.4.1.0 **Design Development**
- 8.1.1.4.2.0 **Mid-point Construction Documents**
- 8.1.1.4.3.0 **100% Construction Documents**



LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Design Development (Overview) 6.8.0.0.0.0

Construction Documents 6.9.0.0.0.0 | Construction Procurement 6.10.0.0.0.0 | (0% to 100% Construction) 7.1.0.0.0.0

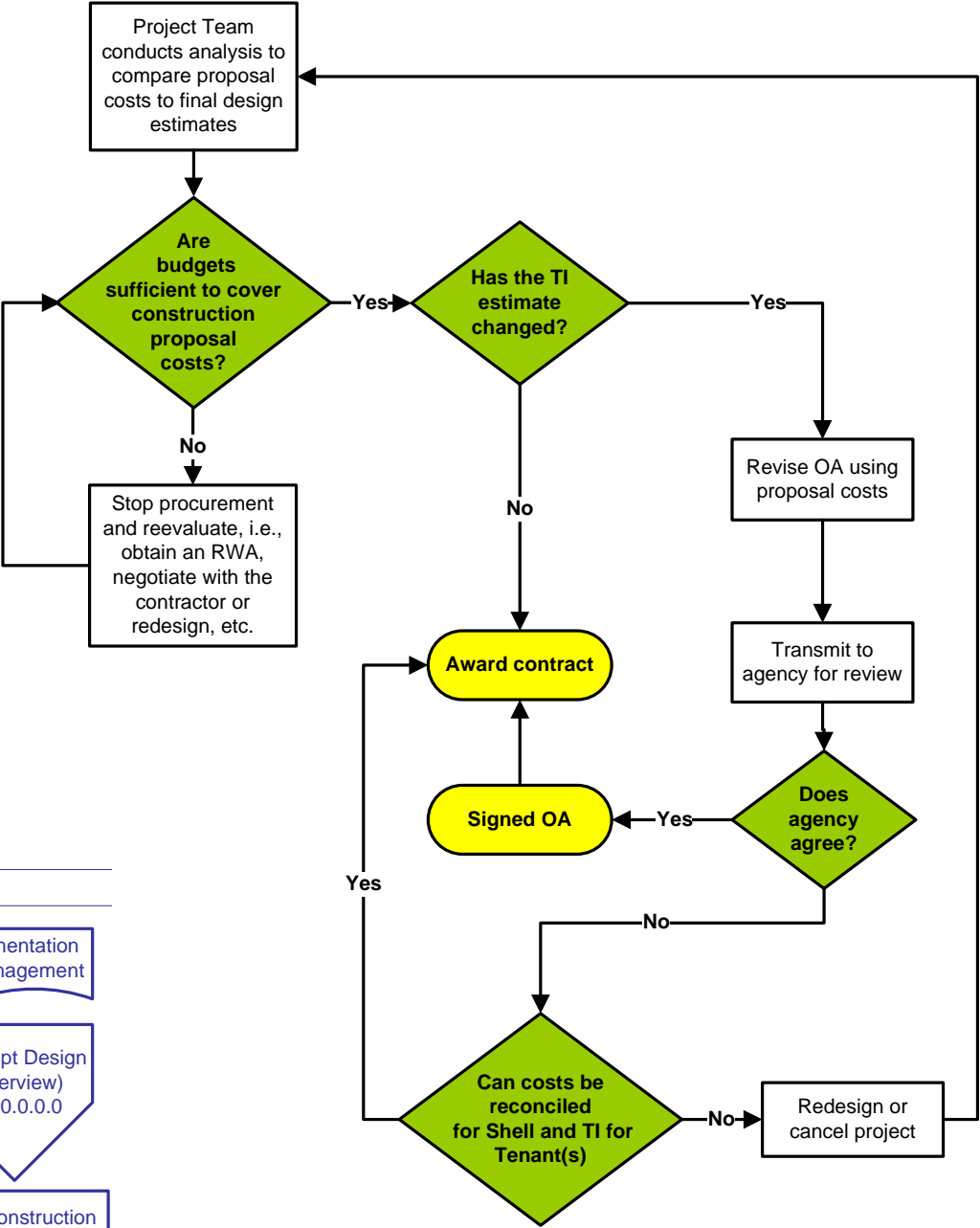
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

**8.1.1.2.2.0.b Occupancy Agreement (Accepted Draft):
Before Construction Award**

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

8.1.1.2.2.0.b Occupancy Agreement (Accepted Draft): Before Construction Award



LINKS

PBS Pricing Desk Guide		Pricing Implementation for Project Management	
Feasibility 2.4.1.0.0.0.a	PDS 2.5.0.0.0.0	Concept Design (Overview) 6.7.0.0.0.0	
Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0	Construction Procurement 6.10.0.0.0.0	
(0% to 100% Construction) 7.1.0.0.0.0			

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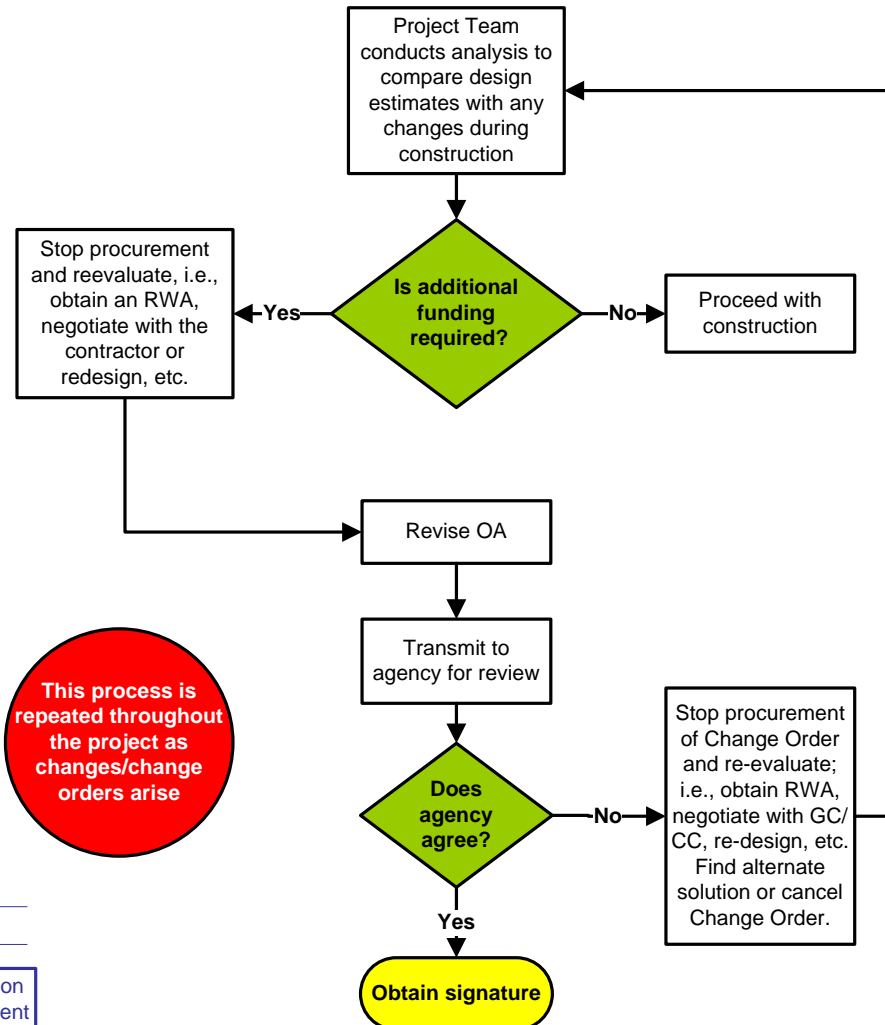
Traditional D/B D/B-Bridging CMc

OA
(Accepted Draft): During Construction
8.1.1.3.1.0

**8.1.1.3.1.0 Occupancy Agreement (Accepted Draft):
During Construction**

OA
(Accepted Draft):
Before
Construction
Award
8.1.1.2.2.0.b

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.3.1.0 Occupancy Agreement (Accepted Draft): During Construction**



This process is repeated throughout the project as changes/change orders arise

LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0 | (0% to 100% Construction) 7.1.0.0.0.0

Construction Administration 7.1.6.0.0.0.a

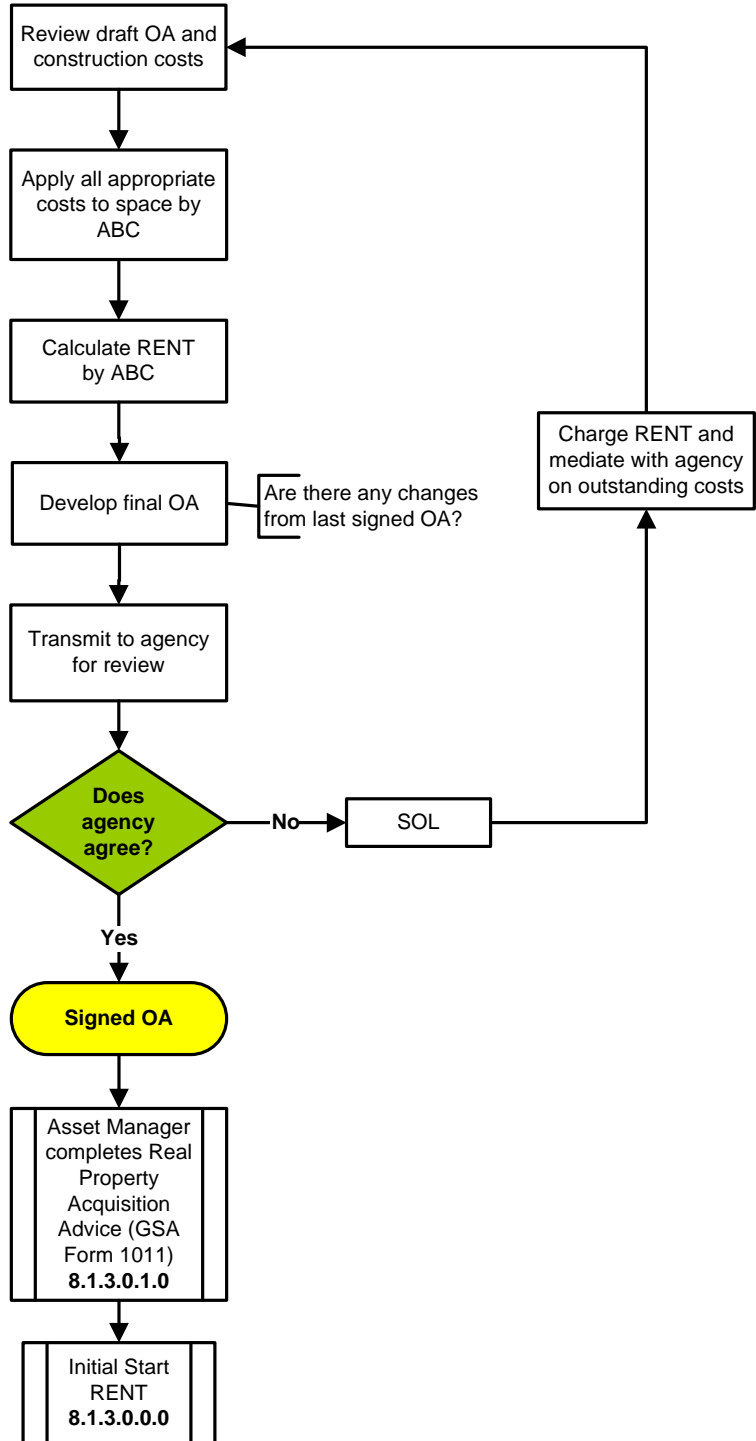
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

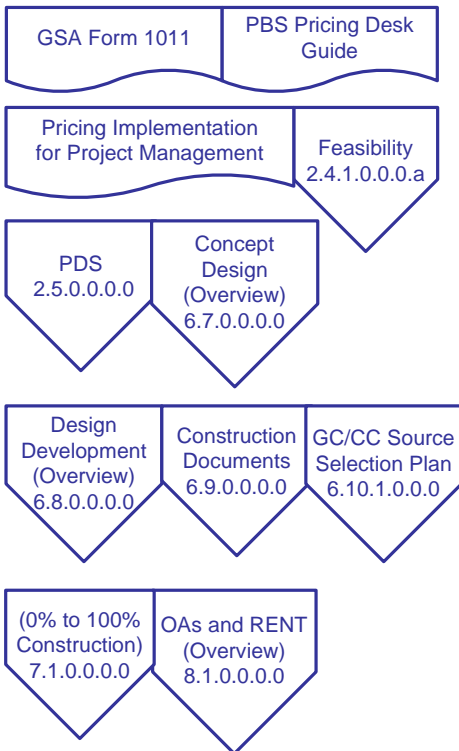
OAs and RENT
(Overview)
8.1.0.0.0.0

8.1.1.5.0.1 Final Occupancy Agreement

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.5.0.1 Final Occupancy Agreement**



LINKS



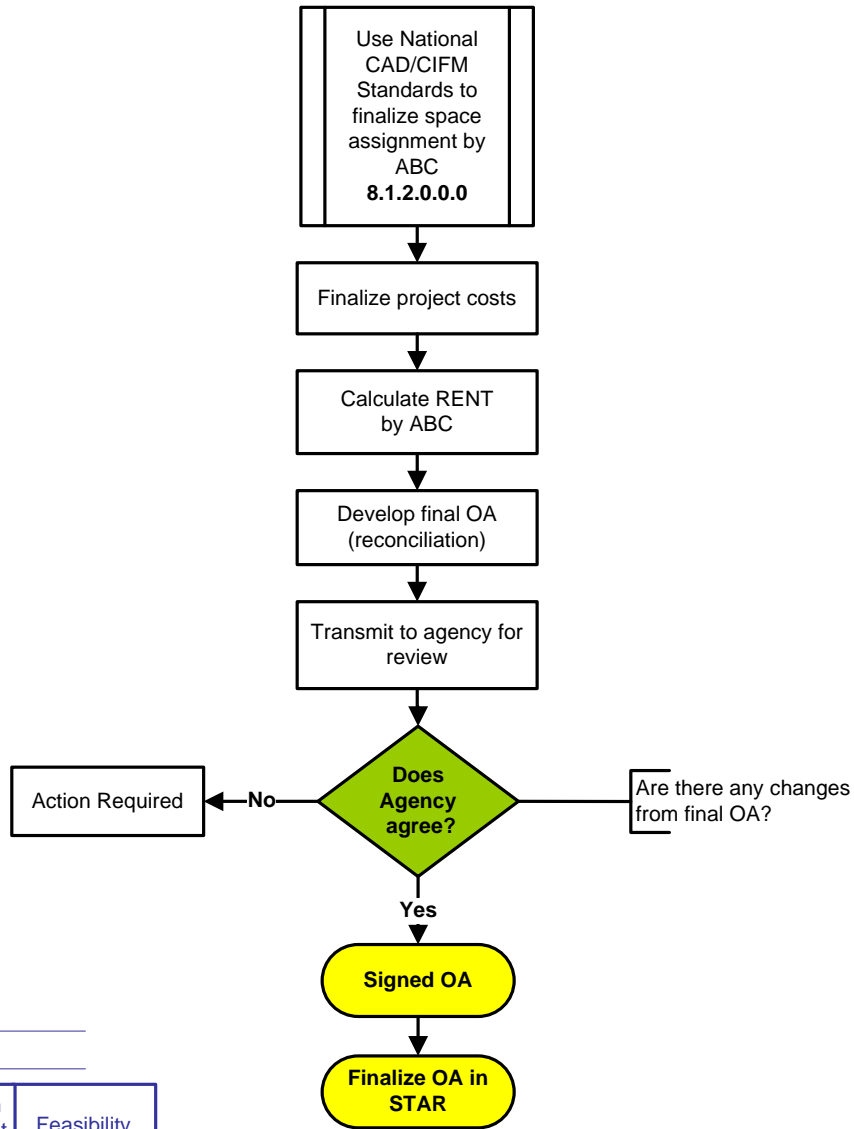
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

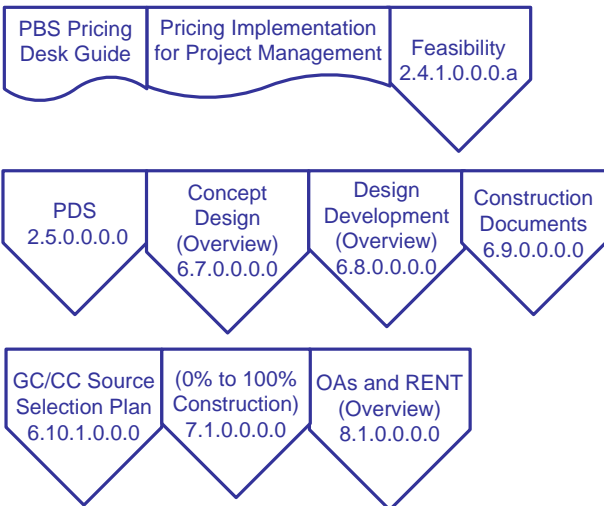
8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)**



LINKS



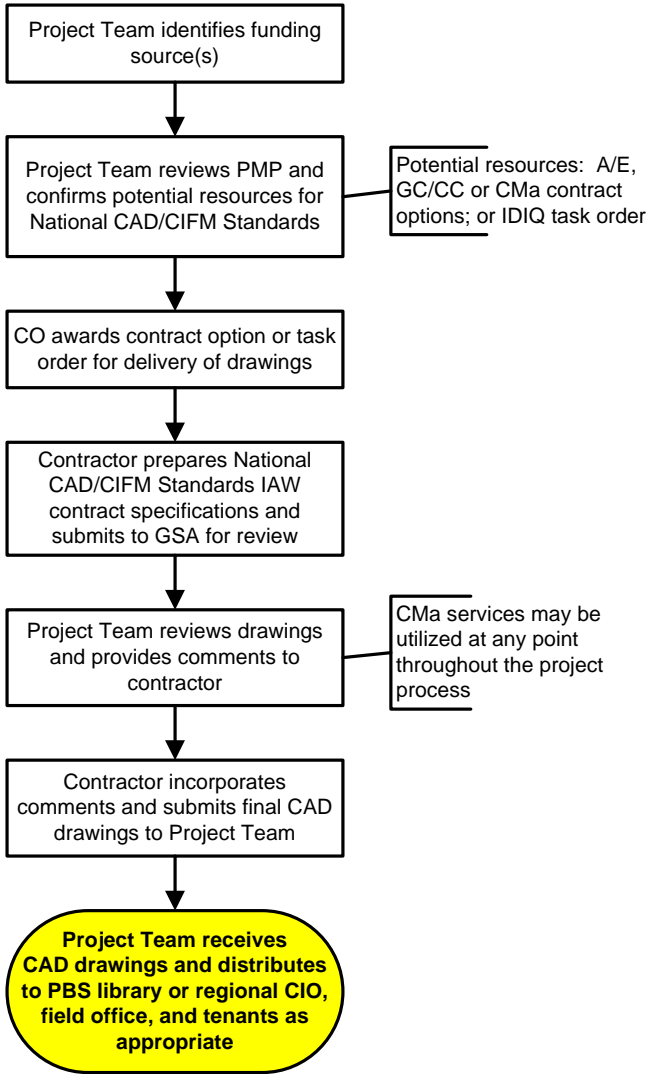
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc



8.1.2.0.0.0 National CAD/CIFM Standards

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.1.2.0.0.0 National CAD/CIFM Standards**



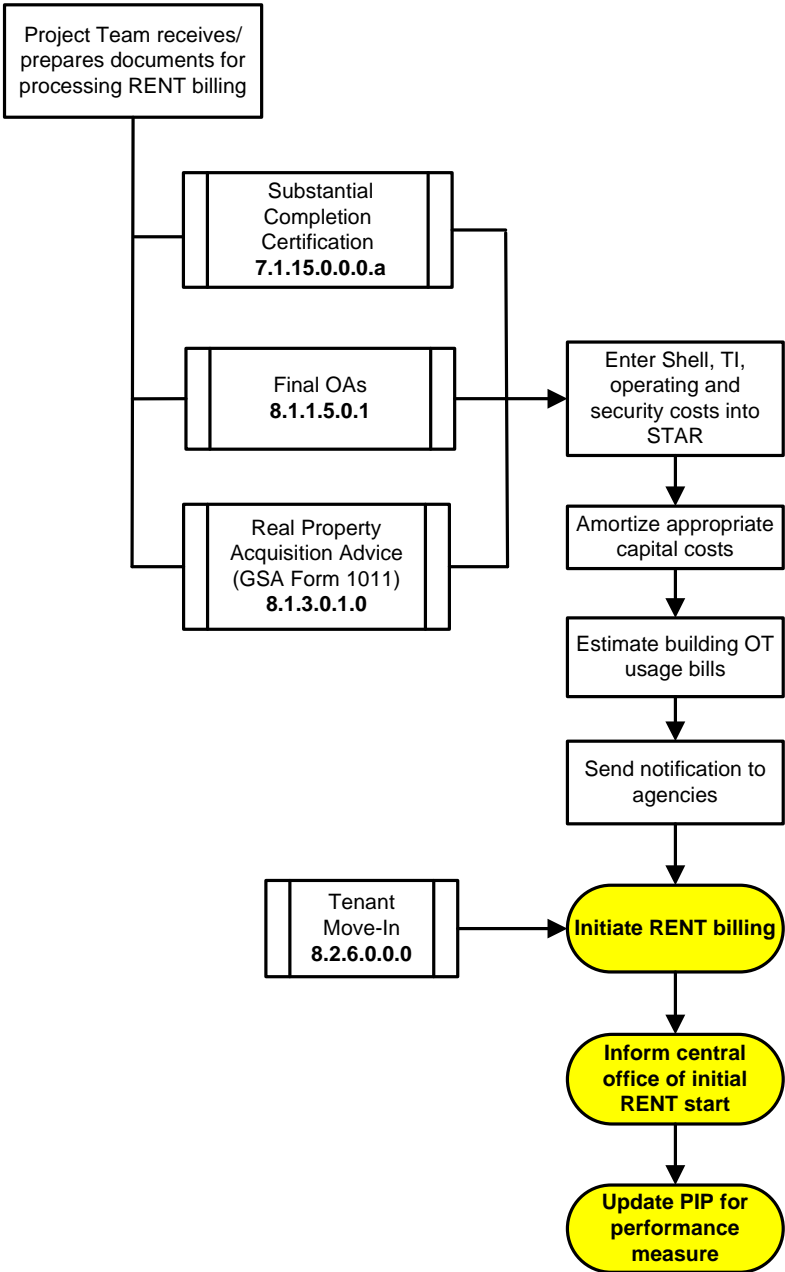
LINKS

BOMA Space Measurement Standards	National CAD/CIFM Standards
PBS-P100	OAs and RENT (Overview) 8.1.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.3.0.0.0 Initial RENT Start**



LINKS

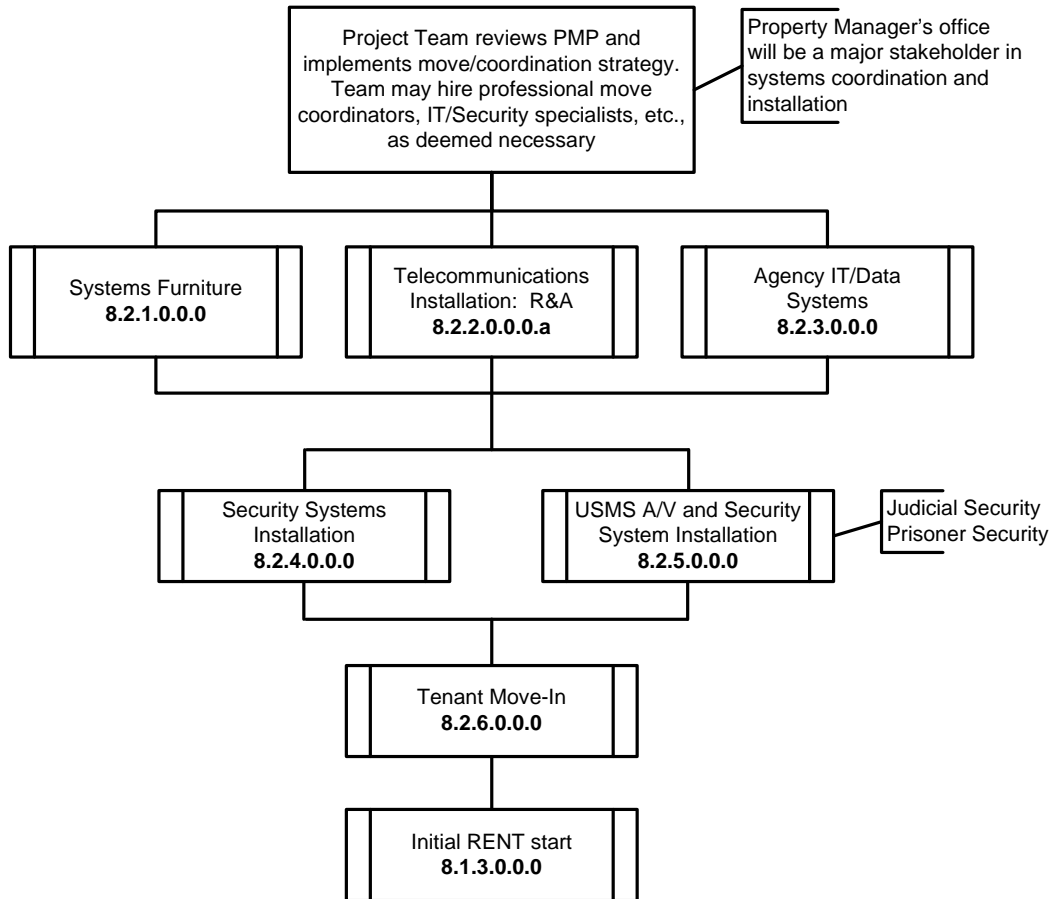
PBS Pricing Desk Guide	Pricing Implementation for Project Management
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This page applies to:

Traditional D/B D/B-Bridging CMC

8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)

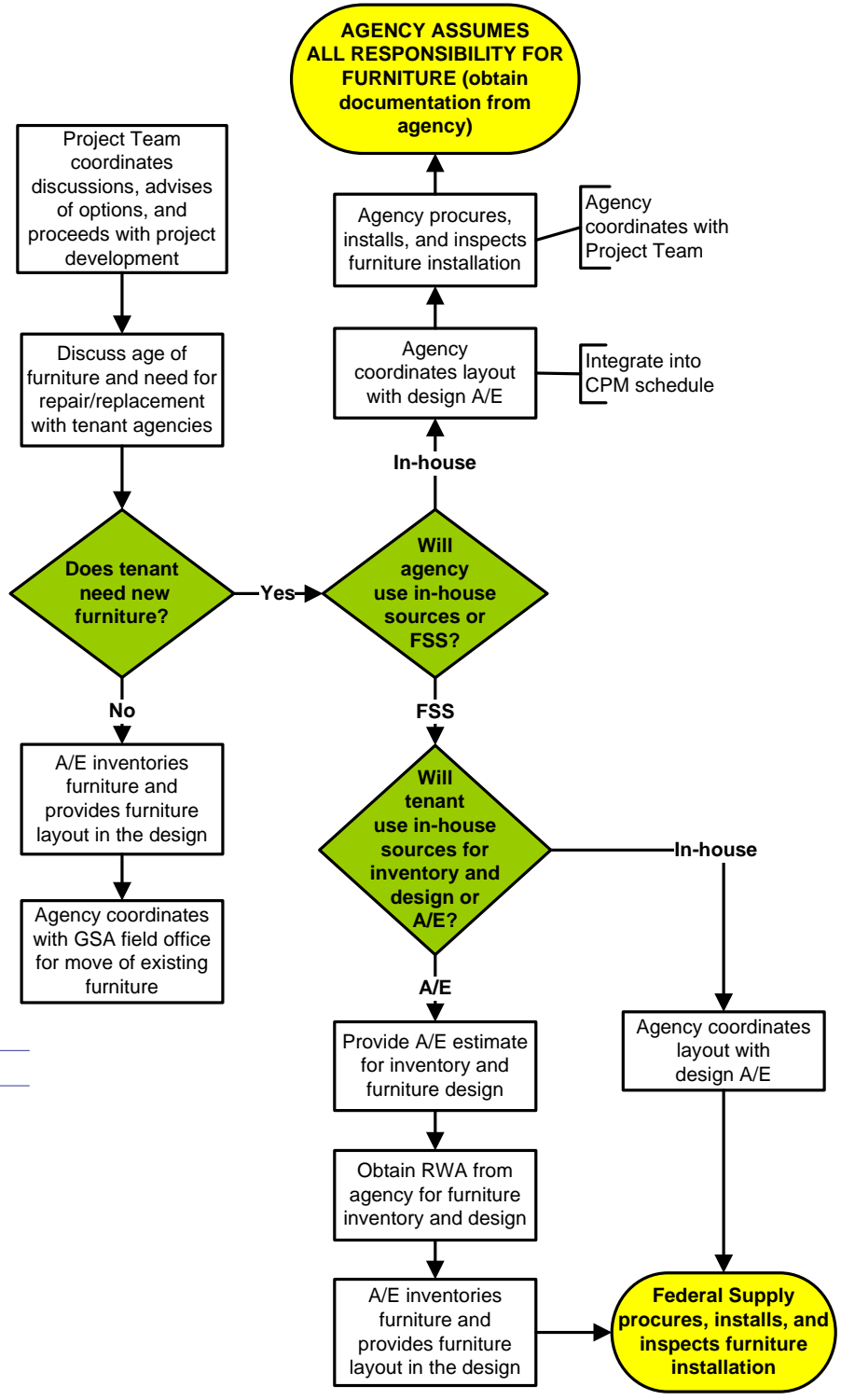
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)**



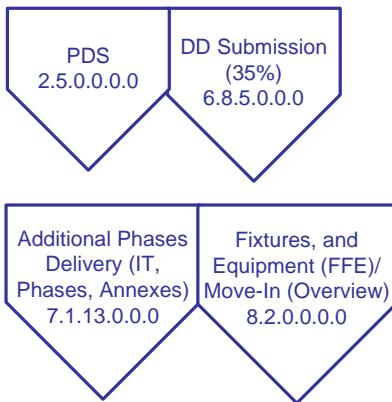
This page applies to:

Traditional D/B D/B-Bridging CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.2.1.0.0.0 Systems Furniture**



LINKS



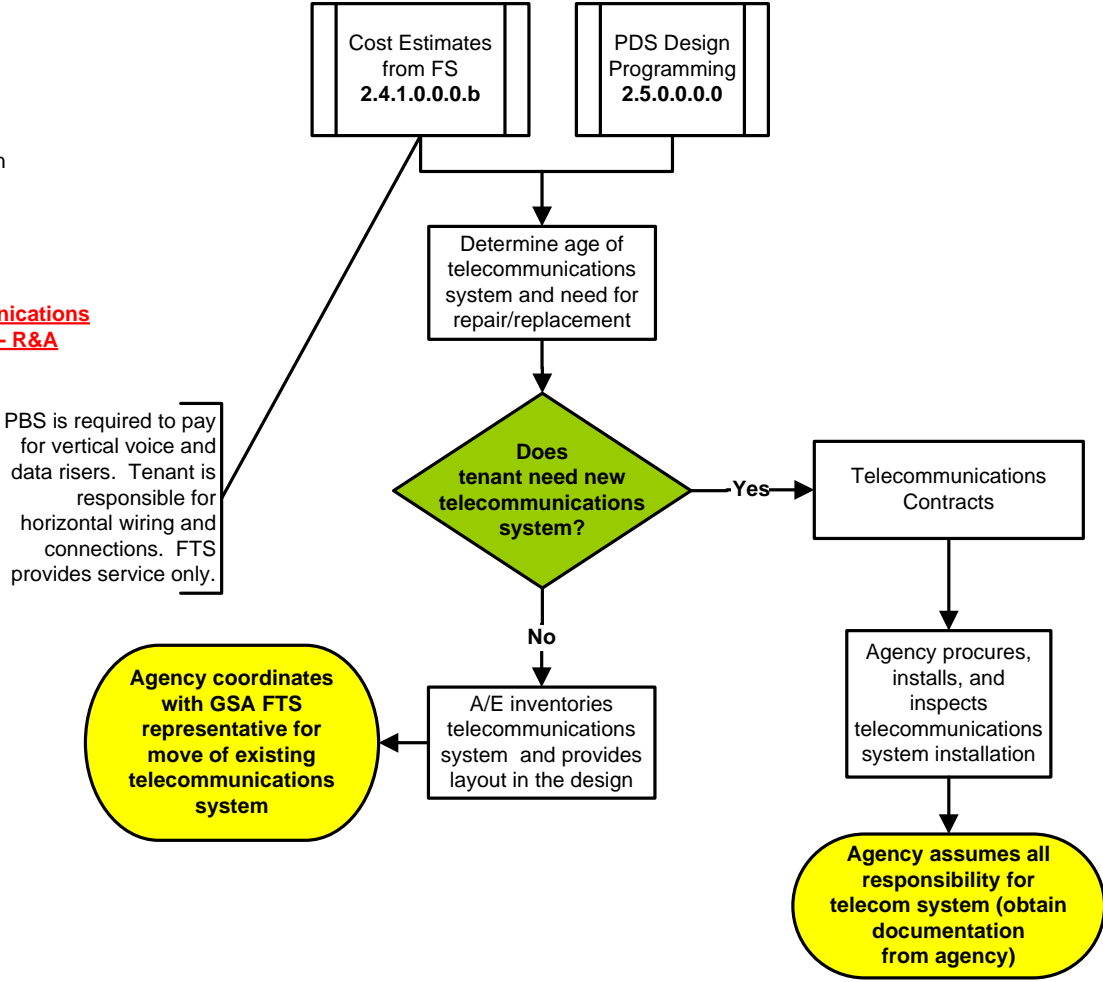
This page applies to:

Traditional D/B D/B-Bridging CMc

8.2.2.0.0.0.a Telecommunications Installation - R&A

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

8.2.2.0.0.0.a Telecommunications Installation - R&A



LINKS



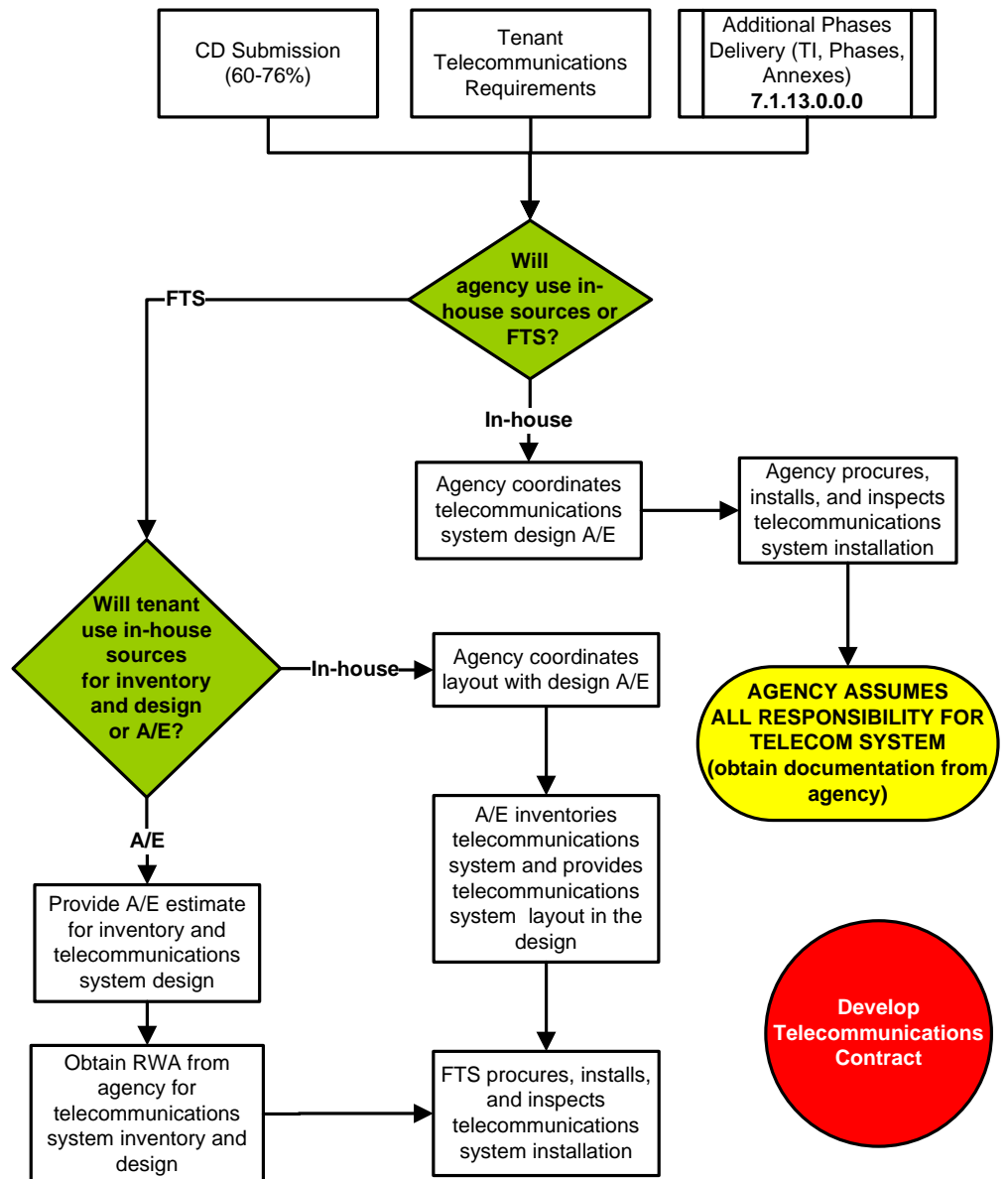
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

**8.2.2.0.0.0.b Telecommunications Installation -
New Construction**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

8.2.2.0.0.0.b Telecommunications Installation - New Construction



LINKS

Fixtures, and Equipment (FFE)/ Move-In (Overview) 8.2.0.0.0.0

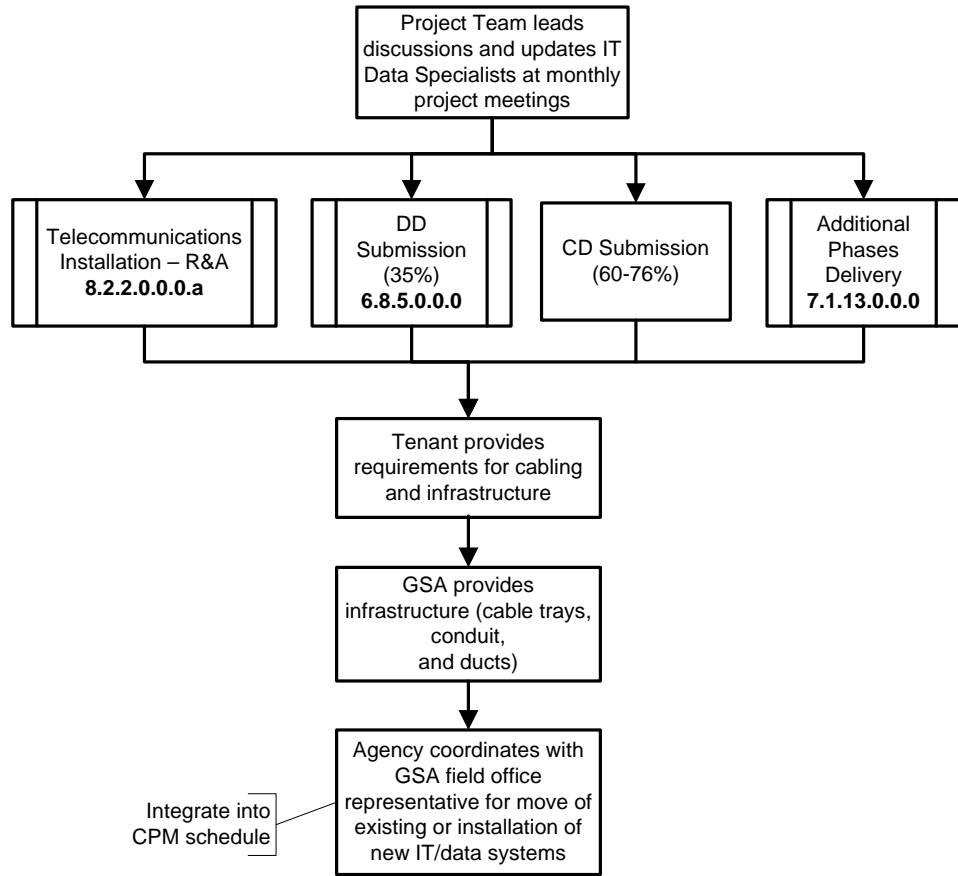
Agency IT Data Systems 8.2.3.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

8.2.3.0.0.0 Agency IT/Data Systems

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.2.3.0.0.0 Agency IT/Data Systems**



LINKS

Fixtures, and Equipment (FFE)/ Move-In (Overview)
8.2.0.0.0.0

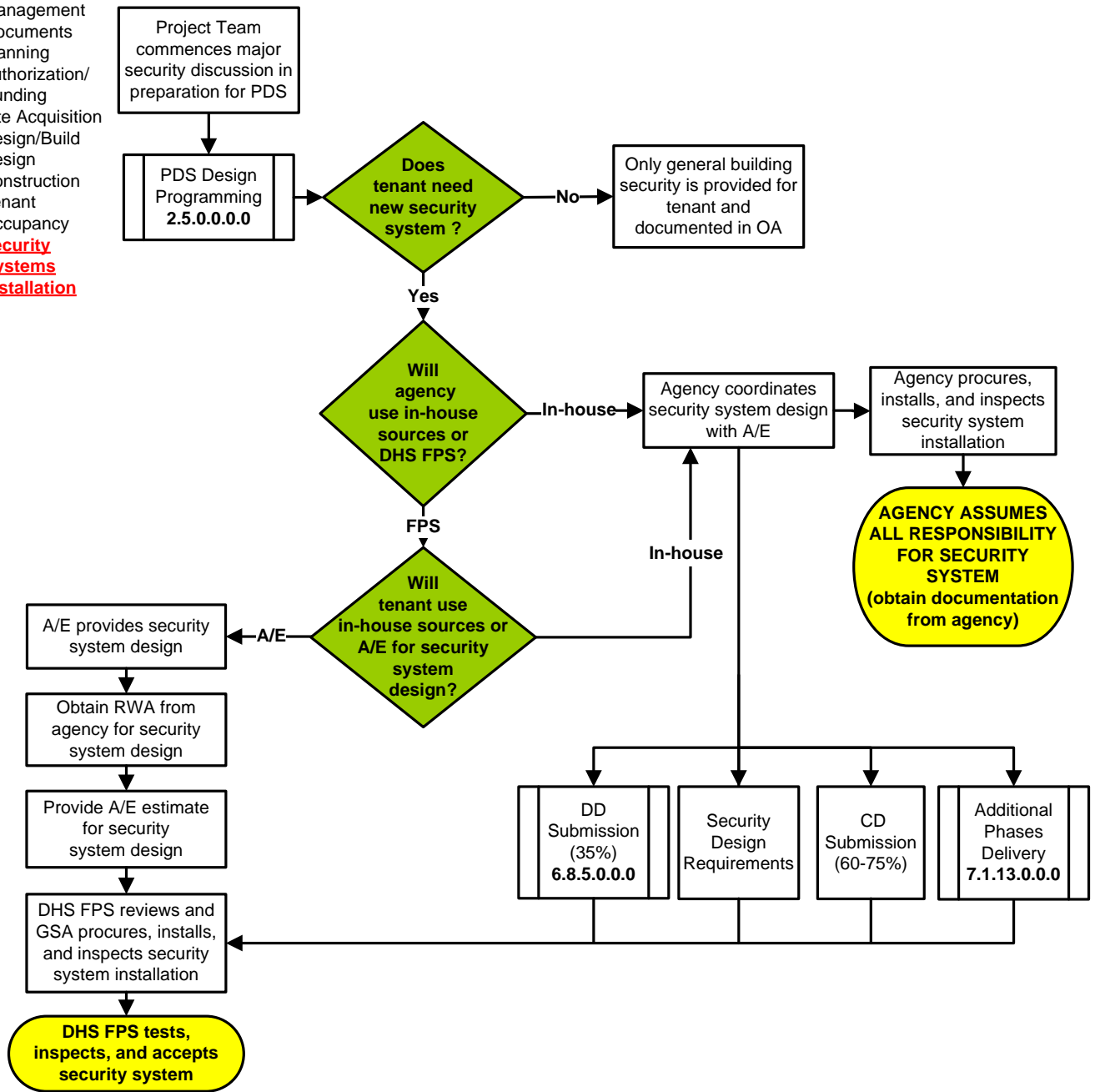
This page applies to:

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- D/B
- D/B-Bridging
- CMc

8.2.4.0.0.0 Security Systems Installation

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

8.2.4.0.0.0 Security Systems Installation



LINKS

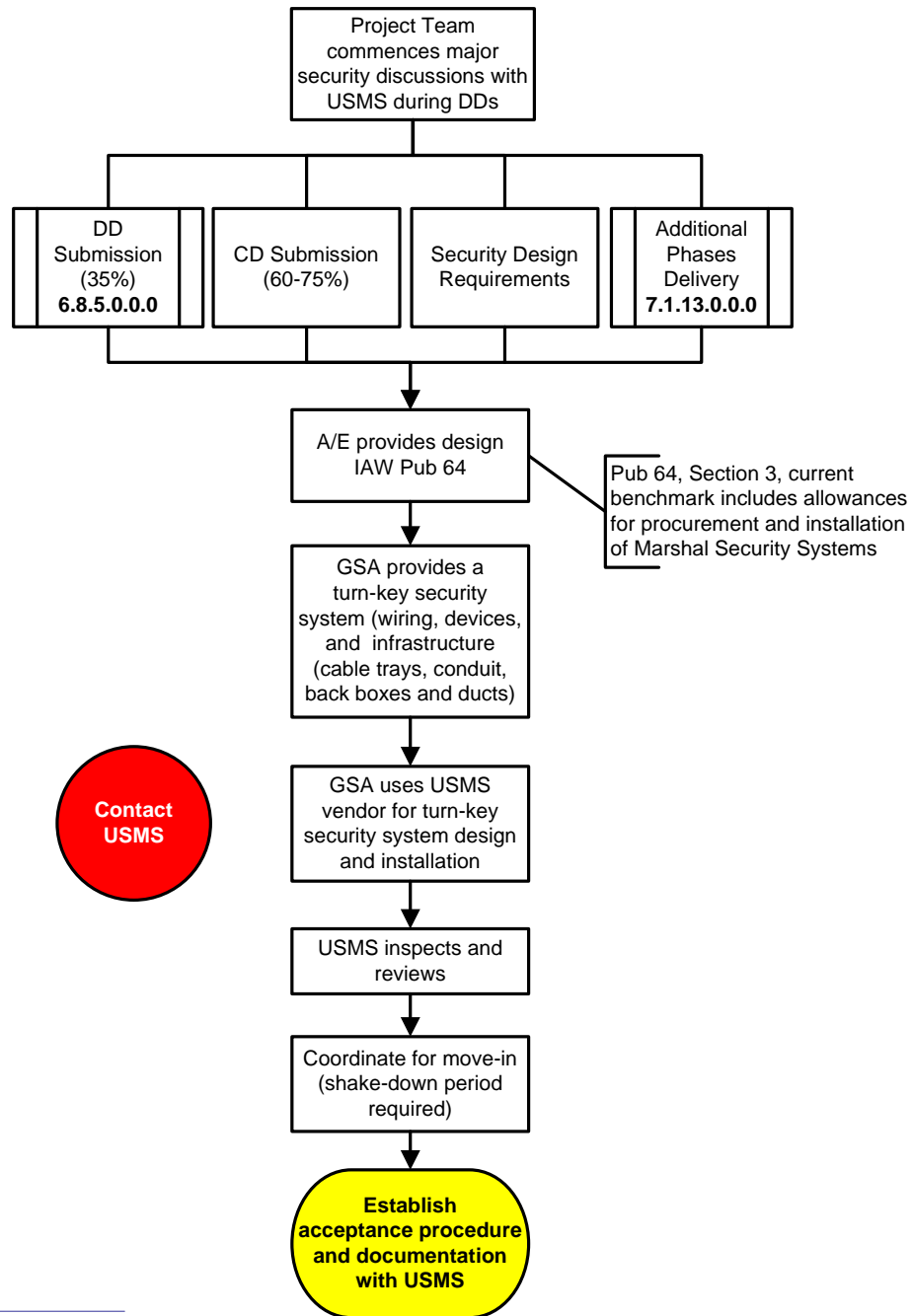
Fixtures, and Equipment (FFE)/ Move-In (Overview)
8.2.0.0.0.0

This page applies to:

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- CMc

8.2.5.0.0.0 USMS A/V and Security Systems Installation

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.2.5.0.0.0 USMS A/V and Security Systems Installation**



LINKS

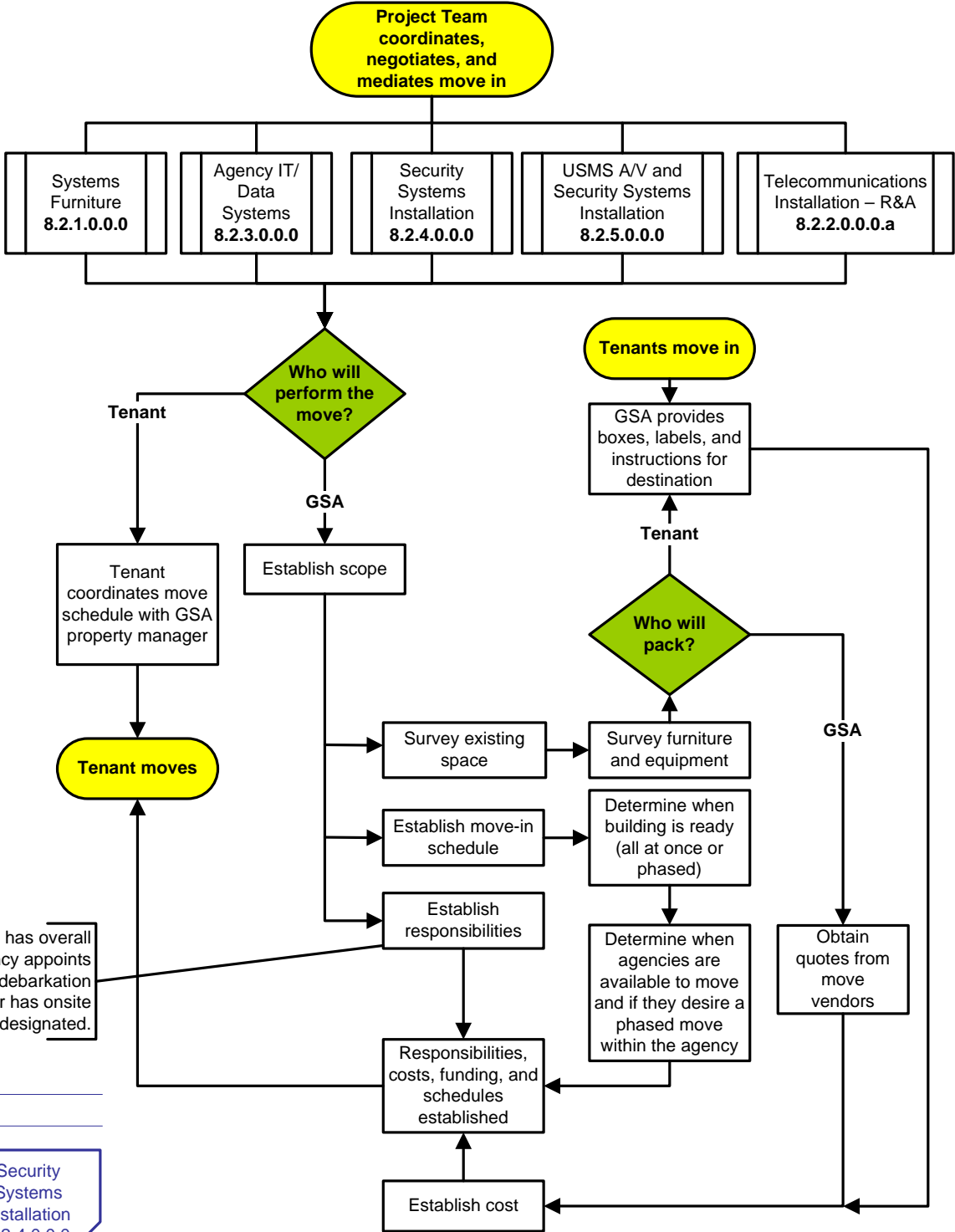
Fixtures, and Equipment (FFE)/ Move-In (Overview)
8.2.0.0.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

8.2.6.0.0.0 Tenant Move-In



GSA Field Office has overall responsibility. Agency appoints move coordinators for debarkation and destination. Mover has onsite representatives designated.

LINKS

- Fixtures, and Equipment (FFE)/ Move-In (Overview) 8.2.0.0.0.0
- Security Systems Installation 8.2.4.0.0.0

This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMc