

# 1.0.0.0.0 Project Management Guide Construction Manager as Constructor <u>Project Delivery Methods</u>

#### PM Guide

Traditional
Design/Build (D/B)
Design/Build-Bridging (D/B-B)
Construction Manager as Constructor (CMc)

Traditional Design/Build Design/Build-Bridging CMc

i





## 2.0.0.0.0.0 Planning Construction Manager as Constructor 2.0.0.0.0.0 Planning

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

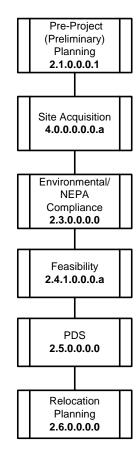
Funding

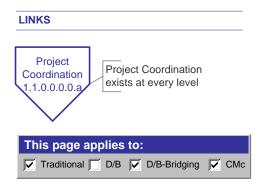
4.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build **6.0.0.0.0.** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Pre-Project Planning (Overview) 2.1.0.0.0.0



## 2.0.0.0.0.0 Planning Construction Manager as Constructor 2.1.0.0.0.0 Pre-Project Planning (Overview)

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 2.1.0.0.0.0 Pre-Project **Planning** (Overview) 3.0.0.0.0. Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design **7.0.0.0.0** Construction

Occupancy

Overview of Capital Investment and

easing Program

(CILP) process

**Project Coordination** 

exists at every level

8.0.0.0.0.0 Tenant

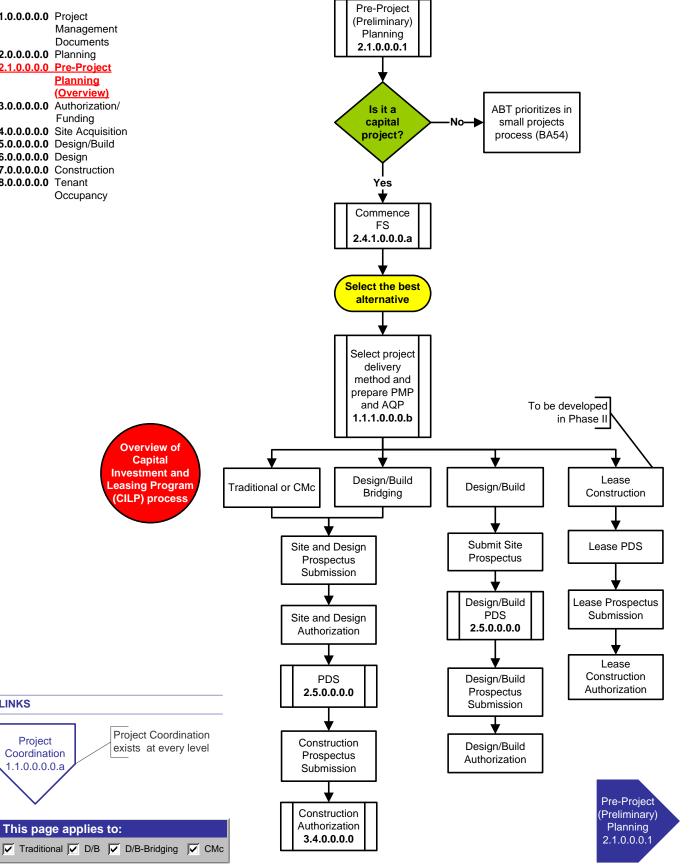
LINKS

**Project** 

Coordination

1.1.0.0.0.0.a

This page applies to:





## 2.0.0.0.0.0 Planning Construction Manager as Constructor 2.1.0.0.0.1 Pre-Project (Preliminary) Planning



Occupancy

**LINKS** 

PMP: Assemble

Team

1.1.1.0.0.0.a

A/E **Procurement** 

(Overview)

6.2.0.0.0.0

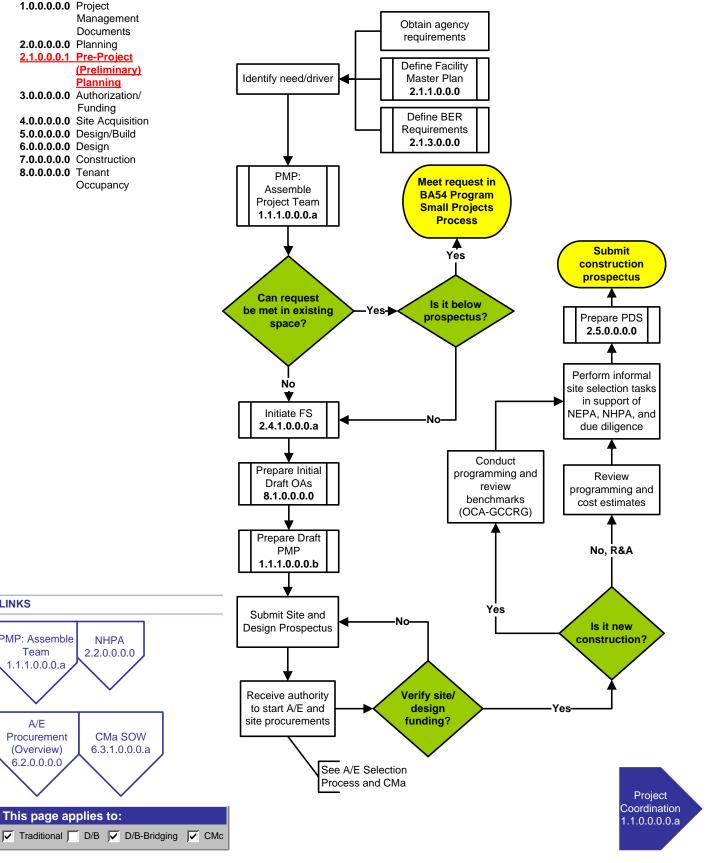
This page applies to:

**NHPA** 

2.2.0.0.0.0

CMa SOW

6.3.1.0.0.0.a





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 Authorization/

Funding

**4.0.0.0.0.** Site Acquisition

5.0.0.0.0. Design/Build

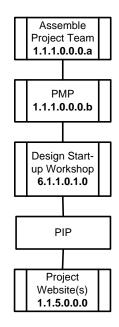
6.0.0.0.0 Design

**7.0.0.0.0** Construction

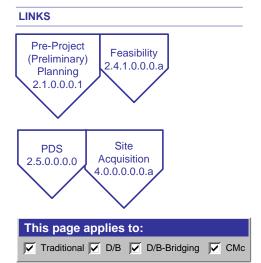
8.0.0.0.0.0 Tenant

Occupancy

## 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.0.0.0.0.a Project Coordination







PMP: Assemble Project Team 1.1.1.0.0.0.a



# 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.1.0.0.0.a PMP: Assemble Project Team

1.0.0.0.0.0 Project Management

Documents

1.1.1.0.0.0.a PMP:

Assemble Project Team

**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

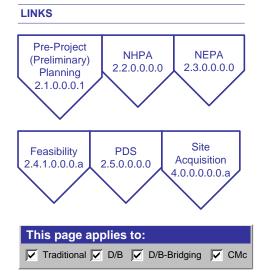
\*GSA Specialist - including, but not limited to:
Regional Accessibility Officer
Regional Fire Protection Engineer
Regional Industrial Hygienist
Regional Appraiser
Regional Energy Coordinator
Regional HVAC Design Advocate

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

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.



Existing Conditions Assessments 2.1.12.0.2.0



## 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.12.0.2.0 Existing Conditions Assessments

1.0.0.0.0 Project Management

Documents

2.0.0.0.0 Planning 2.1.12.0.2.0 Existing

> Conditions Assessments

3.0.0.0.0.0 Authorization/

Funding **4.0.0.0.0** Site Acquisition

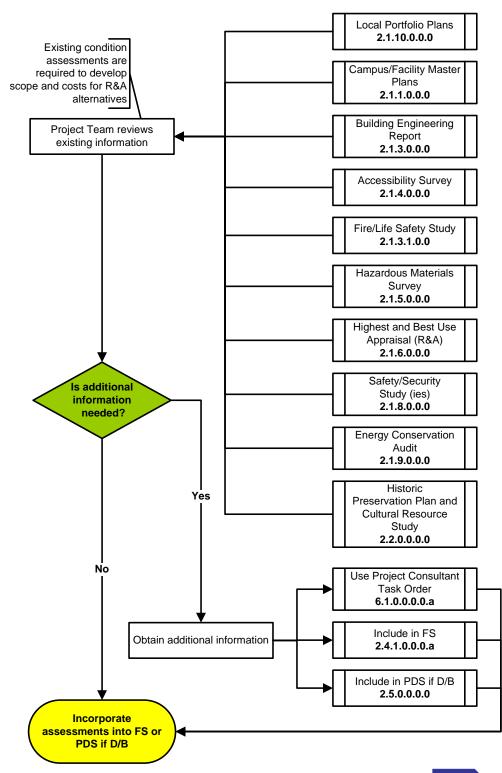
**5.0.0.0.0.0** Design/Build

**6.0.0.0.0.0** Design

**7.0.0.0.0.** Construction **8.0.0.0.0.** Tenant

Occupar

Occupancy





GSA - Public Buildings Service

## Existing Conditions Assessments 2.1.12.0.2.0

# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.10.0.0.0 Local Portfolio Plans

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.10.0.0 Local
Portfolio
Plans
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build

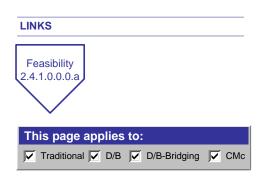
6.0.0.0.0. Design

8.0.0.0.0.0 Tenant

7.0.0.0.0 Construction

Occupancy

LPPs are utilized by ABT to understand the overall inventory (leased and owned) and to determine if space requests may Project Team reviews be satisfied in the existing inventory. If appropriate LPP not, the ABT may choose to initiate a FS. LPPs are typically prepared in-house by the Asset Manager. Will the agency request be satisfied within existing inventory? Yes ABT will prioritize in Is it a capital small projects process project? (BA54) No Yes Project Team will study viable alternatives in FS 2.4.1.0.0.0.a Or PDS if D/B 2.5.0.0.0.0



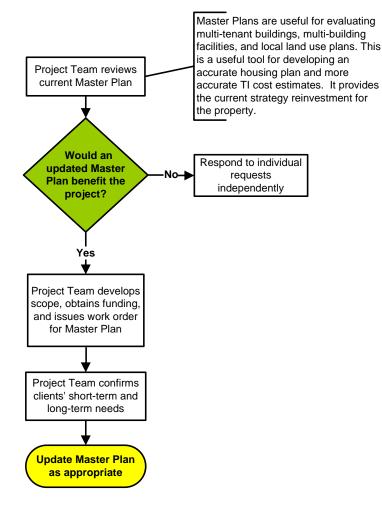




# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.1.0.0.0 Campus/Facility Master Plans

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.1.0.0 Campus/
Facility
Master Plans
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



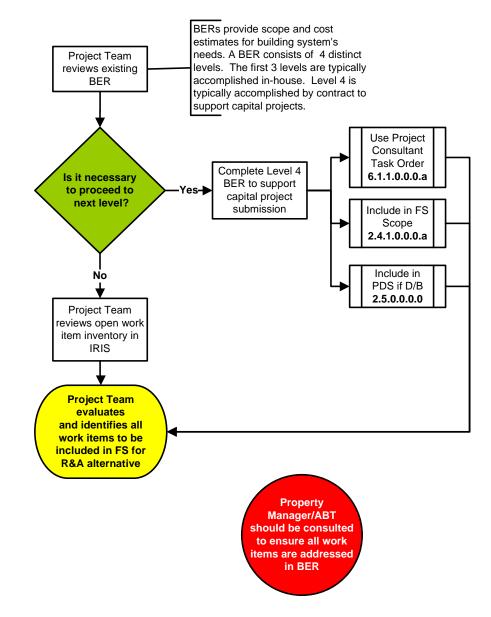






# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.3.0.0.0 Building Engineering Report

Occupancy





GSA - Public Buildings Service

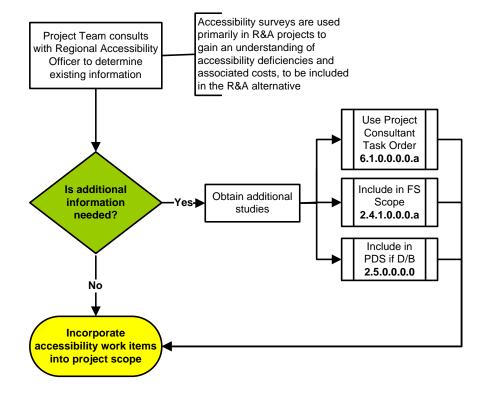
Existing Conditions Assessments 2.1.12.0.2.0

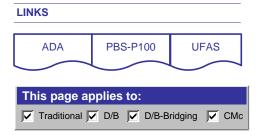
## Building Engineering Report 2.1.3.0.0.0

# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.4.0.0.0 Accessibility Survey

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.4.0.0 Accessibility
Survey
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





Fire/Life Safety Study 2.1.3.1.0.0



# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.3.1.0.0 Fire/Life Safety Study

1.0.0.0.0.0 Project
Management
Documents

Document

2.0.0.0.0 Planning 2.1.3.1.0.0 Fire/Life

Safety Study

**3.0.0.0.0.0** Authorization/ Funding

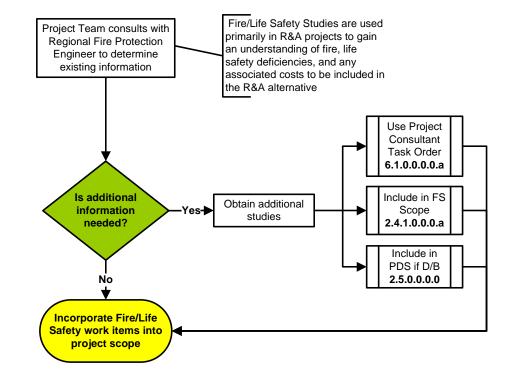
**4.0.0.0.0.** Site Acquisition **5.0.0.0.0.** Design/Build

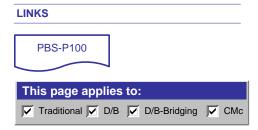
**5.0.0.0.0.0** Design/ **6.0.0.0.0.0** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





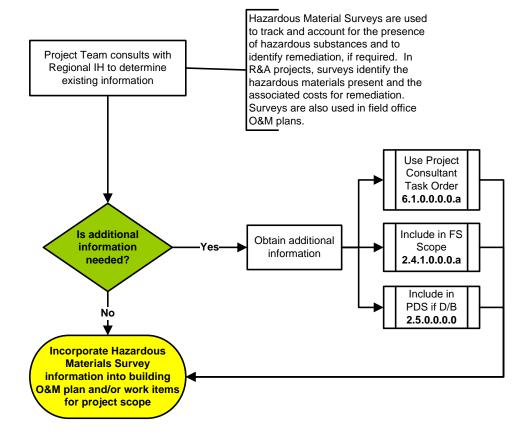
Existing Conditions Assessments 2.1.12.0.2.0

## Existing Conditions Assessments 2.1.12.0.2.0

# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.5.0.0.0 Hazardous Materials Survey

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.5.0.0 Hazardous
Materials
Survey
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
8.0.0.0.0

Occupancy









# 2.0.0.0.0 Planning Construction Manager as Constructor 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 Planning 2.1.6.0.0 Highest and

> Best Use Appraisal (R&A)

**3.0.0.0.0.0** Authorization/ Funding

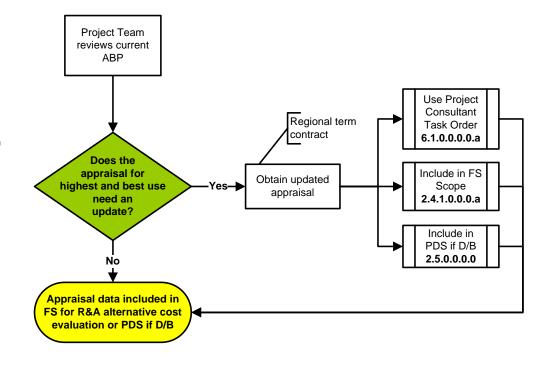
**4.0.0.0.0** Site Acquisition **5.0.0.0.0** Design/Build

**6.0.0.0.0.0** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy







## 2.0.0.0.0.0 Planning Construction Manager as Constructor 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 Planning

3.0.0.0.0 Authorization/

**Funding** 

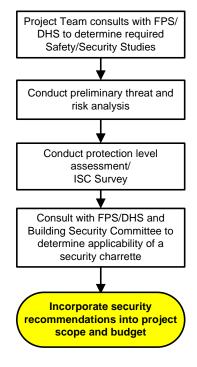
4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

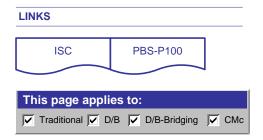
6.0.0.0.0 Design 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



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



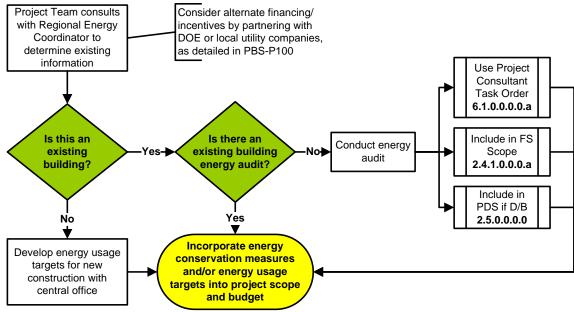
Energy Conservation Audit 2.1.9.0.0.0

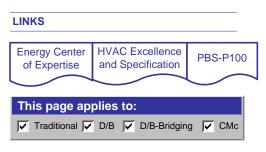


# 2.0.0.0.0 Planning Construction Manager as Constructor 2.1.9.0.0 Energy Conservation Audit

1.0.0.0.0.0 Project

Management
Documents
2.0.0.0.0.0 Planning
2.1.9.0.0 Energy
Conservation
Audit
3.0.0.0.0.0 Authorization/
Funding
4.0.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
8.0.0.0.0.0 Tenant
Occupancy

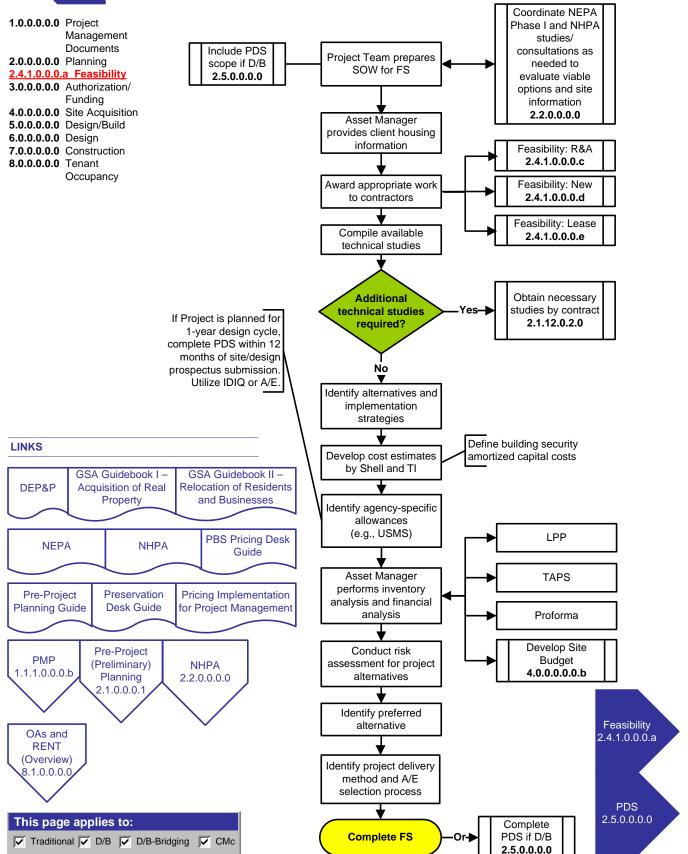




Existing Conditions Assessments 2.1.12.0.2.0

## Existing Conditions Assessments 2.1.12.0.2.0

## 2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility





# 2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility (Continued)

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning

2.4.1.0.0.0.b Feasibility (Continued)

**3.0.0.0.0.0** Authorization/ Funding

4.0.0.0.0 Site Acquisition

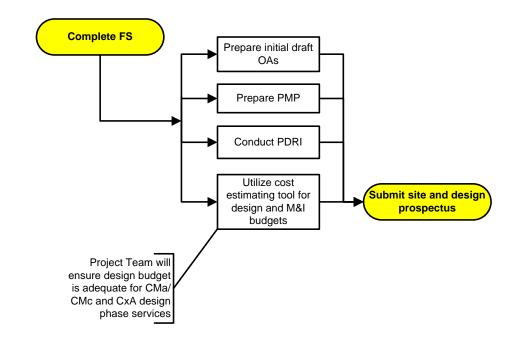
5.0.0.0.0. Design/Build

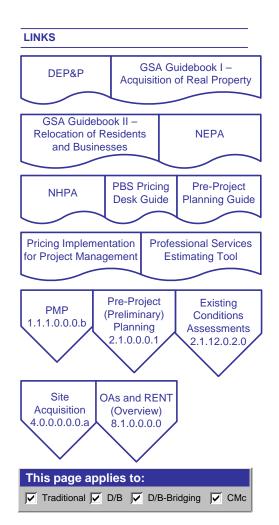
6.0.0.0.0.0 Design

**7.0.0.0.0.** Construction

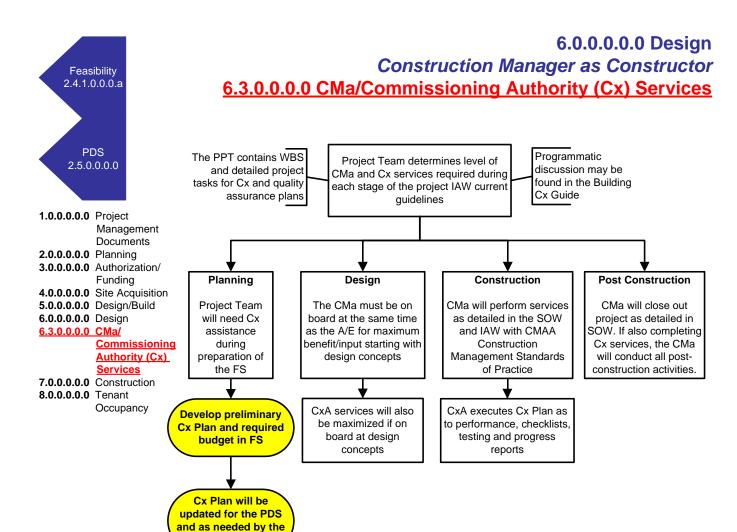
**8.0.0.0.0.** Tenant

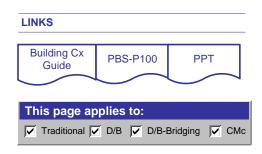
Occupancy





Feasibility: R&A 2.4.1.0.0.0.c





**Project Team** 

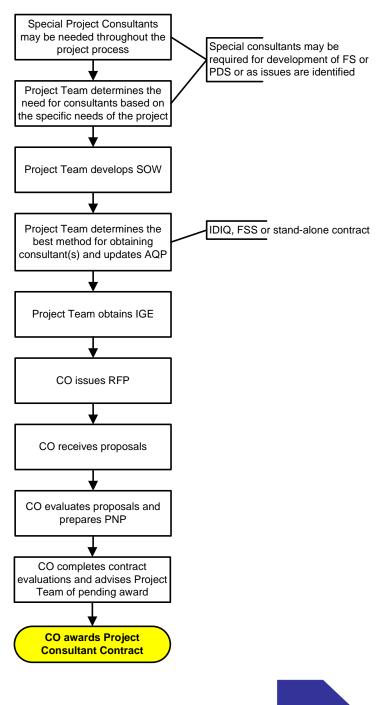
CMa SOW 6.3.1.0.0.0.a CxA SOW (if apart from CMa) 6.3.1.0.0.0.b

# PMP 1.1.1.0.0.0.b Acquisition Plan Program/ Project 1.1.1.0.0.0.c

Occupancy

# Acquisition Plan FS PDS PMP Reference Sample PNM Sample PNP This page applies to: Traditional D/D/B D/B-Bridging CMc

## 6.0.0.0.0.0 Design Construction Manager as Constructor 6.1.0.0.0.a Project Consultant Task Order



PMP
1.1.1.0.0.0.b

Acquisition
Plan
Program/
Project
1.1.1.0.0.0.c



## 2.0.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0.c Feasibility: R&A

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. Authorization/ Funding

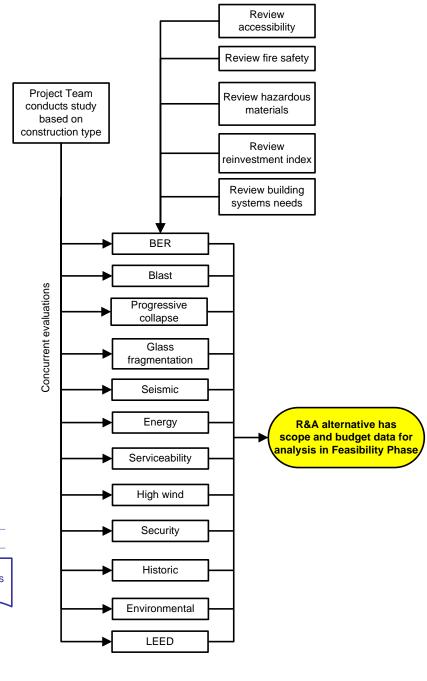
4.0.0.0.0. Site Acquisition 5.0.0.0.0 Design/Build

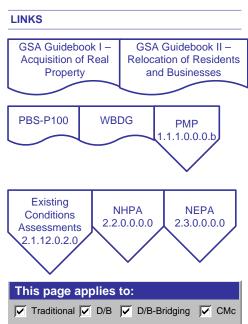
**6.0.0.0.0.** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Feasibility 2.4.1.0.0.0.a



# 2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0.d Feasibility: New Construction

**1.0.0.0.0.0** Project Management

Documents

**2.0.0.0.0.** Planning **2.4.1.0.0.d Feasibility:** 

<u>New</u>

Construction

**3.0.0.0.0.0** Authorization/ Funding

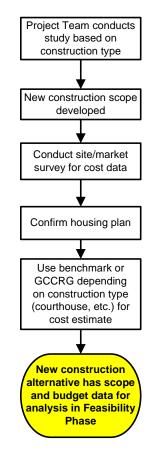
**4.0.0.0.0** Site Acquisition **5.0.0.0.0** Design/Build

**6.0.0.0.0.0** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



## LINKS GSA Guidebook I -GSA Guidebook II -Acquisition of Real Relocation of Residents **Property** and Businesses PBS-P100 **PMP** 1.1.1.0.0.0.b Pre-Project **NEPA** (Preliminary) 2.3.0.0.0.0 **Planning** 2.1.0.0.0.1 This page applies to: ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc

Feasibility 2.4.1.0.0.0.a



# 2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility: Lease Construction

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning

2.4.1.0.0.0.e Feasibility:

Lease Construction

**3.0.0.0.0.0** Authorization/ Funding

4.0.0.0.0 Site Acquisition

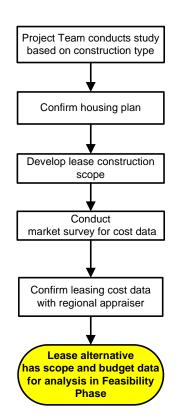
**5.0.0.0.0.** Design/Build **6.0.0.0.0.** Design

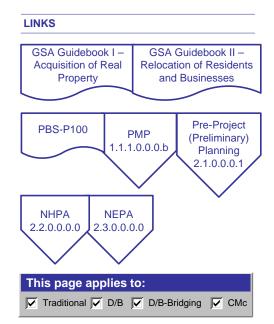
**7.0.0.0.0** Construction

**8.0.0.0.0.0** Tenant

Occupancy

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





Feasibility 2.4.1.0.0.0.a



# 2.0.0.0.0 Planning Construction Manager as Constructor 4.0.0.0.0.a Site Acquisition

**1.0.0.0.0.0** Project Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

4.0.0.0.0.a Site

### **Acquisition**

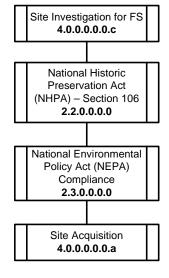
5.0.0.0.0 Design/Build

**6.0.0.0.0** Design

**7.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

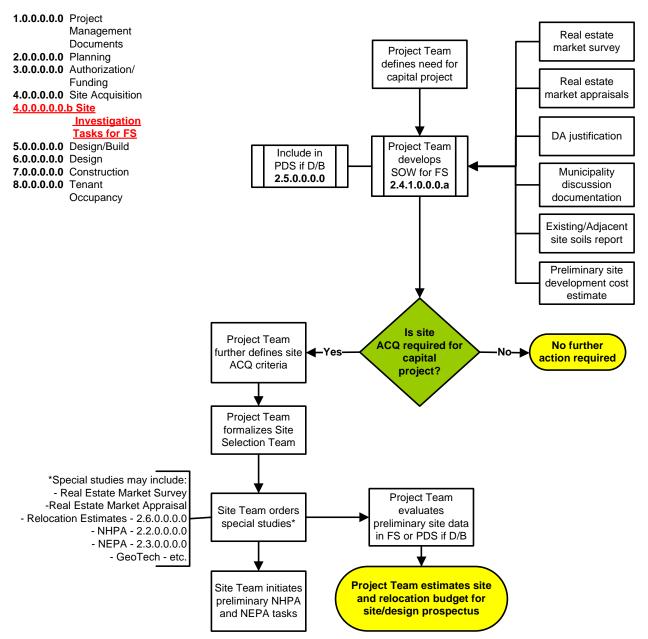






## Feasibility 2.4.1.0.0.0.a

# 2.0.0.0.0 Planning Construction Manager as Constructor 4.0.0.0.0.b Site Investigation Tasks for FS



## LINKS

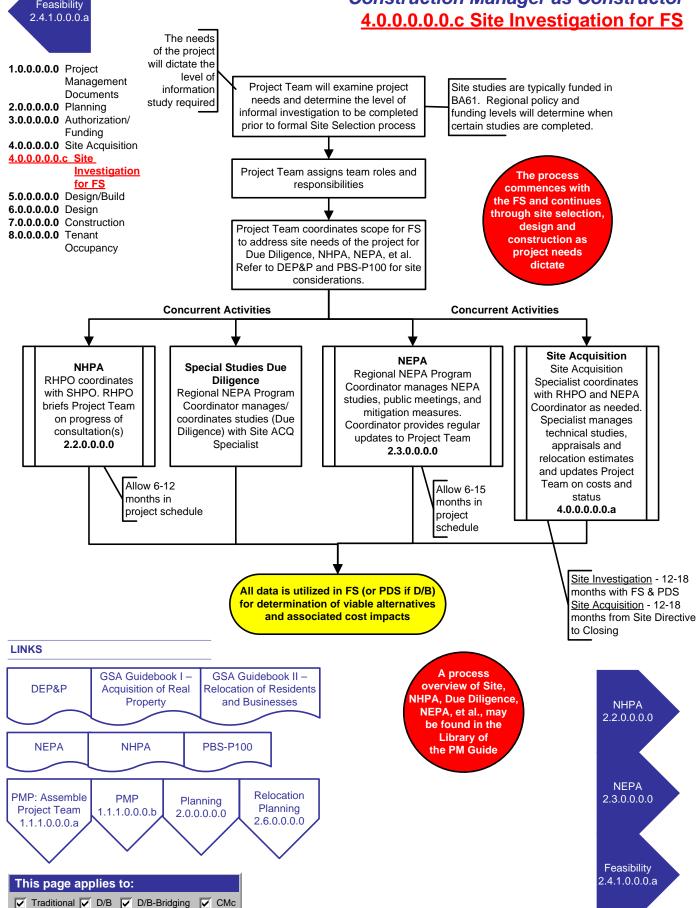
Fact Sheet on Executive Order 13006



Project Funding Request 2.4.4.0.0.0

## Feasibility 2.4.1.0.0.0.a

## 2.0.0.0.0.0 Planning Construction Manager as Constructor





## 2.0.0.0.0.0 Planning Construction Manager as Constructor 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 Planning

2.2.0.0.0.0 NHPA Tasks

for FS through Site

**Acquisition** 

3.0.0.0.0. Authorization/

Funding

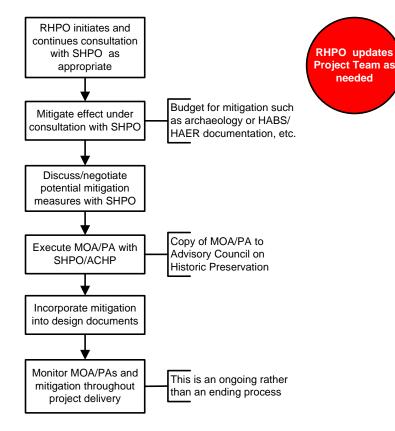
4.0.0.0.0.0 Site Acquisition

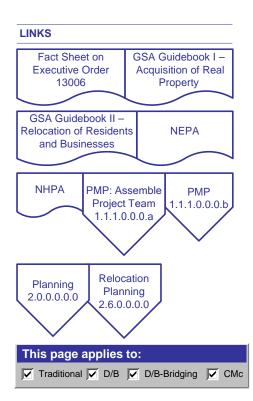
5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





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

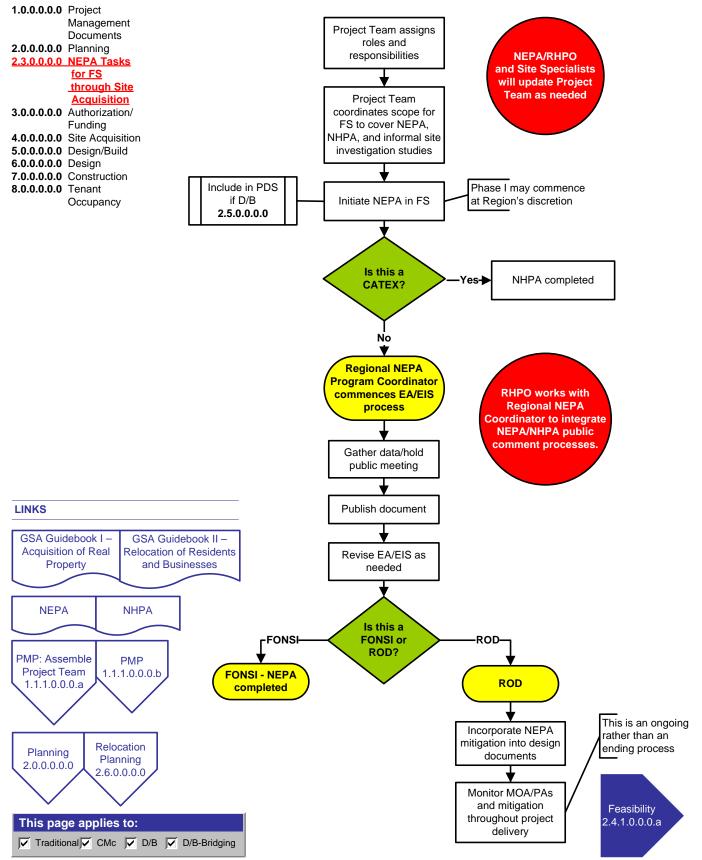
> Feasibility 2.4.1.0.0.0.a

needed



## 2.0.0.0.0.0 Planning Construction Manager as Constructor

## 2.3.0.0.0 NEPA Tasks for FS through Site Acquisition



# Feasibility 2.4.1.0.0.0.a

# 2.0.0.0.0 Planning Construction Manager as Constructor 2.6.0.0.0 Relocation Planning

**1.0.0.0.0.0** Project

Management

Documents

2.0.0.0.0.0 Planning

2.6.0.0.0.0 Relocation

<u>Planning</u>

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

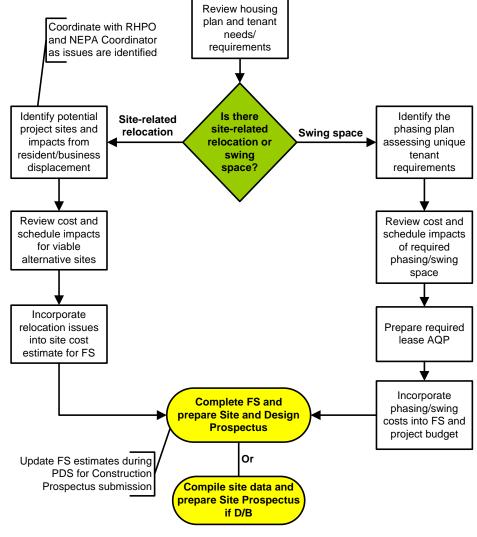
5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy





Feasibility 2.4.1.0.0.0.a

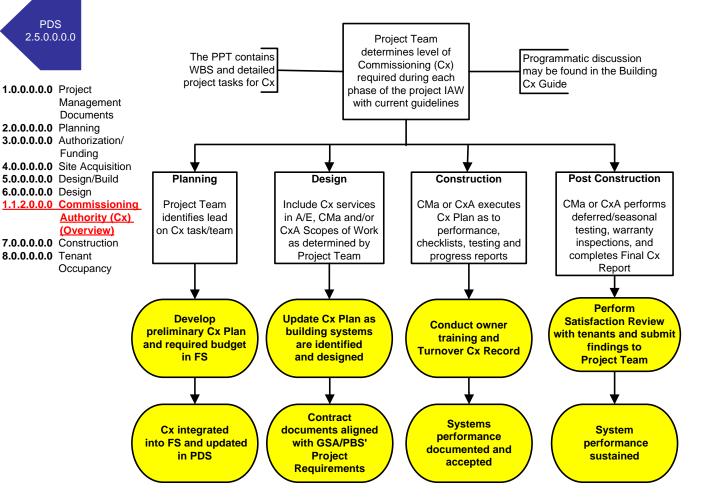
## Feasibility 2.4.1.0.0.0.a **PDS** 2.5.0.0.0.0

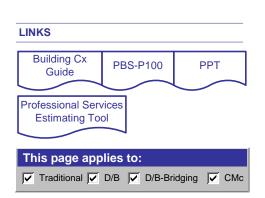
1.0.0.0.0.0 Project

6.0.0.0.0.0 Design

8.0.0.0.0.0 Tenant

## 2.0.0.0.0.0 Planning Construction Manager as Constructor 1.1.2.0.0.0 Commissioning Authority (Cx) (Overview)





Feasibility 2.4.1.0.0.0.a **PDS** 2.5.0.0.0.0 CxA SOW (if apart from CMa) 6.3.1.0.0.0.b CMa Task Order/CxA Task Order 6.3.2.0.0.0

## Pre-Project (Preliminary) Planning 2.1.0.0.0.1

# 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 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)

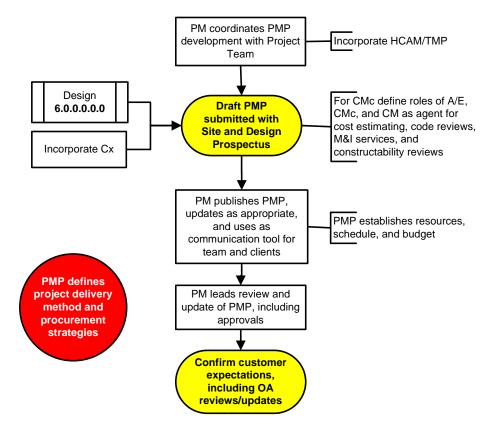
**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/ Funding

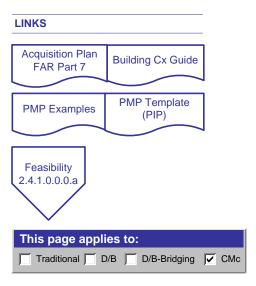
**4.0.0.0.0** Site Acquisition **5.0.0.0.0** Design/Build

6.0.0.0.0 Design 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Project Updates in PIP 1.1.3.2.0.0



# 6.0.0.0.0.0 Design Construction Manager as Constructor 1.1.1.0.0.0.c Acquisition Plan Program/Project

1.0.0.0.0.0 Project
Management
Documents

1.1.1.0.0.0.c Acquisition Plan

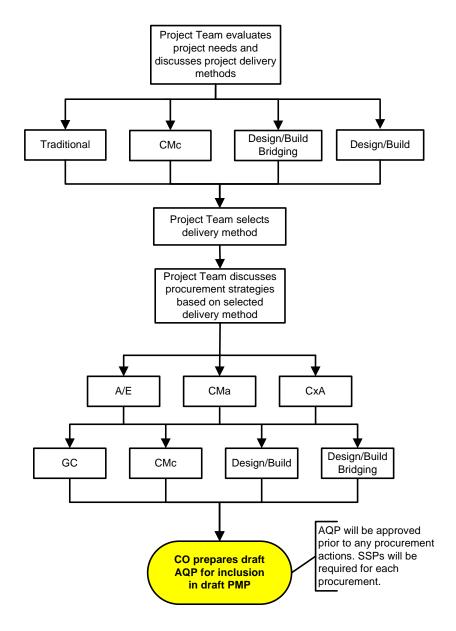
Program/ Project

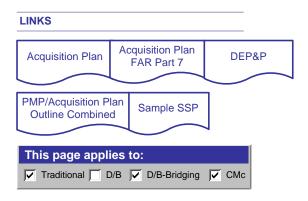
**2.0.0.0.0.0** Planning **3.0.0.0.0.0** Authorization/ Funding

**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

8.0.0.0.0.0 Tenant Occupancy





PMP 1.1.1.0.0.0.b Source Selection Plan 6.4.2.0.0.0



## 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.1.0.0.0.d Procurement Snapshot

#### 1.0.0.0.0.0 Project Management **Documents**

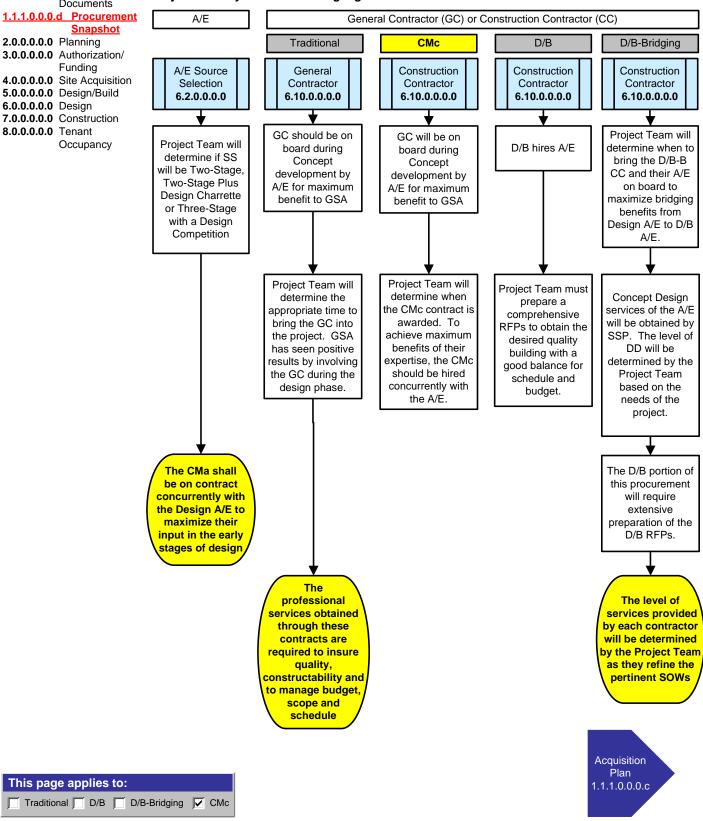
## 1.1.1.0.0.0.d Procurement

3.0.0.0.0 Authorization/

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

### **RECAP – CAPITAL CONSTRUCTION PROCUREMENTS Apply Source Selection Procurement Procedures Project Delivery Methods Are Highlighted as Follows:**





# 1.0.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.1.0.0.0.e Procurement Snapshot (Continued)

## 1.0.0.0.0.0 Project Management Documents

1.1.1.0.0.0.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

**7.0.0.0.0.0** Construction **8.0.0.0.0.0** Tenant

Occupancy

## REQUIRED PROFESSIONAL SERVICES FOR CAPITAL CONSTRUCTION PROJECTS:



Project Team
determines SOW
required from the
CMa and the level of
services required in
each Phase: Design
Concepts, DDs,
CDs, Construction
Administration,
through Start-up and
Turnover

## Commissioning Agent (CxA)

6.3.1.0.0.0.b

Concurrent with

A/E selection

Project Team
determines the level
of Cx desired
(considering timing of
project and budget
constraints). A
complete Cx Plan is
required for FY 2007
Design Starts.

## Art-in-Architecture (AiA)

Design Task
Order
concurrent with
A/E NTP
6.1.0.0.0.0.b

The process is outlined in the Guide for AiA OCA Program managers are available on this

AiA Concept
Design

6.7.14.0.1.0

AiA Fabrication
Task Order

7.1.4.0.0.0

AiA Deliverable 7.1.12.0.0.0

## Other Specialty Consultants

Project Team determines the need and timing 6.1.0.0.0.a

Procurement procedures apply. Specialty Consultants may be a separate contract or a part of other services provided by CMa, CMc, GC/CC.

Project Team
determines if Cx is a
part of the SOW for the
CMa or a separate CxA
contract





1.0.0.0.0.0 Project

Management Documents

## 1.1.1.0.0.0.f Procurement

#### Recap

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

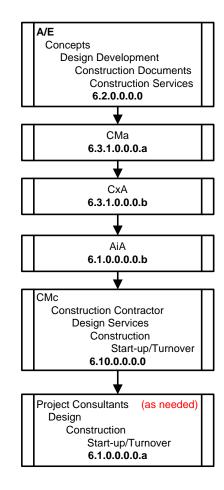
6.0.0.0.0.0 Design

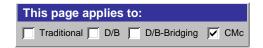
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

# 1.0.0.0.0 Project Management Documents Construction Manager as Constructor (CMc) 1.1.1.0.0.0.f Procurement Recap







1.0.0.0.0.0 Project

Management

Documents

1.1.3.1.0.0 Initiate Project

in PIP

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

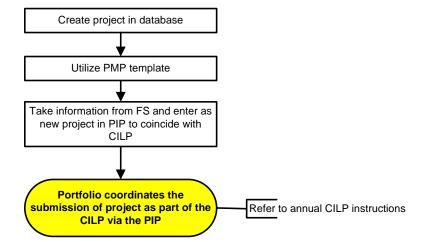
**6.0.0.0.0.** Design

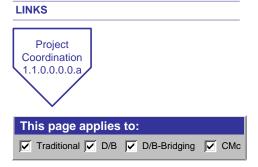
**7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant

Occupancy

# 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.3.1.0.0 Initiate Project in PIP





Project Updates in PIP 1.1.3.2.0.0



### 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.3.2.0.0 Project Updates in PIP

1.0.0.0.0.0 Project
Management
Documents
1.1.3.2.0.0 Project Update

1.1.3.2.0.0 Project Updates in PIP

**2.0.0.0.0.0** Planning **3.0.0.0.0.0** Authorization/

Funding

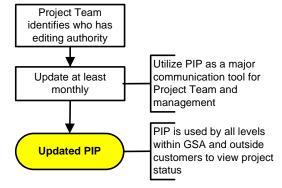
**4.0.0.0.0** Site Acquisition **5.0.0.0.0** Design/Build

**6.0.0.0.0.0** Design

**7.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

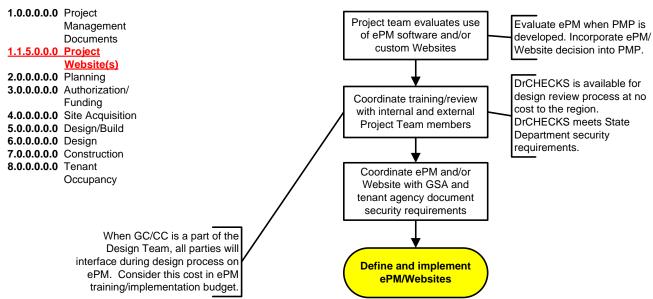


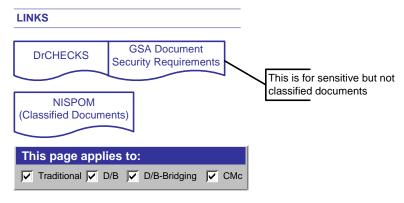
# Initiate Project in PIP 1.1.3.1.0.0 This page applies to: Traditional D/D/B D/B-Bridging CMc

Project Coordination 1.1.0.0.0.0.a



### 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.5.0.0.0 Project Website(s)





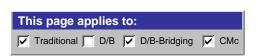




### 3.0.0.0.0.0 Authorization/Funding Construction Manager as Constructor 2.4.4.0.0.0 Project Funding Request

3.4.5.0.0.0 Budget Authorization Act (Congressional Approval)

1.0.0.0.0.0 Project Management **Documents** 2.4.4.0.0.0 Project Funding Request Regions submit 3.4.5.0.0.0 Budget Region obtains funding, draft prospectus <u>Authorization</u> commences formal site based on CILP **Act** ACQ process and awards requirements (Congressional A/E contract Approval) 2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/ Fundina Central Office Region submits 4.0.0.0.0 Site Acquisition reviews 5.0.0.0.0.0 Design/Build allowance request submissions 6.0.0.0.0.0 Design to Central Office OCA hosts 7.0.0.0.0. Construction Courthouse 8.0.0.0.0.0 Tenant Orientation and Occupancy Central Office runs Design Start Workshops expert choice 6.1.1.0.1.0 model and prioritizes projects OCA issues project directive This includes House and **Congress approves** Central Office Senate authorization and budget for site/design submits appropriation prospectus to OMB Project Team commences work on PDS 2.5.0.0.0.0 Project may be Not approved **OMB includes site/** Approved **OMB** resubmitted in a design prospectus in passback future FY President's budget





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

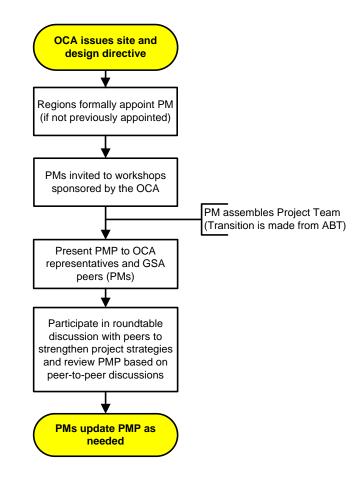
5.0.0.0.0.0 Design/Build

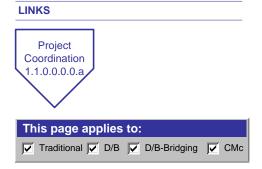
**6.0.0.0.0.0** Design **7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

## 1.0.0.0.0 Project Management Documents Construction Manager as Constructor 6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop

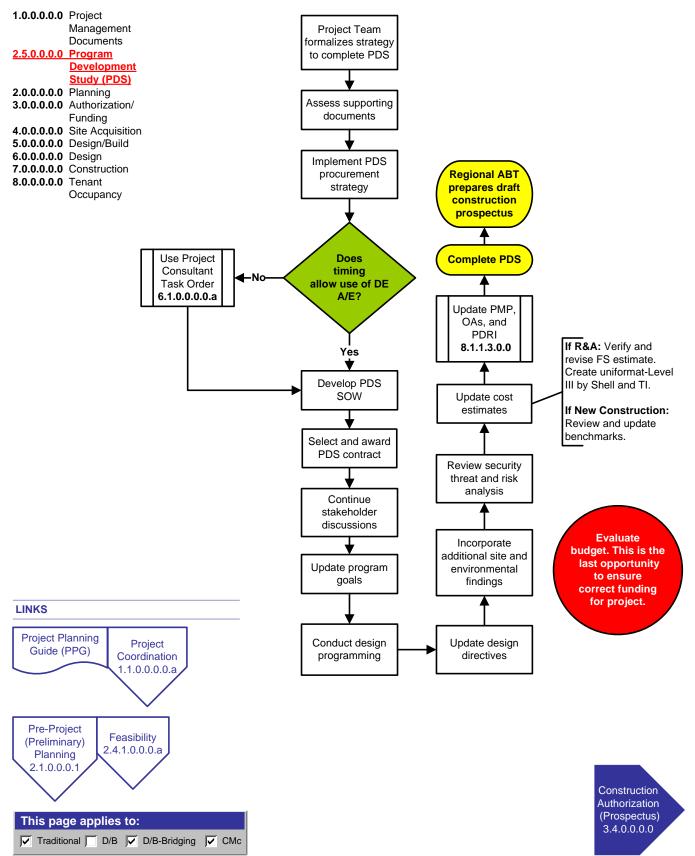








### 2.0.0.0.0 Planning Construction Manager as Constructor 2.5.0.0.0 Program Development Study (PDS)



## Program Development Study 2.5.0.0.0.0

### 3.0.0.0.0.0 Authorization/Funding Construction Manager as Constructor 3.4.0.0.0 Construction Authorization (Prospectus)

1.0.0.0.0.0 Project Management Regions submit Region obtains draft construction **Documents** funding and prospectus based 3.4.0.0.0.0 Construction awards **Authorization** on CILP construction requirements (Prospectus) contract 2.0.0.0.0.0 Planning 3.0.0.0.0.0 Authorization/ Funding 4.0.0.0.0 Site Acquisition Central Office Region submits 5.0.0.0.0 Design/Build reviews and allowance request 6.0.0.0.0 Design prioritizes to Central Office 7.0.0.0.0 Construction submissions 8.0.0.0.0.0 Tenant Occupancy Central Office obtains funding Central Office submits OCA hosts prospectus to construction start OMB workshop This includes Congress House and Senate approves authorization and construction appropriation budget **OMB** includes Project to be Not approved Approved **OMB** construction resubmitted in prospectus in passback future FY President's budget



Construction Contract Award (Exercise GMP Option) 6.4.10.0.0.0



### 6.0.0.0.0 Design Construction Manager as Constructor 6.0.0.0.0 Design

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

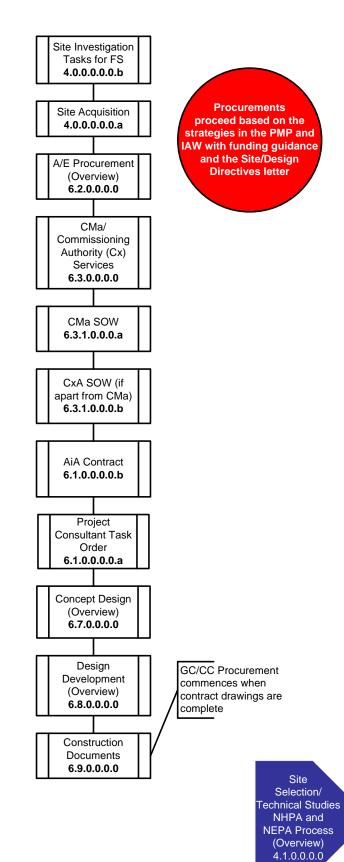
5.0.0.0.0 Design/Build

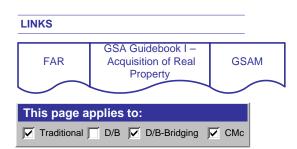
6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



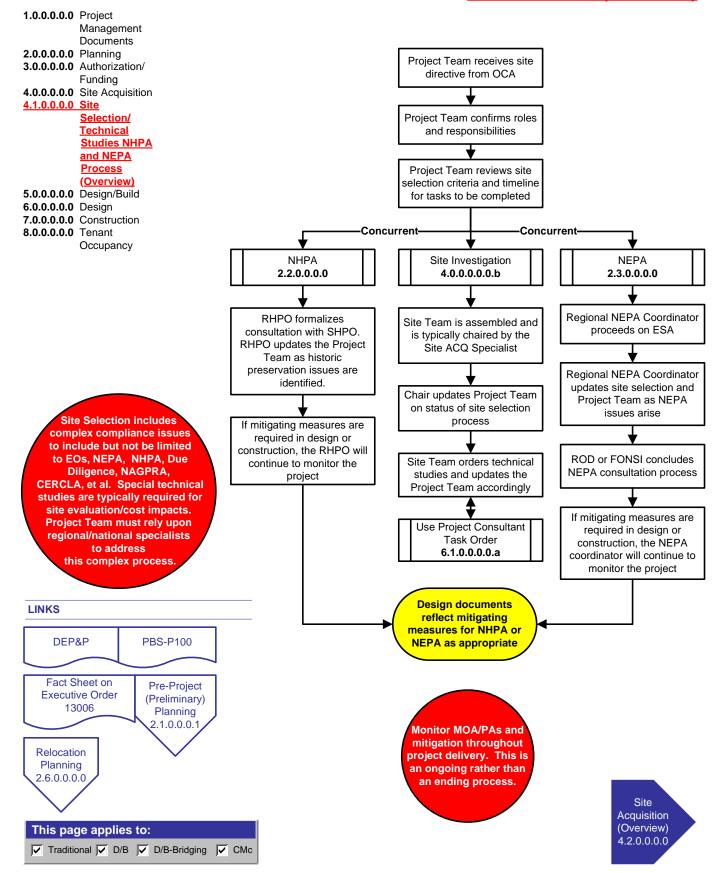




#### 6.0.0.0.0.0 Design

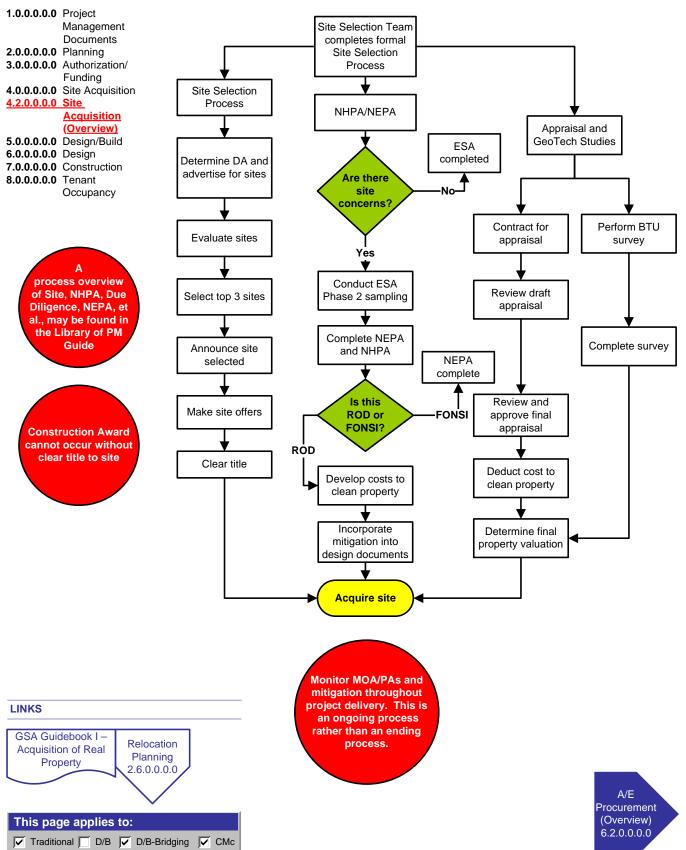
#### Construction Manager as Constructor

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





### 6.0.0.0.0.0 Design Construction Manager as Constructor 4.2.0.0.0 Site Acquisition (Overview)



#### Site Selection/ **Technical Studies** NHPA and **NEPA Process** (Overview) 4.1.0.0.0.Ó

#### 6.0.0.0.0 Design Construction Manager as Constructor 6.2.0.0.0.0 A/E Procurement (Overview)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 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

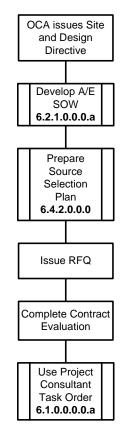
6.2.0.0.0 A/E

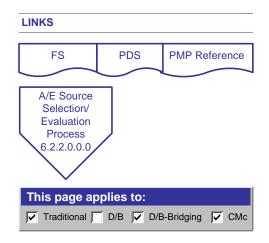
**Procurement** (Overview)

**7.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy





A/E Services SOW (Overview) 6.2.1.0.0.0.a



#### 6.0.0.0.0.0 Design Construction Manager as Constructor 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. Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.2.1.0.0.0.a A/E Services

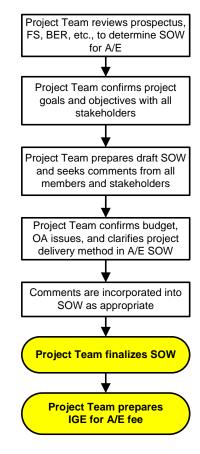
Scope of **Work** 

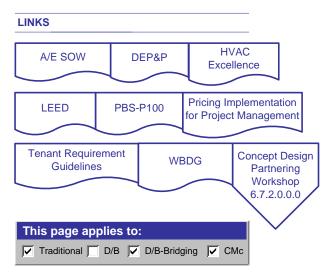
(Overview)

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

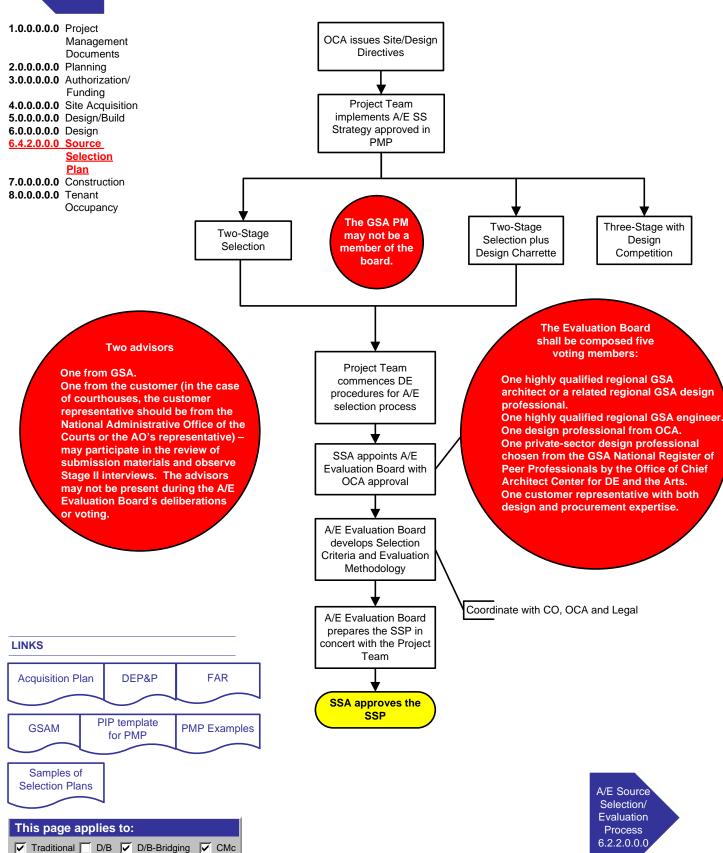




Source Selection Plan 6.4.2.0.0.0

#### A/E Services SOW (Overview) 6.2.1.0.0.0.a

### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.4.2.0.0.0 Source Selection Plan





#### 6.0.0.0.0.0 Design Construction Manager as Constructor 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. Authorization/

Funding 4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.2.1.0.0.0.b Design

Charrette (Optional)

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

**Design Excellence Policies and** Procedures recommends the following criteria and percentages:

35% - Design Firm - past performance 25% - Lead Designer's philosophy and design layout

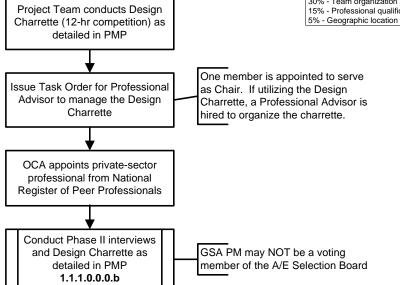
25% - Lead Designer's portfolio 15% - Lead Designer's profile

#### Phase II

50% - Team design performance

30% - Team organization and management

15% - Professional qualifications





A/E Source Selection/ Evaluation Process 6.2.2.0.0.0

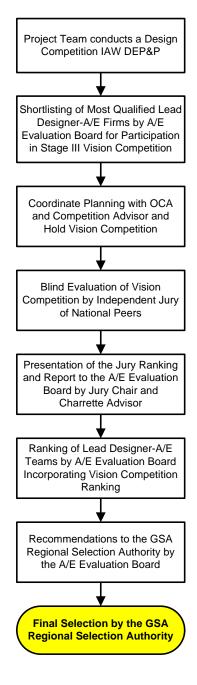


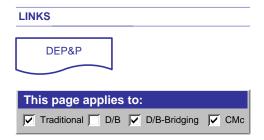
#### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.2.1.0.0.0.c Design Competition

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/ Funding 4.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build 6.0.0.0.0 Design 6.2.1.0.0.0.c Design

Competition 7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant Occupancy



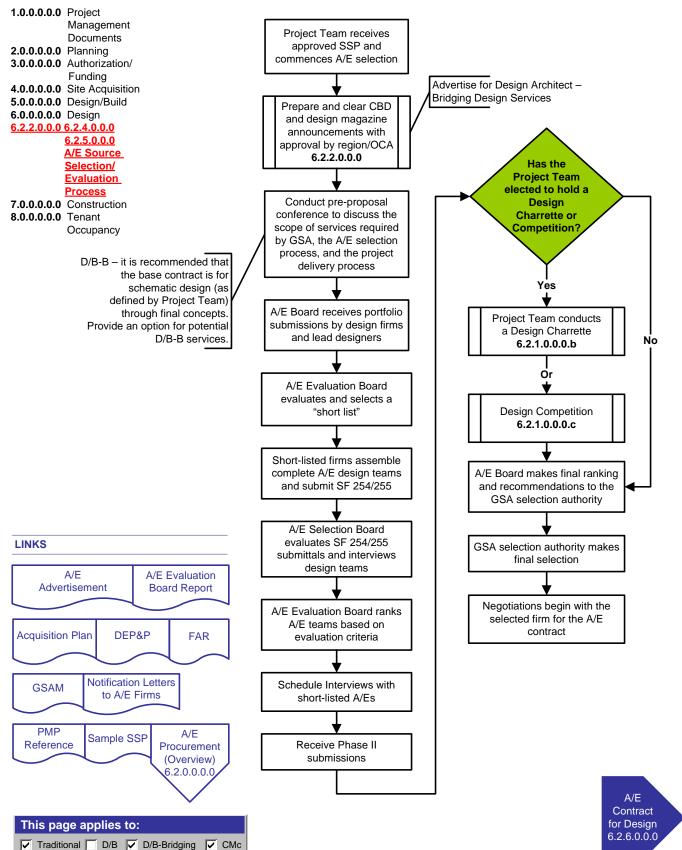


A/E Contract for Design 6.2.6.0.0.0



#### 6.0.0.0.0 Design Construction Manager as Constructor

#### 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. Site Acquisition

5.0.0.0.0. Design/Build

**6.0.0.0.0.0** Design

6.2.6.0.0.0 A/E Contract

for Design

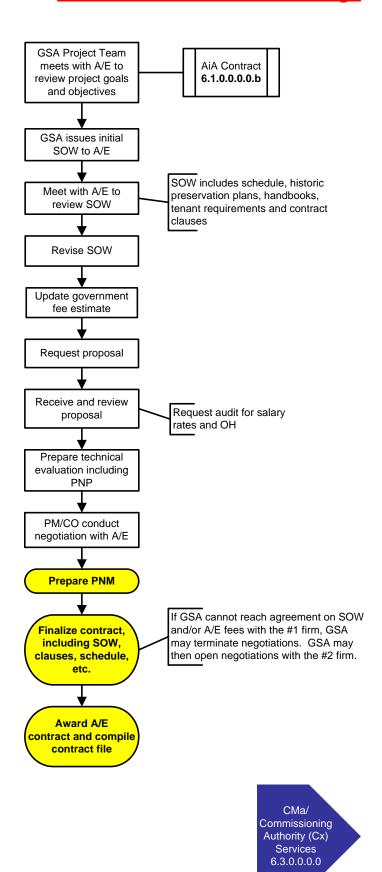
7.0.0.0.0 Construction

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

### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.2.6.0.0.0 A/E Contract for Design





#### 6.0.0.0.0 Design Construction Manager as Constructor 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 Authorization/

Funding

4.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build

6.0.0.0.0.0 Design

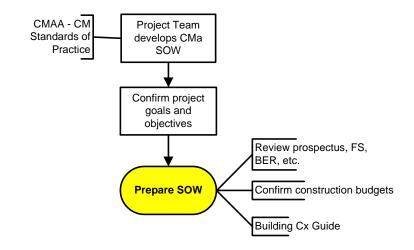
6.3.1.0.0.0.a CMa Scope

of Work

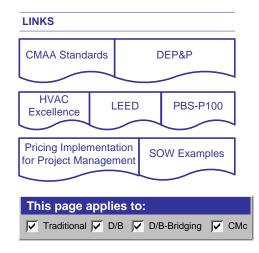
**7.0.0.0.0** Construction

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.



CMa Task Order/CxA Task Order 6.3.2.0.0.0

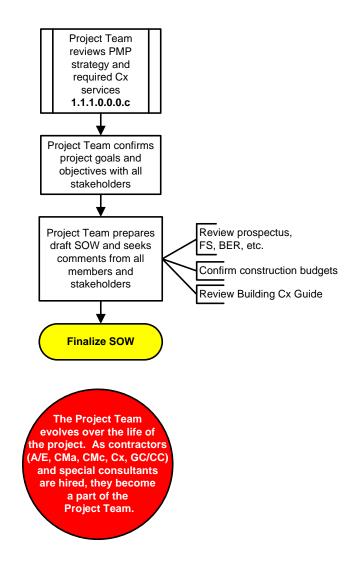


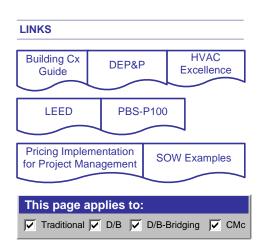
### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.3.1.0.0.0 CxA Scope of Work (if apart from CMa)

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.b Cx Scope of
Work (if
apart
from CMa)

**7.0.0.0.0.0** Construction **8.0.0.0.0** Tenant

Occupancy

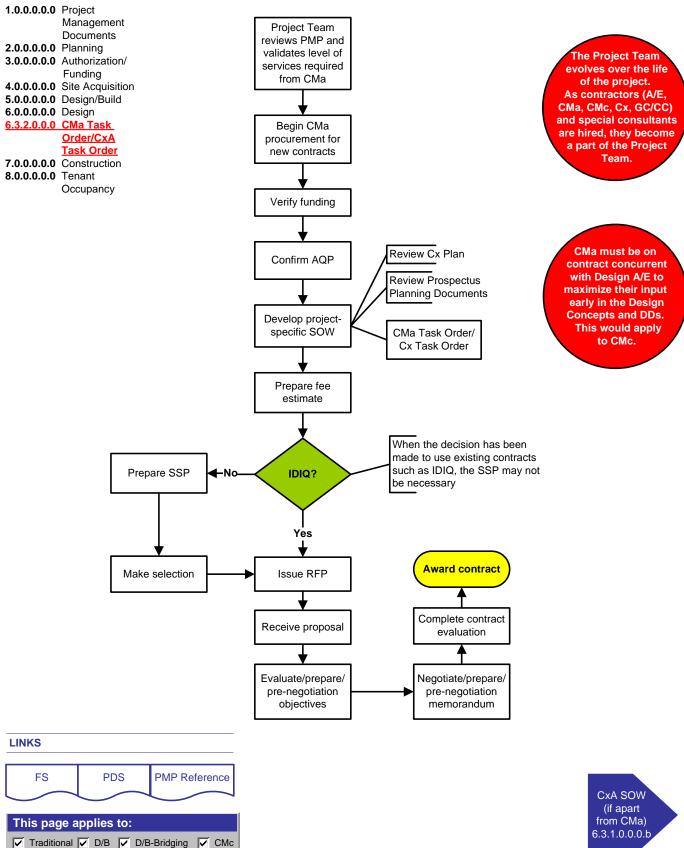






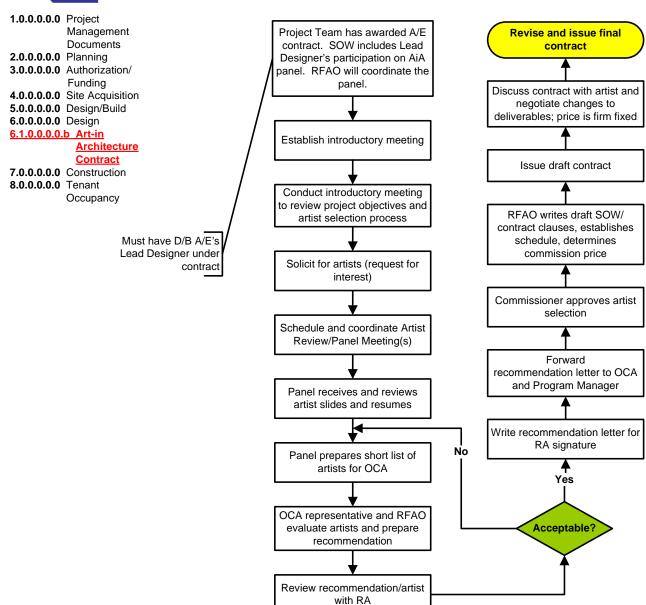


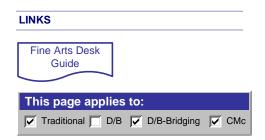
### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.3.2.0.0.0 CMa Task Order/CxA Task Order



#### Project Consultant Task Order 6.1.0.0.0.0.a

#### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.1.0.0.0.b Art-in-Architecture Contract





Concept Design (Overview) 6.7.0.0.0.0



### 7.0.0.0.0 Construction Construction Manager as Constructor 7.0.0.0.0 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

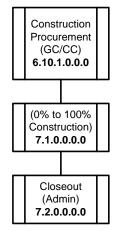
5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0 Construction

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.





### 7.0.0.0.0 Construction Construction Manager as Constructor 6.10.0.0.0 Construction Procurement

1.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

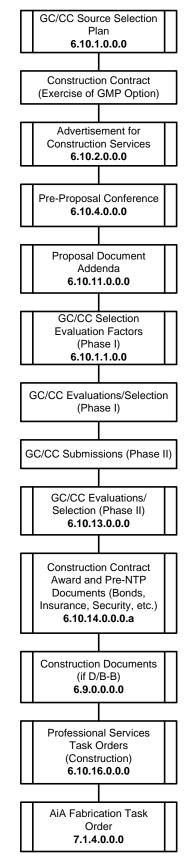
**6.0.0.0.0.** Design

**7.0.0.0.0.** Construction **6.10.0.0.0.** 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 delivery
methods.

GC/CC Source Selection Plan 6.10.1.0.0.0

#### Construction Procurement 6.10.0.0.0.0

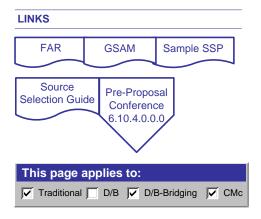
### 7.0.0.0.0 Construction Construction Manager as Constructor 6.10.1.0.0.0 GC/CC Source Selection Plan

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 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 GC/CC
Source

Plan
8.0.0.0.0.0 Tenant
Occupancy

**Selection** 

Prepares/updates Project Team reviews AQP as needed AQP and PMP Recommendations: GSA Establish SSEB and customer as voting members. A/E and CM as technical advisors. Develop SSP Criteria GC/CC Evaluation GC/CC Evaluation Factors (Phase I) Factors (Phase II) 6.10.1.1.0.0 6.10.13.0.0.0 **Draft SSP** SSEB reviews and Review with legal Revise and resubmit SSA approves SSP counsel if necessary GC/CC - GC -Is it refers to General approved? Contractor under the **Traditional Delivery** Methods and CC - refers to Construction Contractor under all Yes other delivery methods. **Issue SSP** 



Advertisement for Construction Services 6.10.2.0.0.0



#### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 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 Authorization/ Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

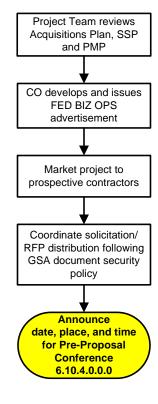
7.0.0.0.0 Construction

6.10.2.0.0.0 Advertisement

<u>for</u> **Construction** 

<u>Services</u> 8.0.0.0.0.0 Tenant

Occupancy

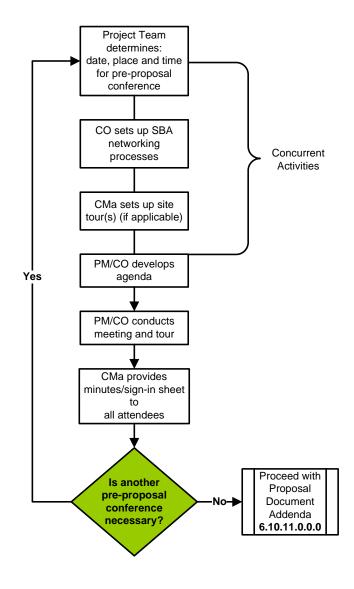


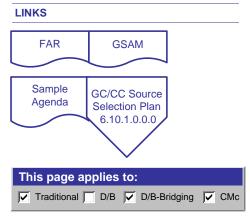


# Advertisement for Construction Services 6.10.2.0.0.0

### 7.0.0.0.0 Construction Construction Manager as Constructor 6.10.4.0.0.0 Pre-Proposal Conference

8.0.0.0.0.0 Tenant Occupancy





Proposal Document Addenda 6.10.11.0.0.0

#### Pre-Proposal Conference 6.10.4.0.0.0

### 7.0.0.0.0 Construction Construction Manager as Constructor 6.10.11.0.0.0 Proposal Document Addenda

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0 Design

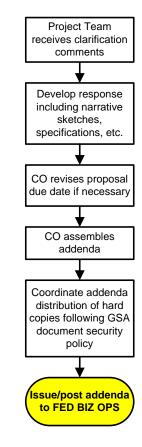
**7.0.0.0.0.** Construction

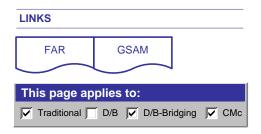
6.10.11.0.0.0 Proposal Document

<u>Addenda</u>

8.0.0.0.0.0 Tenant

Occupancy





GC/CC Evaluation Factors (Phase I) 6.10.1.1.0.0



#### **7.0.0.0.0.0 Construction** Construction Manager as Constructor

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 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0 Construction

6.10.1.1.0.0 GC/CC

**Selection Evaluation** 

**Factors** 

(Phase I)

6.10.8.0.0.0 GC/CC

**Evaluations/** <u>Selection</u>

(Phase I)

8.0.0.0.0.0 Tenant Occupancy

**SSEB** reviews SSP 6.10.1.0.0.0 Receive Phase I proposal **SSEB** independently evaluates Phase I proposals SSEB develops consensus ranking and issue report Without price you may notify offerors of their standing relative to the advisory short list, but firms can't be excluded **CO** notify from Phase II if prices have not offerors been evaluated



#### GC/CC Selection **Evaluations** Factors (Phase I) 6.10.1.1.0.0

#### 7.0.0.0.0.0 Construction Construction Manager as Constructor 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 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

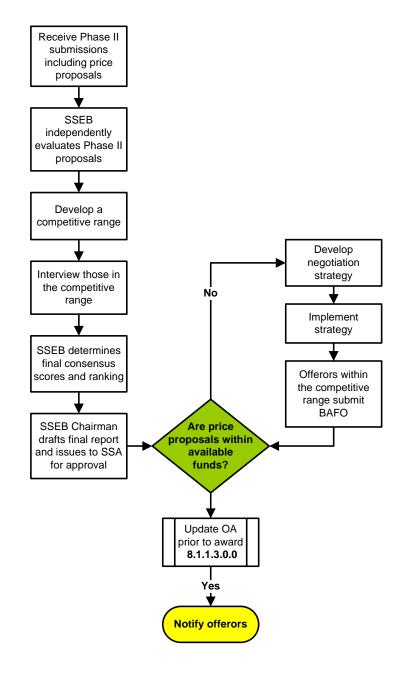
6.10.13.0.0.0 GC/CC

**Selection Evaluation** <u>Selection</u>

(Phase II)

8.0.0.0.0.0 Tenant

Occupancy





Construction Contract Award and Pre-NTP Documents 6.10.14.0.0.0.a

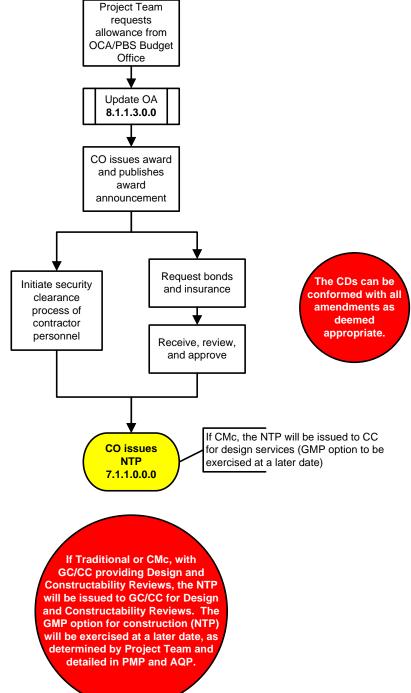
#### Construction Contract Award (Exercise GMP Option) 6.4.10.0.0.0 GC/CC Evaluations/ Selection (Phase II) 6.10.13.0.0.0

7.0.0.0.0.0 Construction Construction Manager as Constructor 6.10.14.0.0.0.a Construction Contract Award and 6.10.15.0.0.0.a 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 Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0 Construction 6.10.14.0.0.0.a Construction Contract **Award** <u>and</u> 6.10.15.0.0.0.a Pre-NTP **Documents** (Bonds, **Insurance** Security, Etc.)

8.0.0.0.0.0 Tenant

Occupancy



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

Professional Services Task Orders (Construction) 6.10.16.0.0.0



### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.0.0.0 Concept Design (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 Design

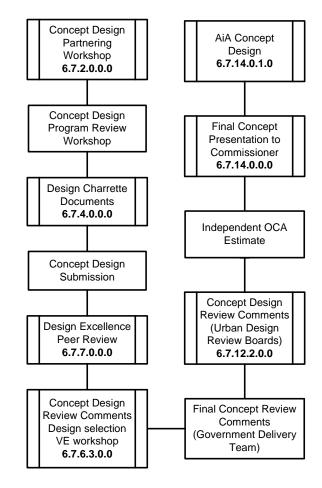
6.7.0.0.0.0 Concept

<u>Design</u> (<u>Overview</u>)

**7.0.0.0.0.** Construction **8.0.0.0.0.** Tenant

Occupancy

Some processes may be concurrent







#### 6.0.0.0.0.0 Design Construction Manager as Constructor **6.7.0.0.0.1.a Concept Design**

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/ **Funding** 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design 6.7.0.0.0.1.a Concept <u>Design</u> 7.0.0.0.0 Construction 8.0.0.0.0.0 Tenant Occupancy

LINKS

A/E SOW

AiA

Design Review

Checklist

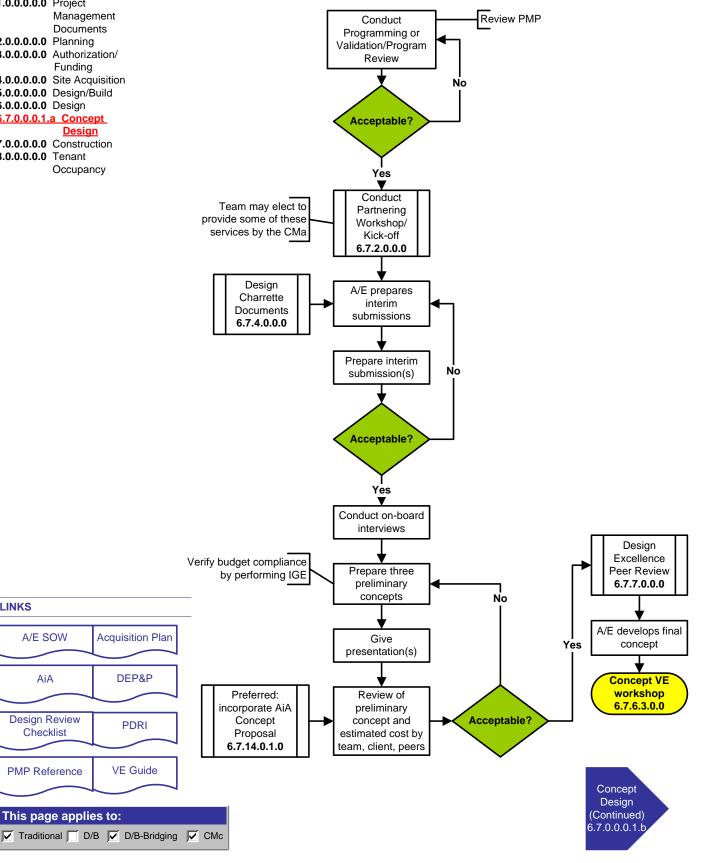
**PMP** Reference

This page applies to:

DEP&P

**PDRI** 

VE Guide



#### Concept Design 6.7.0.0.1.a

SOW (Overview) 6.2.1.0.0.0.a

This page applies to:

### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.0.0.1.b Concept Design (Continued)

1.0.0.0.0.0 Project Management A/E incorporates Documents Validate funding sources VE, develops final 2.0.0.0.0.0 Planning presentation 3.0.0.0.0. Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0.0 Design/Build Conduct regional 6.0.0.0.0.0 Design presentation 6.7.0.0.0.1.b Concept <u>Design</u> (Continued) **7.0.0.0.0.** Construction Use Concept Design 8.0.0.0.0.0 Tenant Agency Review Comments Occupancy Design 6.7.6.3.0.0 Verify budget compliance by Guides performing IGE Final concept(s) submission is a Prepare final formal milestone requirement in the concept submission A/E SOW for capital projects OA Update Submit for OCA IGE 8.1.1.3.0.0 The OCA review is concurrent Review final with the final concept review concept submission Review comments are submitted from all interested stakeholders. A/E will A/E incorporates review either incorporate the review comments comments or indicate to the GSA PM another disposition along with their rationale. Conduct presentation to Commissioner 6.7.14.0.0.0 OCA prepares Commissioner's final concept approval **LINKS** memorandum Design Review LEED 20 EB **DrCHECKS** Checklist Requirements **Issue NTP for DD** phase **PBS** Pricing PBS-P100 **PDRI** Desk Guide A/E Services

> Concept Design Partnering Workshop 6.7.2.0.0.0



### 6.0.0.0.0 Design Construction Manager as Constructor 6.7.2.0.0 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 Design/Build

6.0.0.0.0.0 Design

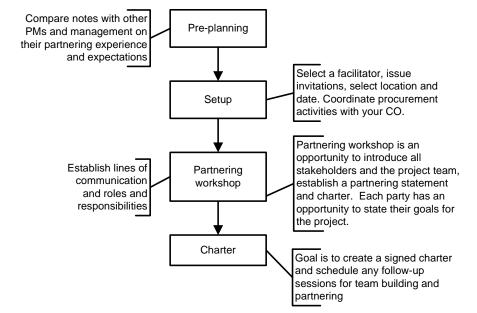
6.7.2.0.0.0 Concept

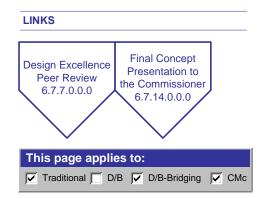
Design Partnering

Workshop 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Design Charrette Documents 6.7.4.0.0.0



### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.4.0.0 Design Charrette Documents

Occupancy

Design Charrette may also Project Team will determine be used to address the type and level of effort Design Charrette, in this project-specific issues: required of the A/E in context, will be utilized to security, site configuration Concept Design. Refer to develop preliminary concepts impacts to building mass, the PMP for project needs. 1.1.1.0.0.0.b OCA is available to assist. Project Team will prescribe the Contact the Program Level of effort must be desired outcomes from a specific addressed in developing Coordinator to provide Design Charrette technical assistance, the A/E SOW programmatic specialists, etc.

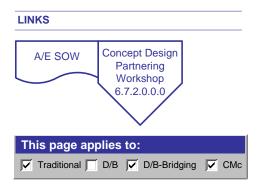






### 6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.7.0.0.0 Design Excellence Peer Review

1.0.0.0.0.0 Project Management A/E design team presents three Initiate contact with OCA to At least three distinctly Documents preliminary concepts to the set up peer review different concepts will be 2.0.0.0.0.0 Planning technical review team, Project approximately 6 to 8 weeks in submitted by the A/E team 3.0.0.0.0. Authorization/ Team and peers advance of presentation Funding 4.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design DE Peer Review is conducted 6.7.7.0.0.0 Design on the three concepts. Peers Potential for multiple peer reviews **Excellence** provide review comments. **Peer Review** 7.0.0.0.0. Construction 8.0.0.0.0.0 Tenant Occupancy Peer review committee will The audience for this recommend development of one presentation will vary depending on regional requirements. The concept or development of a A/E is responsible for the general totally new concept presentation and for responding incorporating portions of the three concepts to any follow-up questions resulting from the presentation. Initiate contact with OCA to set up second peer review A/E will develop and present the approximately 6 to 8 weeks in final concept to the Peer Review advance of presentation Committee **OCA will recommend** the final concept



Concept
Design Review
Comments
Including Concept
Design and
VE Workshop
6.7.6.3.0.0



#### 6.0.0.0.0.0 Design

#### Construction Manager as Constructor

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

**1.0.0.0.0.0** Project

Management

Documents

**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

6.0.0.0.0.0 Design

6.7.6.3.0.0 Concept

Design Review
Comments
Including
Concept Design
Selection and

6.7.9.0.0.0 VE Workshop)

**7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

The number and percent of concept document completion levels (e.g. 15%, 30%, 50%, etc.), content/format, and schedule of interim submissions will vary depending on the complexity of the project. This should be defined in the A/E Scope and the PM's overall execution schedule. These early submissions will include those items in PBS-P100 such as mass models, site layouts, blocking, and stacking.

Review for compliance with the program requirements, scope, and PBS-P100

The review comments are submitted from all interested stakeholders. The A/E will either incorporate the review comments or respond appropriately.

Project Team hosts VE

workshop on selected Design

Concept applying VE and LCC

best practices detailed in PBS-P100

Project Team selects final Concept Design

A/E prepares/distributes interim

submission

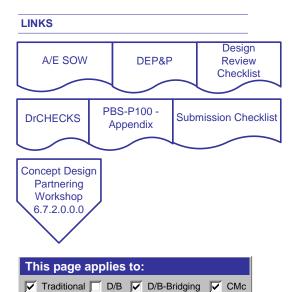
Project Team review submissions

and submit comments

A/E responds to review comments

A/E incorporates review comments into next submission

Project Team may include GC/CC if they are on board



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.

Concept Design (Continued) 6.7.0.0.0.1.b



# 6.0.0.0.0.0 Design Construction Manager as Constructor 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 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design

6.7.12.2.0.0 Concept

**Design** 

<u>Review</u>

Comments

(Urban Design

Review

Boards)

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

Conduct community outreach is an ongoing process. The design A/E firm may take the lead on some of these efforts, while the PM may be instrumental in arranging meetings with these groups and other GSA consultants.

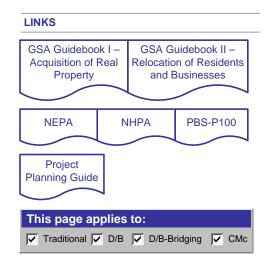
the design effort with local

planning, zoning,

transportation and interest

groups

Coordinate timing to regional policies



Final Concept Presentation to Commissioner 6.7.14.0.0.0



### 6.0.0.0.0.0 Design

### Construction Manager as Constructor

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

1.0.0.0.0.0 Project

Management

**Documents** 

2.0.0.0.0.0 Planning

**3.0.0.0.0.0** Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.7.14.0.0.0 Final

Concept

Presentation

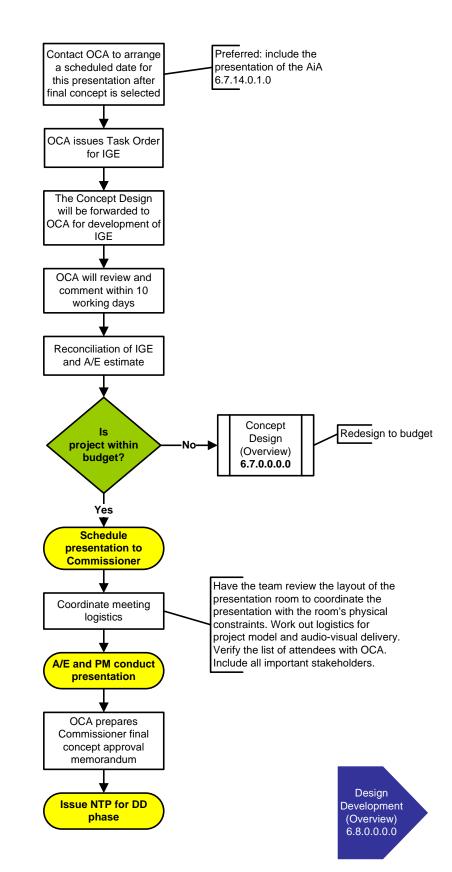
to the Commissioner

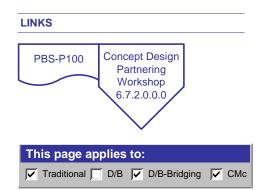
6.7.15.0.0.0 Final Concept

**Approval** 

Memorandum 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant





### Final Concept Presentation to Commissioner 6.7.14.0.0.0

### 6.0.0.0.0.0 Design Construction Manager as Constructor 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 Planning

3.0.0.0.0 Authorization/ **Funding** 

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

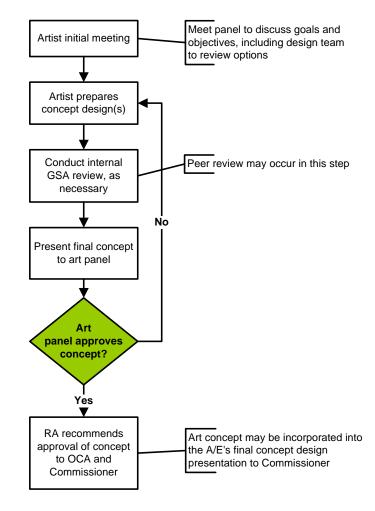
6.0.0.0.0.0 Design

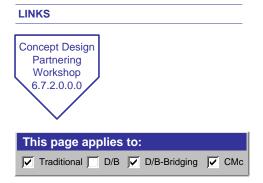
6.7.14.0.1.0 Art-in-

**Architecture** Concept

**Design** 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









## 6.0.0.0.0 Design Construction Manager as Constructor 6.8.0.0.0 Design Development (Overview)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

**4.0.0.0.0.** Site Acquisition **5.0.0.0.0.** Design/Build

**6.0.0.0.0.0** Design

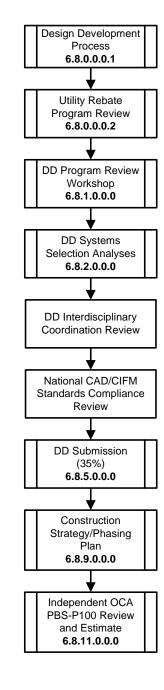
6.8.0.0.0.0 Design

Development

(Overview)

**7.0.0.0.0.** Construction

**8.0.0.0.0.0** Tenant



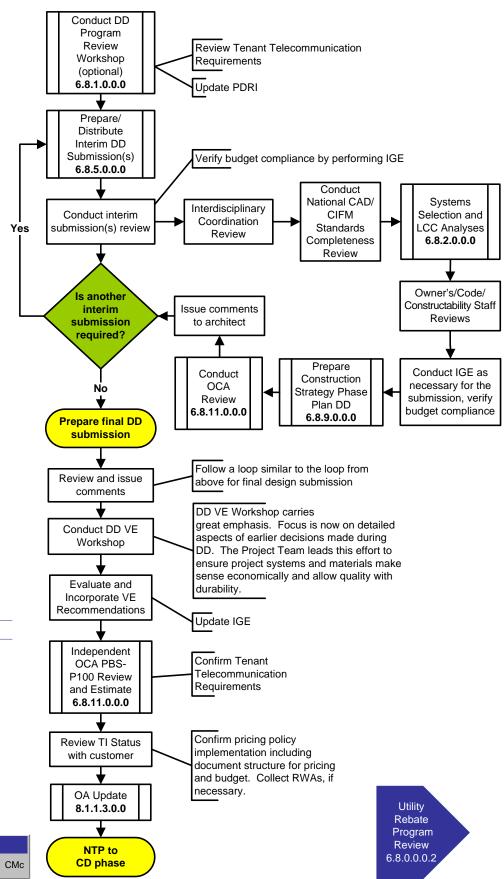


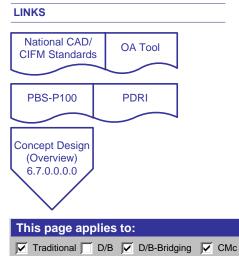
### Design Development (Overview) 6.8.0.0.0.0

## 6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.0.0.0.1 Design Development (Process)

<u>Development</u> (<u>Process</u>)

**7.0.0.0.0.0** Construction **8.0.0.0.0.0** Tenant Occupancy







## 6.0.0.0.0 Design Construction Manager as Constructor 6.8.0.0.0.2 Utility Rebate Program Review

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning

**3.0.0.0.0.0** Authorization/

Funding

**4.0.0.0.0** Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0. Design

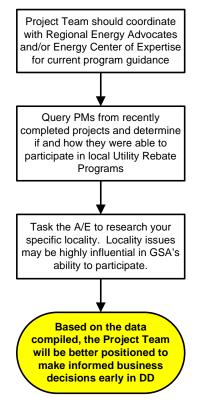
6.8.0.0.0.2 Utility Rebate

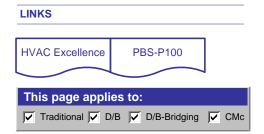
Program Review

**7.0.0.0.0** Construction

**8.0.0.0.0.** Tenant

Occupancy





DD Program Review Workshop 6.8.1.0.0.0



## 6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.1.0.0 DD Program Review Workshop

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

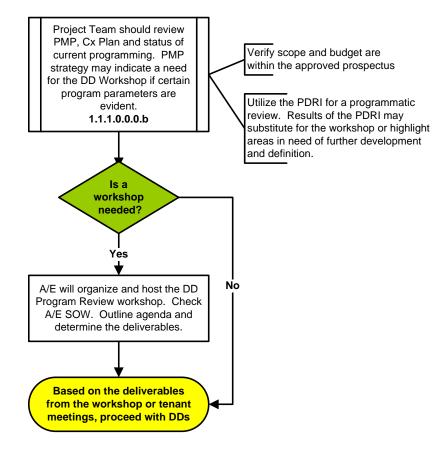
6.0.0.0.0.0 Design

6.8.1.0.0.0 DD Program

Review Workshop

**7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant







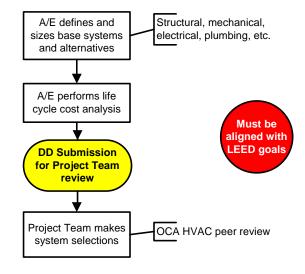
## 6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.2.0.0.0 DD Systems Selection Analyses

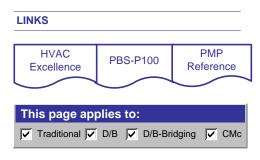
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 DD Systems
Selection
Analyses

7.0.0.0.0 Construction

Occupancy

8.0.0.0.0.0 Tenant









## 6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.5.0.0.0 DD Submission (35%)

1.0.0.0.0.0 Project

Management

**Documents** 

**2.0.0.0.0** Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design **6.8.5.0.0.0** DD

Submission

(35%) 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

Project Team will direct the A/E to the Facilities Standards for the Public Buildings Service (PBS-P100) and its Submission Requirements, Appendix A

Appendix A details the Design Process and Related Submission Requirements for both New Construction and Renovation/ Alteration projects

Project Team must ensure the A/E SOW defines any special requirements in addition to PBS-P100 D/B and D/B-Bridging will require scope modifications from any "standard" SOWs

Project Team will schedule each submittal during final negotiations. SOW should be clarified during negotiations to ensure timely delivery of each submission.

A/E will deliver the 35% DD submission as provided in the A/E SOW

PBS-P100

This page applies to:

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

Construction Strategy/ Phasing Plan 6.8.9.0.0.0



### 6.0.0.0.0.0 Design Construction Manager as Constructor 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. 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

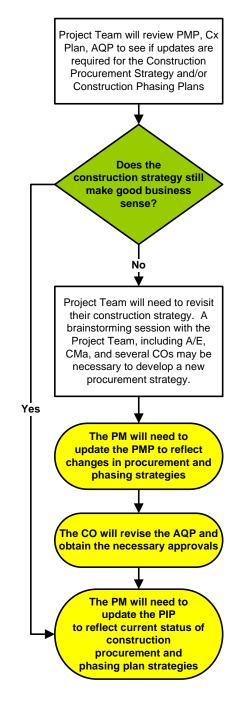
6.8.9.0.0.0 Construction

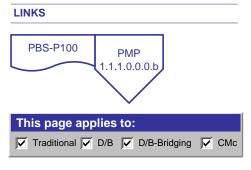
Strategy/ **Phasing** 

Plan
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Independent ОСА PBS-P100 Review 6.8.11.0.0.0



## 6.0.0.0.0 Design Construction Manager as Constructor 6.8.11.0.0.0 Independent OCA PBS-P100 Review and IGE

1.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 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

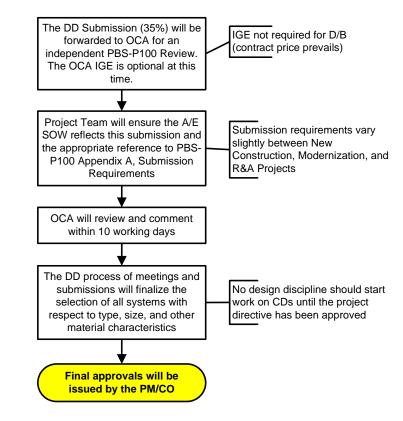
**6.8.11.0.0.0 Independent** 

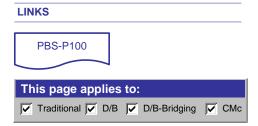
OCA PBS-P100
Review and
IGE Estimate

7.0.0.0.0.0 Construction

**8.0.0.0.0.0** Tenant

Occupancy

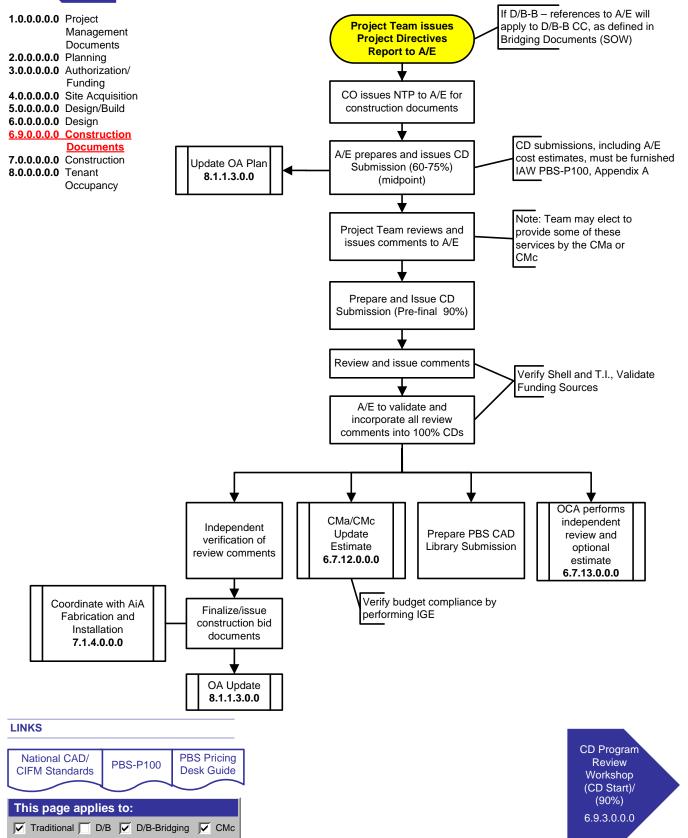




Construction Documents 6.9.0.0.0

#### Independent OCA PBS-P100 Review and IGE 6.8.11.0.0.0

## 6.0.0.0.0 Design Construction Manager as Constructor 6.9.0.0.0 Construction Documents

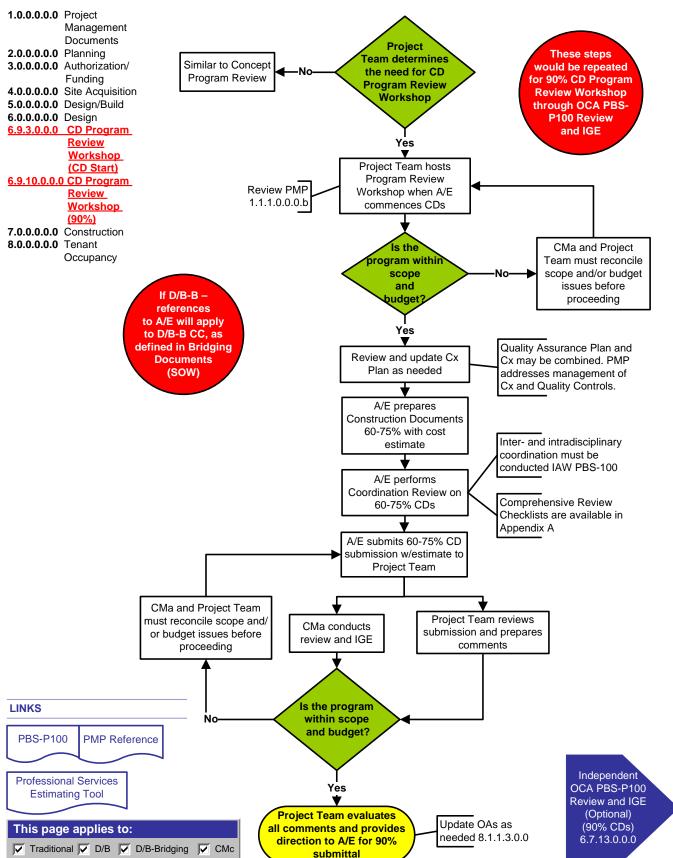




### 6.0.0.0.0 Design

### Construction Manager as Constructor

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





# 6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.13.0.0.0 Independent OCA PBS-P100 Review and IGE (Optional) (90% CDs)

A/E submits 90% CDs with

A/E's cost estimate to

A/E updates

checklists as needed

1.0.0.0.0 Project

Management

CMa and Project

Team must

reconcile scope

Documents

2.0.0.0.0.0 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

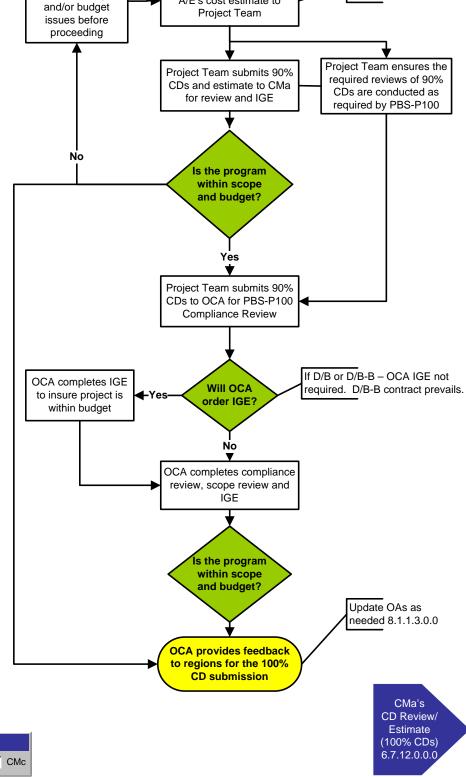
6.7.13.0.0.0 Independent

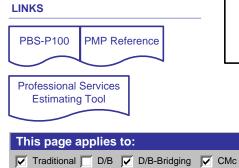
OCA PBS-P100 Review and IGE

(Optional) (90% CDs)

**7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant





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

## 6.0.0.0.0.0 Design Construction Manager as Constructor 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** Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

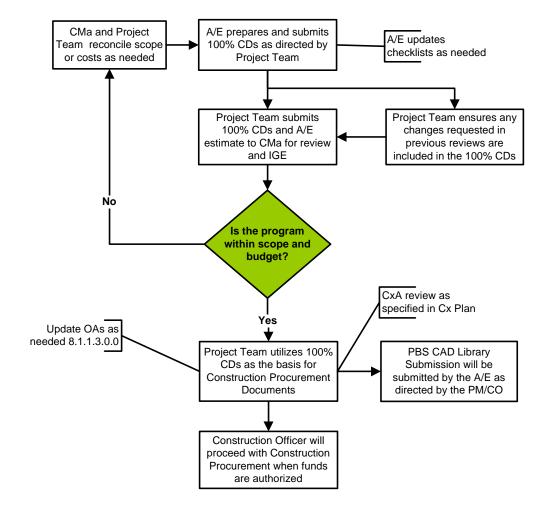
**5.0.0.0.0.0** Design/Build

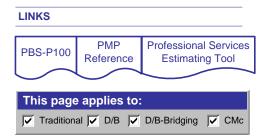
**6.0.0.0.0.0** Design **6.7.12.0.0.0** CMa's CD

Review/ Estimate

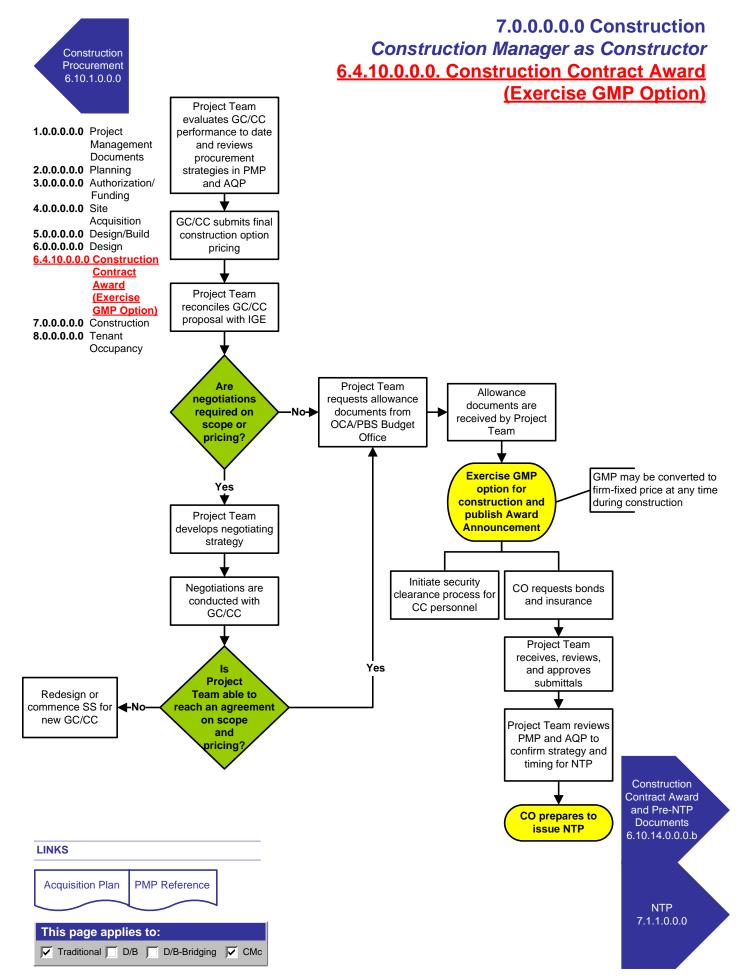
(100% CDs) 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









Construction Contract Award (Exercise GMP Option) 6.4.10.0.0.0 GC/CC Evaluation/Selection (Phase I) 6.10.13.0.0.0

1.0.0.0.0.0 Project

8.0.0.0.0.0 Tenant

**7.0.0.0.0.0 Construction** Construction Manager as Constructor 6.10.14.0.0.b Construction Contract Award and 6.10.15.0.0.0.b Pre-NTP Documents (Bonds, Insurance, Security, etc.)

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 Design/Build 6.0.0.0.0.0 Design **7.0.0.0.0** Construction 6.10.14.0.0.0.b Construction Contract **Award** 6.10.15.0.0.0.b Pre-NTP **Documents** (Bonds,

> Insurance, Security, Etc.)

Occupancy

**Project Team** requests allowance from OCA/PBS Budget Office Update OA 8.1.1.3.0.0 CO issues award and publishes award announcement Request bonds and insurance Initiate security clearance process of contractor personnel Receive, review, and approve CO issues NTP 7.1.1.0.0.0

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.

> Professional Services Task Orders (Construction) 6.10.16.0.0.0

The CDs can be

conformed with all

amendments as

deemed

appropriate

☐ Traditional ☐ D/B ☐ D/B-Bridging ☑ CMc

This page applies to:



### **7.0.0.0.0 Construction** Construction Manager as Constructor 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 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

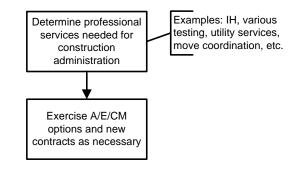
7.0.0.0.0 Construction

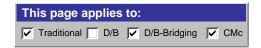
6.10.16.0.0.0 Professional Services Task

**Orders** 

(Construction)

8.0.0.0.0.0 Tenant Occupancy









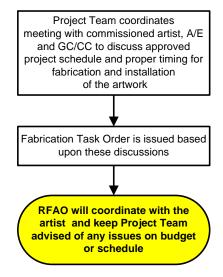
## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order

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 Art-in
Architecture
Fabrication
Task

Order

Occupancy

8.0.0.0.0.0 Tenant





### AiA Fabrication Task Order 7.1.4.0.0.0

### 7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.0.0.0.0 (0% to 100% Construction)

1.0.0.0.0.0 Project

Management

**Documents** 

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

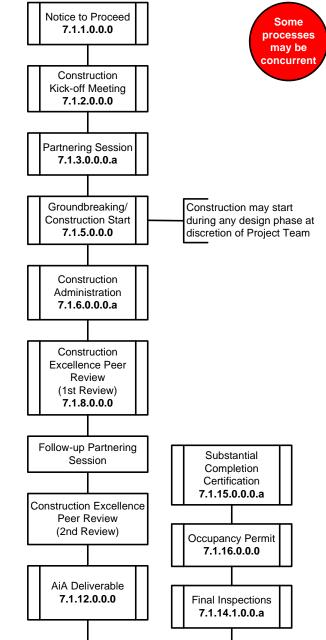
6.0.0.0.0. Design

7.0.0.0.0. Construction

7.1.0.0.0.0 (0% to 100% **Construction**)

8.0.0.0.0.0 Tenant

Occupancy



Turnover

**Documents** 

7.1.14.0.0.0





Additional Phases

Delivery (TI,

Phases, Annexes)

7.1.13.0.0.0

### (0% to 100% Construction) 7.1.0.0.0.0

## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.1.0.0.0 Notice To Proceed

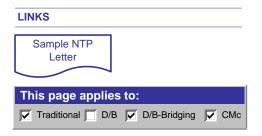
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
7.1.1.0.0 Notice to
Proceed

Occupancy

8.0.0.0.0.0 Tenant

Include partnering and construction kick-off information in NTP letter Project team reviews the benefits of holding partnering concurrently with kick-off or delaying until after kick-off 7.1.3.0.0.0.b **Determine** best option Concurrent Meetings Conduct Construction Kick-off Meeting Conduct Construction Conduct Partnering 7.1.2.0.0.0 Kick-off Meeting Session 7.1.2.0.0.0 7.1.3.0.0.0.a Conduct Partnering Session 7.1.3.0.0.0.a Project Team provides feedback from Kick-off Meeting and Partnering Session. Update PIP and set Communications Plan into motion as detailed in PMP.

CO issues NTP



Construction Kick-off Meeting 7.1.2.0.0.0



## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.2.0.0.0 Construction Kick-off Meeting

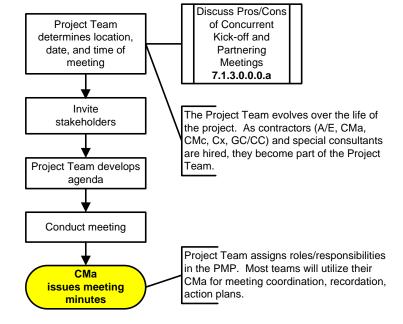
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/
Funding
4.0.0.0.0.0 Site Acquisition

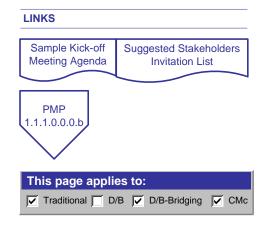
**5.0.0.0.0.** Design/Build **6.0.0.0.0.** Design

**7.0.0.0.0.** Construction **7.1.2.0.0.0** Construction

Kick-off Meeting

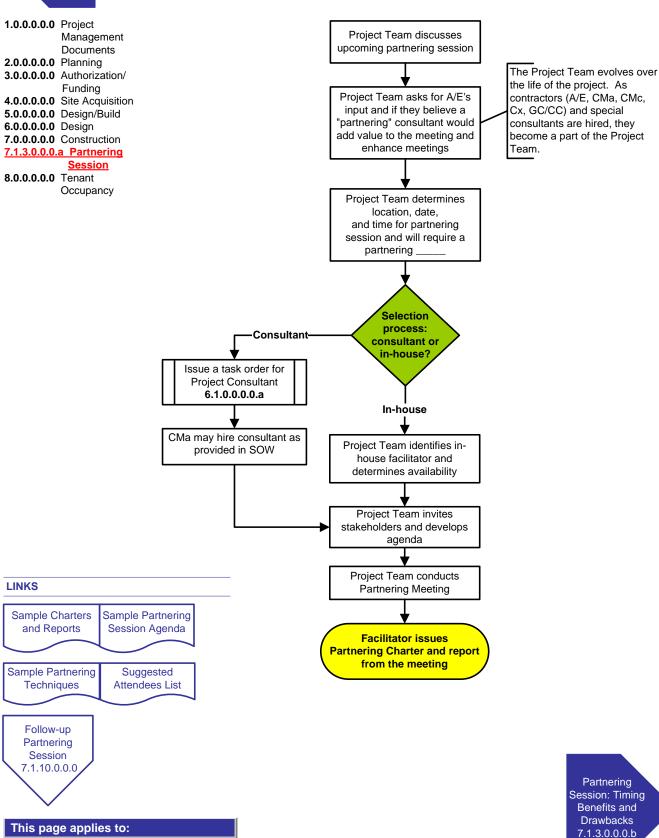
8.0.0.0.0 Tenant Occupancy





### Construction Kick-off Meeting 7.1.2.0.0.0

## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.3.0.0.0 Partnering Session



GSA - Public Buildings Service 7.1.3.0.0.0.a Construction Page 7

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



# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.3.0.0.0.b Partnering Session: Timing Benefits and Drawbacks

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0.** Planning

3.0.0.0.0.0 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** 

8.0.0.0.0.0 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.



Groundbreaking/ Construction Start 7.1.5.0.0.0

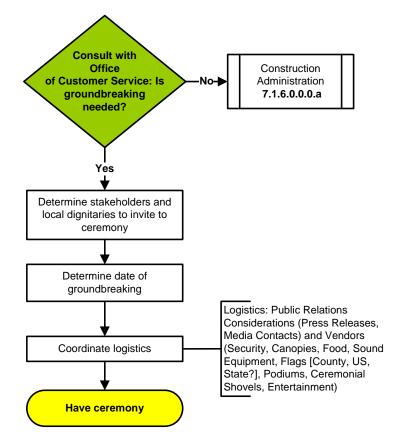


### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 7.1.5.0.0.0 Groundbreaking/Construction Start

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0 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 7.1.5.0.0.0 Groundbreaking/ Construction

**Start** 

8.0.0.0.0.0 Tenant Occupancy







### (0% to 100% Construction) 7.1.0.0.0.0

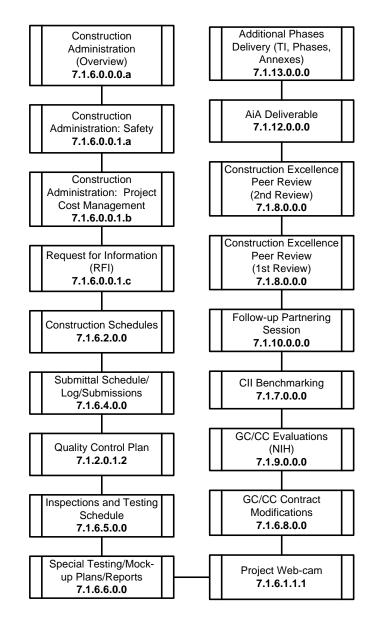
1.0.0.0.0.0 Project

## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.0 Construction Administration

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 Construction
Administration

8.0.0.0.0.0 Tenant Occupancy

Some processes may be concurrent





Construction Administration (Overview) 7.1.6.0.0.0.b



## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.b Construction Administration (Overview)

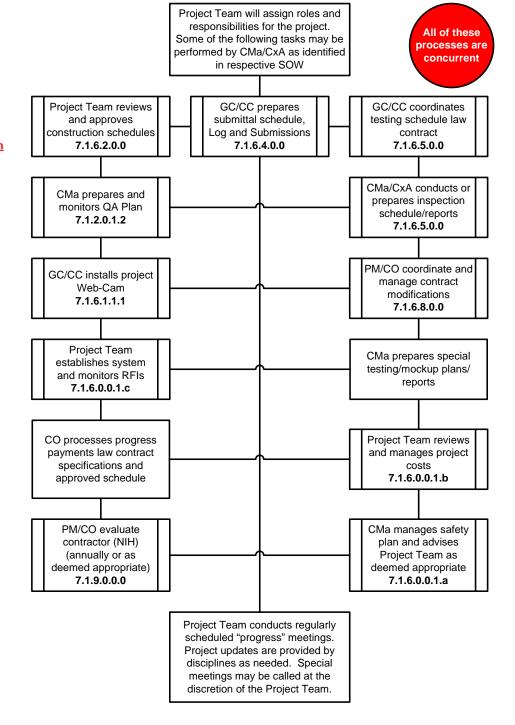
1.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/
Funding

**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 **7.1.6.0.0.0.b** Construction

Administration
(Overview)

8.0.0.0.0.0 Tenant Occupancy



This page applies to:

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

Construction Administration: Safety 7.1.6.0.0.1.a



## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.1.a Construction Administration: Safety

1.0.0.0.0.0 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

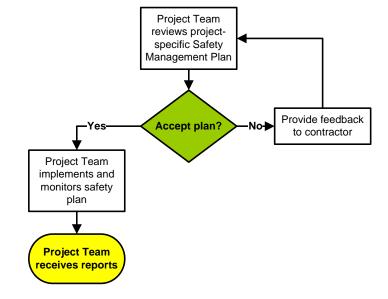
**6.0.0.0.0.0** Design

**7.0.0.0.0.** Construction

7.1.6.0.0.1.a Construction
Administration:

Safety

8.0.0.0.0.0 Tenant







# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.1.b Construction Administration: Project Cost Management

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning

**3.0.0.0.0.0** Authorization/ Funding

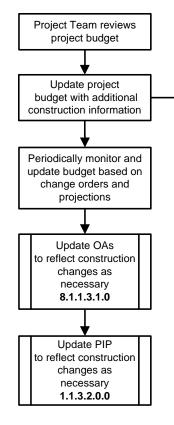
**4.0.0.0.0.0** Site Acquisition **5.0.0.0.0.0** Design/Build **6.0.0.0.0.0** Design

7.0.0.0.0 Construction
7.1.6.0.0.1.b Construction
Administration:
Project Cost

Management

O O O O O Topport

8.0.0.0.0.0 Tenant Occupancy



The project budget is established early on in the planning phase and addressed in the PMP. The firewall between Shell and TI budgets is established in the FS and confirmed in the PDS. The project budget should be updated throughout the project duration as events dictate.







## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.1.c Requests for Information (RFI)

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

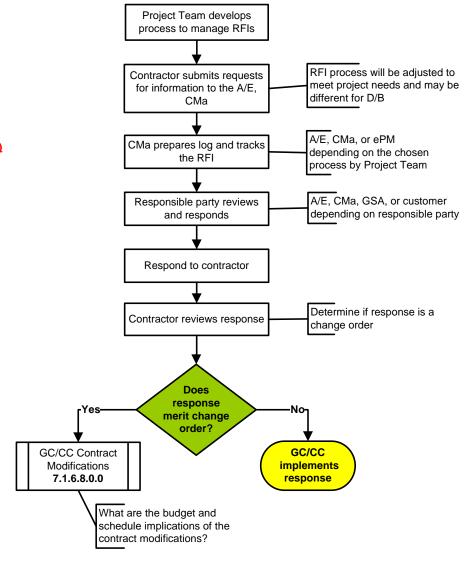
**5.0.0.0.0.** Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.0.0.1.c Requests for Information (RFI)

8.0.0.0.0.0 Tenant







### Construction Administration 7.1.6.0.0.0.a

### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 7.1.6.2.0.0 Construction Schedules

7.1.6.0.0.0.a

1.0.0.0.0.0 Project Management

Documents 2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

**4.0.0.0.0** Site Acquisition 5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

**7.1.6.2.0.0 Construction** 

<u>Schedules</u>

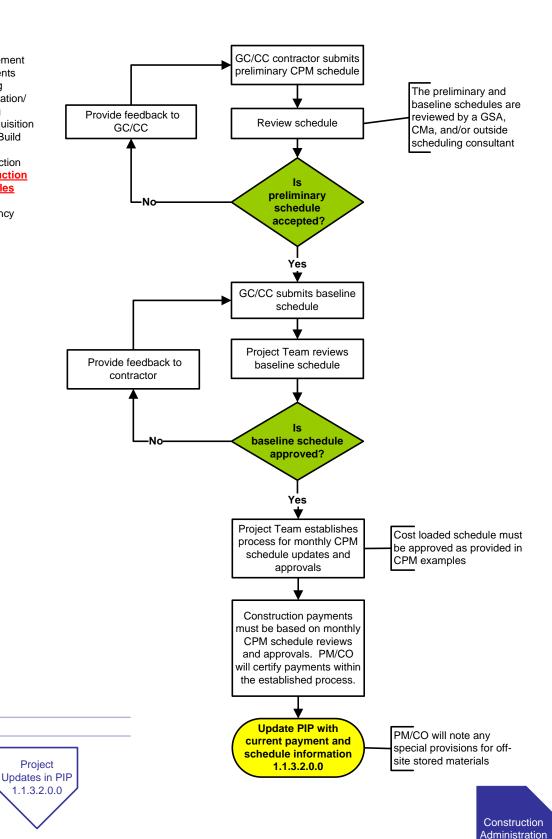
8.0.0.0.0.0 Tenant Occupancy

LINKS

**CPM Examples** 

This page applies to:

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



Construction Page 15 GSA - Public Buildings Service 7.1.6.2.0.0

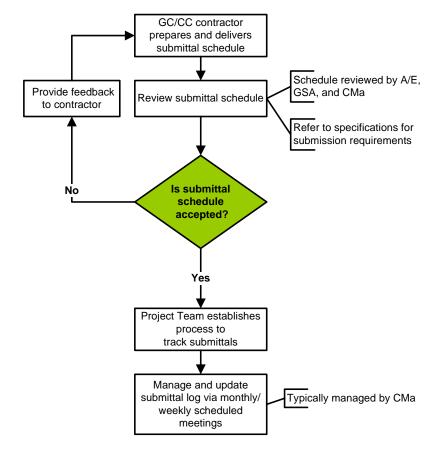


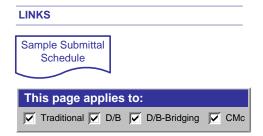
## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.4.0.0 Submittal Schedule/Log/Submissions

8.0.0.0.0.0 Tenant

**Submissions** 

Occupancy





Construction Administration 7.1.6.0.0.0.a



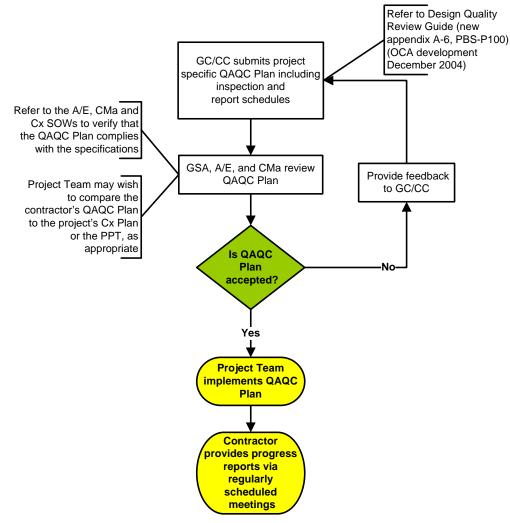
### **7.0.0.0.0.0 Construction** Construction Manager as Constructor

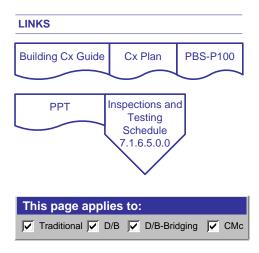
### 7.1.2.0.1.2 Quality Assurance Quality Control Plans/Reports (QAQC Review Process)

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0. Design 7.0.0.0.0 Construction 7.1.2.0.1.2 Quality

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

8.0.0.0.0.0 Tenant Occupancy





Construction Administration 7.1.6.0.0.0.a



## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.5.0.0 Inspections and Testing Schedule

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

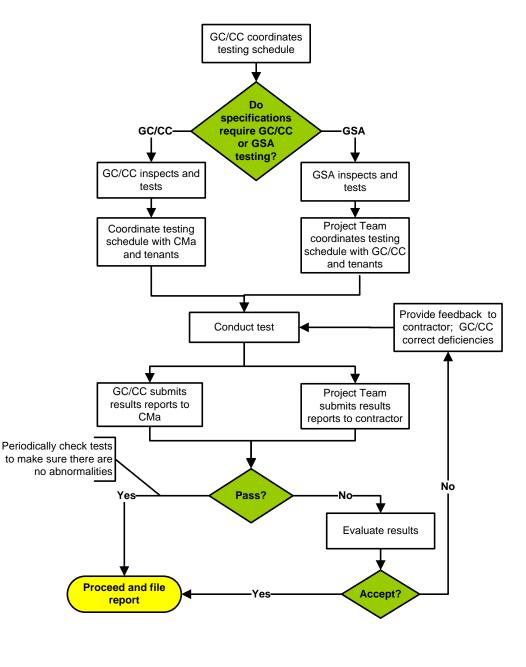
6.0.0.0.0 Design

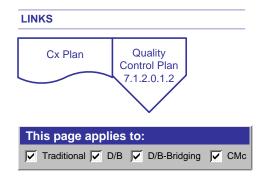
7.0.0.0.0 Construction

7.1.6.5.0.0 Inspections and Testing Schedule

8.0.0.0.0.0 Tenant

Occupancy





Construction Administration 7.1.6.0.0.0.a

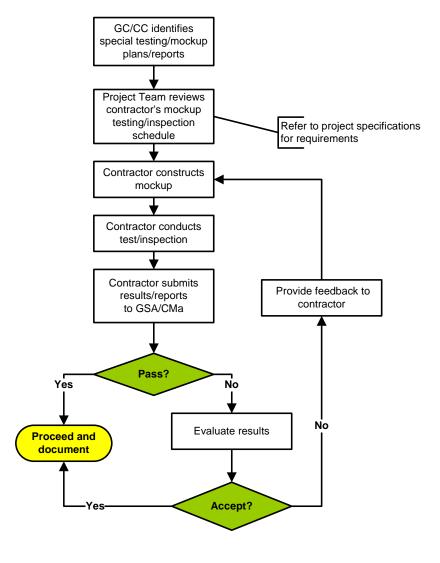


## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports

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 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
7.1.6.6.0.0 Special Testing/
Mock-up Plans/
Reports

Occupancy

8.0.0.0.0.0 Tenant









## 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.1.1.1 Project Web-Cam

**1.0.0.0.0.0** Project

Management

Documents

**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/

Funding

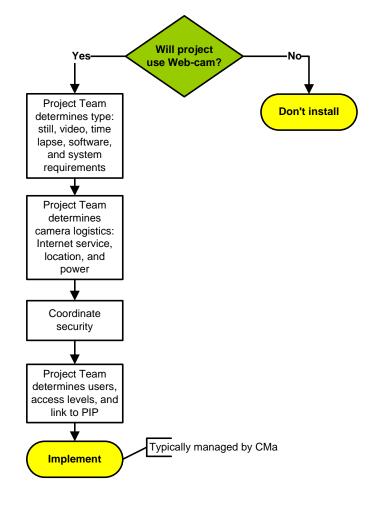
4.0.0.0.0. Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0. Design

**7.0.0.0.0.0** Construction **7.1.6.1.1.1 Project Web-Cam** 

8.0.0.0.0.0 Tenant



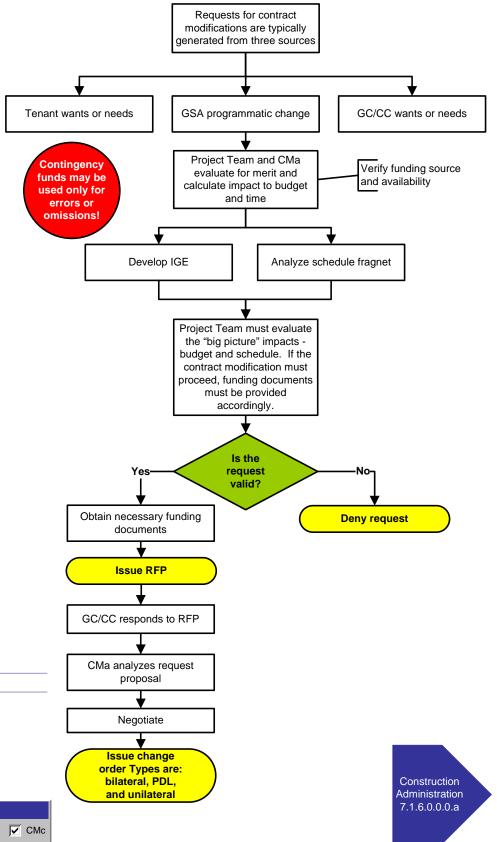






### 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.8.0.0 GC/CC Contract Modifications

8.0.0.0.0.0 Tenant
Occupancy



Construction Administration 7.1.6.0.0.0.a Requests for Information 7.1.6.0.0.1.c

This page applies to:

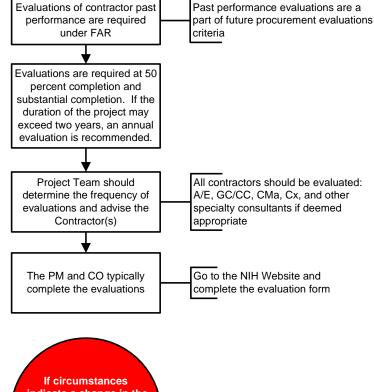
Traditional D/B D/B-Bridging C CMc

### Construction Administration 7.1.6.0.0.0.a

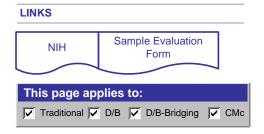
# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.9.0.0.0 GC/CC Evaluations (NIH)

(NIH) 8.0.0.0.0.0 Tenant

3.0.0.0.0.0 Tenant Occupancy



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



Construction Administration 7.1.6.0.0.0.a



#### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 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. Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0 Construction 7.1.10.0.0.0 Follow-up **Partnering Session** 8.0.0.0.0.0 Tenant Occupancy

**LINKS** 

Sample Charters

and Reports

Sample Partnering

**Techniques** 

Partnering

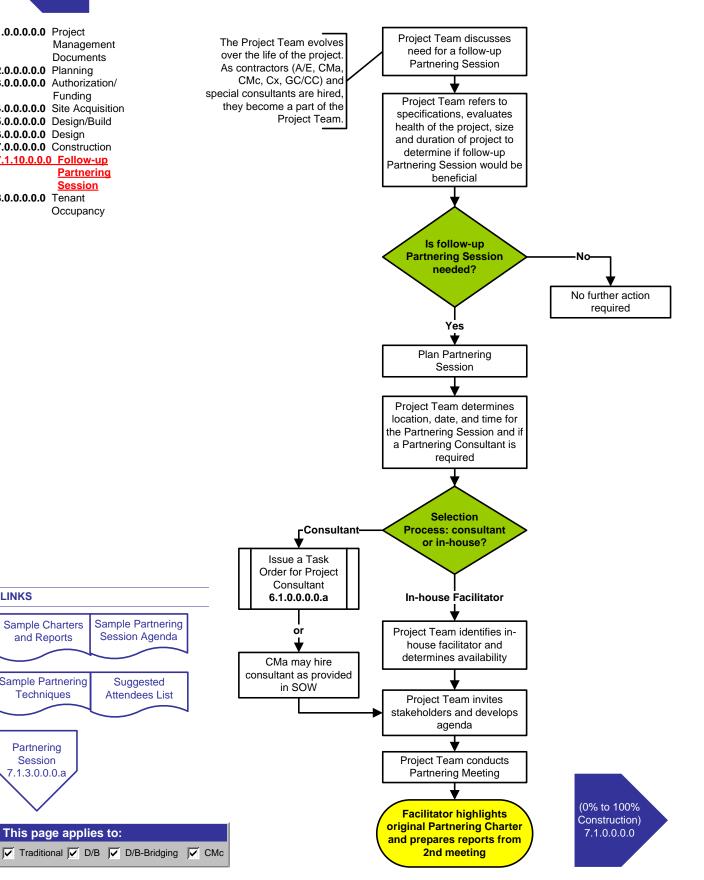
Session 7.1.3.0.0.0.a

This page applies to:

Session Agenda

Suggested

Attendees List





# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.7.0.0.0 Cll Benchmarking

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

**4.0.0.0.0.0** Site Acquisition

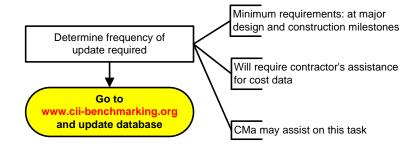
5.0.0.0.0 Design/Build

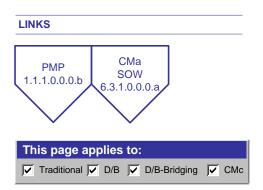
**6.0.0.0.0.0** Design

**7.0.0.0.0** Construction

7.1.7.0.0.0 CII Benchmarking

8.0.0.0.0.0 Tenant Occupancy







### (0% to 100% Construction) 7.1.0.0.0.0

### 7.0.0.0.0 Construction Construction Manager as Constructor

7.1.8.0.0.0 Construction Excellence Peer Review (1<sup>st</sup>)
7.1.11.0.0.0 Construction Excellence Peer Review (2<sup>nd</sup>)

1.0.0.0.0.0 Project Management Documents Project Team Required for projects over 2.0.0.0.0.0 Planning coordinates with OCA \$25 million; optional for 3.0.0.0.0 Authorization/ projects under \$25 million Funding 4.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0 Construction Is peer review **7.1.8.0.0.0 Construction** required at 15% **Excellence Peer** Yes completion? Νo Review (1st Review) 7.1.11.0.0.0 Construction **Excellence Peer** Review (2nd OCA requests and No peer review Review) Project Team necessary 8.0.0.0.0.0 Tenant completes survey Occupancy Request survey form form approximately two to three weeks prior to peer Participants: A/E, CMa, GC, OCA coordinates review GSA, client representatives, schedule and and other consultants participates in peer review OCA Construction Peer Reviews completed at Peer review 15% and 65% completion. team prepares The 100% Construction report Peer Review is optional Project team develops action plan





#### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 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. Authorization/ Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

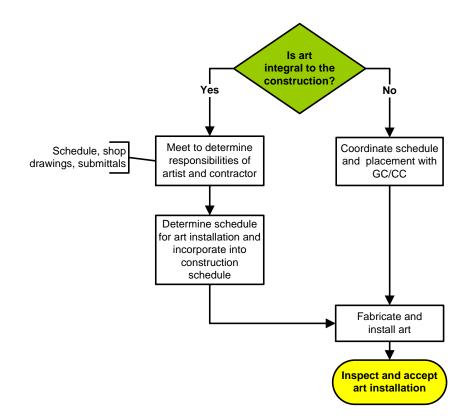
**7.0.0.0.0** Construction 7.1.12.0.0.0 Art-in-

**Architecture** 

**Deliverable** 

8.0.0.0.0.0 Tenant

Occupancy









# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

**5.0.0.0.0.0** Design/Build

**6.0.0.0.0.0** Design

**7.0.0.0.0.** Construction

7.1.13.0.0.0 Additional

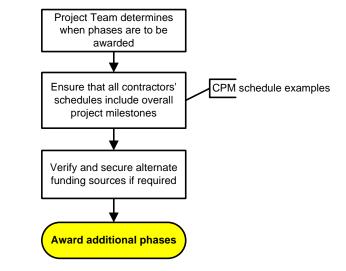
<u>Phases</u>

Delivery (TI,

Phases, Annexes)

8.0.0.0.0.0 Tenant

Occupancy









### 7.0.0.0.0 Construction Construction Manager as Constructor 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 Design/Build

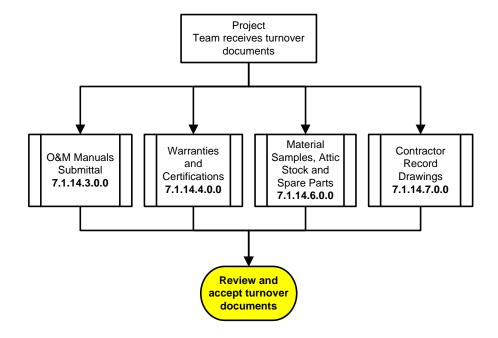
6.0.0.0.0.0 Design

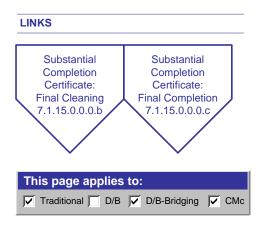
**7.0.0.0.0.** Construction

7.1.14.0.0.0 Turnover

**Documents** 

8.0.0.0.0.0 Tenant Occupancy



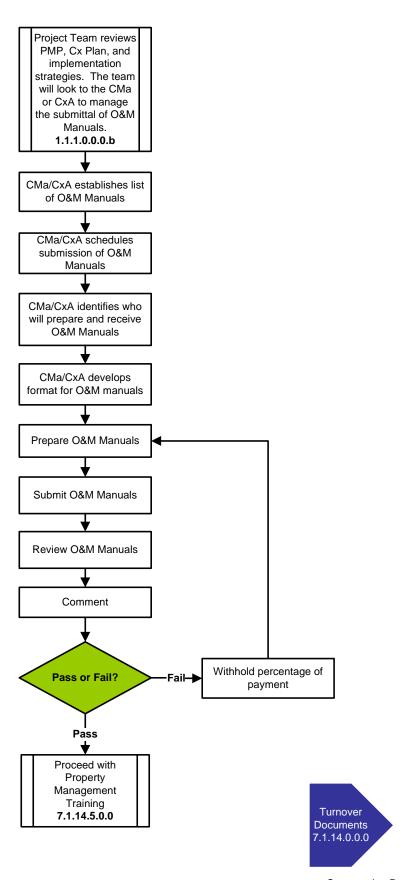




### 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.3.0.0 O&M Manuals Submittal

8.0.0.0.0.0 Tenant Occupancy

**LINKS** Cx Plan Substantial Completion Certification 7.1.15.0.0.0.a Substantial Occupancy Completion Permit Certificate: Final 7.1.16.0.0.0 Completion 7.1.15.0.0.0.c This page applies to: ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc





### 7.0.0.0.0 Construction Construction Manager as Constructor 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

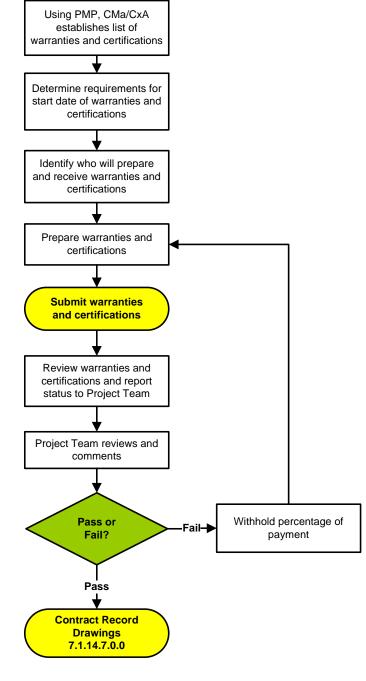
**4.0.0.0.0.** Site Acquisition **5.0.0.0.0.** Design/Build

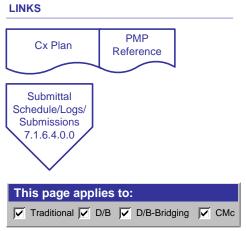
**6.0.0.0.0.0** Design

**7.0.0.0.0.0** Construction

7.1.14.4.0.0 Warranties and Certifications

8.0.0.0.0.0 Tenant Occupancy





Turnover Documents 7.1.14.0.0.0



### **7.0.0.0.0.0 Construction** Construction Manager as Constructor

#### 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 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

**5.0.0.0.0** Design/Build

6.0.0.0.0.0 Design

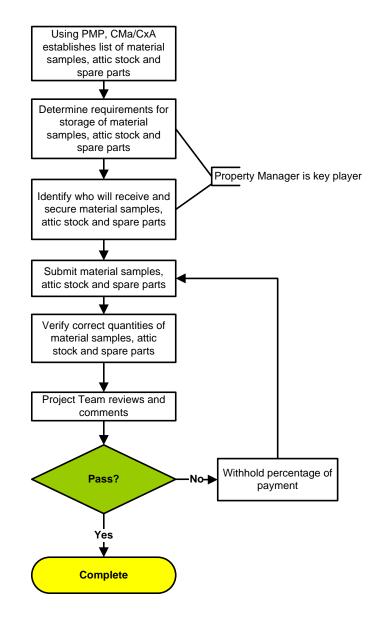
**7.0.0.0.0.** Construction

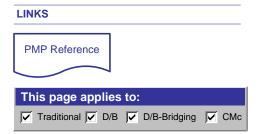
7.1.14.6.0.0 Material

Samples, **Attic Stock and** 

**Spare Parts** 

8.0.0.0.0.0 Tenant Occupancy







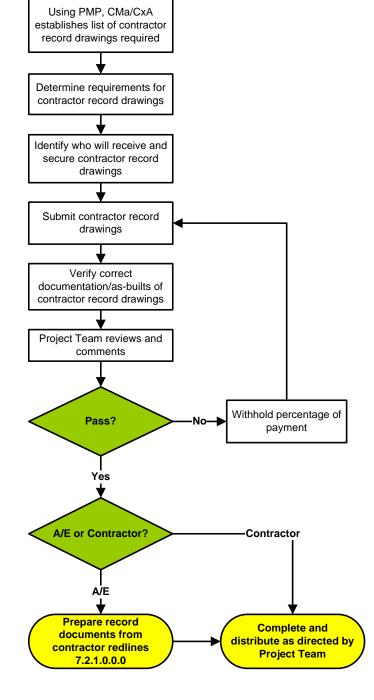
### Construction Administration 7.1.6.0.0.0.a

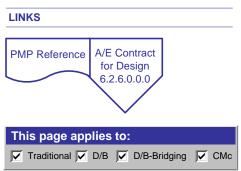
# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.7.0.0 Contractor Record Drawings

1.0.0.0.0.0 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
7.1.14.7.0.0 Contractor
Record
Drawings

8.0.0.0.0.0 Tenant

Occupancy

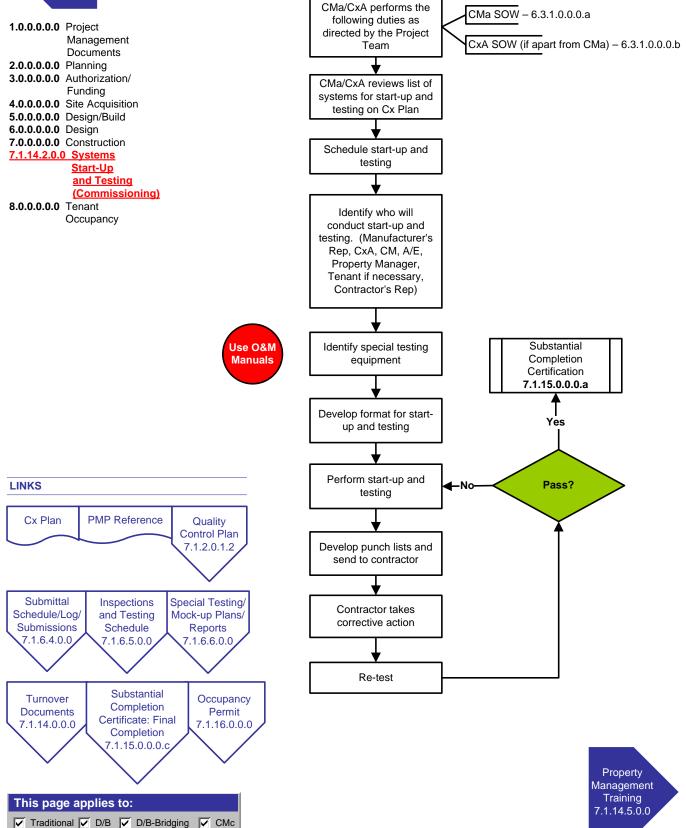




Turnover Documents 7.1.14.0.0.0



# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)



### Turnover Documents 7.1.14.0.0.0

### 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.5.0.0 Property Management Training

1.0.0.0.0.0 Project

Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design

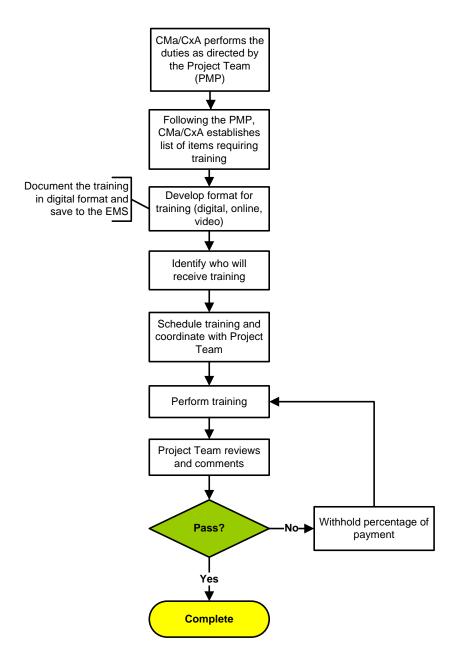
7.0.0.0.0 Construction

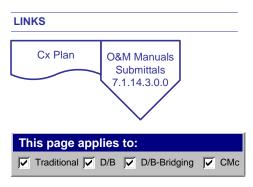
7.1.14.5.0.0 Property

Management Training

**8.0.0.0.0.0** Tenant

Occupancy





Turnover Documents 7.1.14.0.0.0



#### **7.0.0.0.0.0 Construction** Construction Manager as Constructor 7.1.15.0.0.0.a Substantial Completion Certification

1.0.0.0.0.0 Project

Management

**Documents** 

2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/

**Funding** 

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

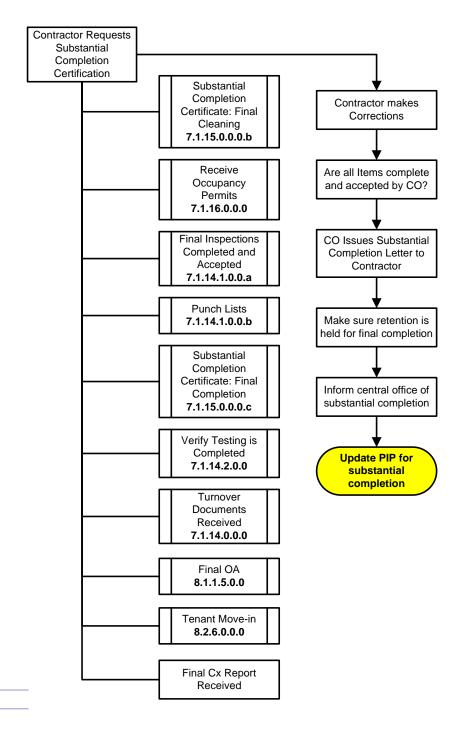
6.0.0.0.0.0 Design **7.0.0.0.0.** Construction

7.1.15.0.0.0.a Substantial

Completion Certification

8.0.0.0.0.0 Tenant

Occupancy



LINKS

**O&M Manuals** Submittals 7.1.14.3.0.0

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

Closeout (Admin) 7.2.0.0.0.0



# 7.0.0.0.0 Construction Construction Manager as Constructor 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.** Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

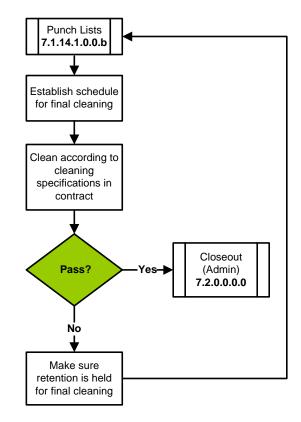
**6.0.0.0.0.0** Design

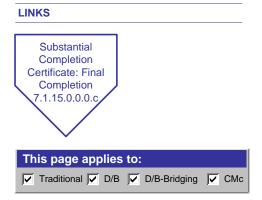
7.0.0.0.0 Construction

7.1.15.0.0.0.b Substantial Completion

Certificate: Final Cleaning

8.0.0.0.0.0 Tenant Occupancy





#### Substantial Completion Certification 7.1.15.0.0.0.a

# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.16.0.0.0 Occupancy Permit

1.0.0.0.0.0 Project
Management
Documents

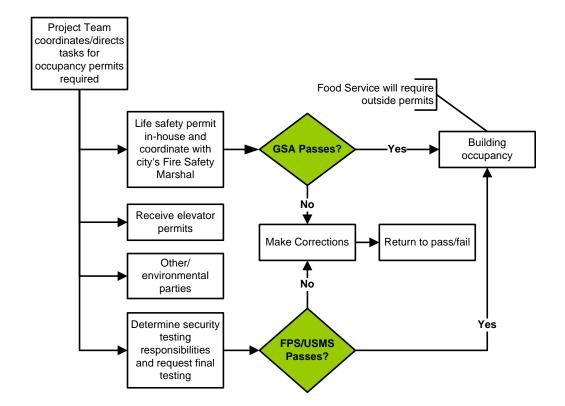
**2.0.0.0.0.0** Planning **3.0.0.0.0.0** Authorization/ Funding

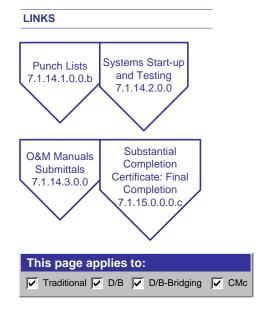
**4.0.0.0.0** Site Acquisition **5.0.0.0.0** Design/Build **6.0.0.0.0** Design

**7.0.0.0.0.0** Construction

7.1.16.0.0.0 Occupancy Permit

8.0.0.0.0.0 Tenant Occupancy







# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.1.0.0.a Final Inspections

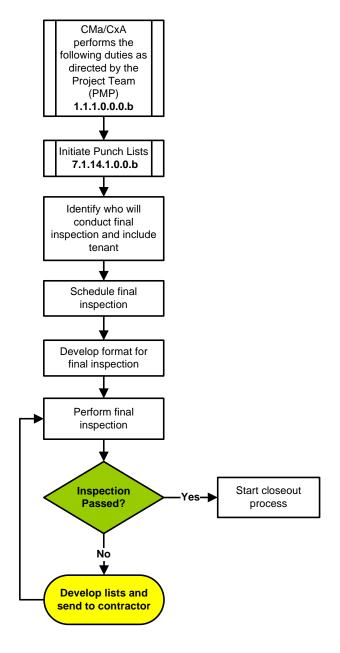
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning

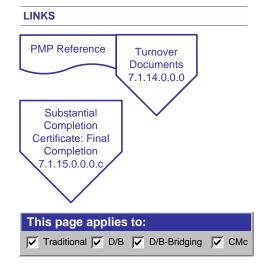
**3.0.0.0.0.0** Authorization/ Funding

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 Construction

7.1.14.1.0.0.a Final Inspections

8.0.0.0.0 Tenant Occupancy







### 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.1.0.0.b Punch Lists

**1.0.0.0.0.0** Project Management

Documents

**2.0.0.0.0** Planning **3.0.0.0.0** Authorization/

Funding

**4.0.0.0.0.** Site Acquisition

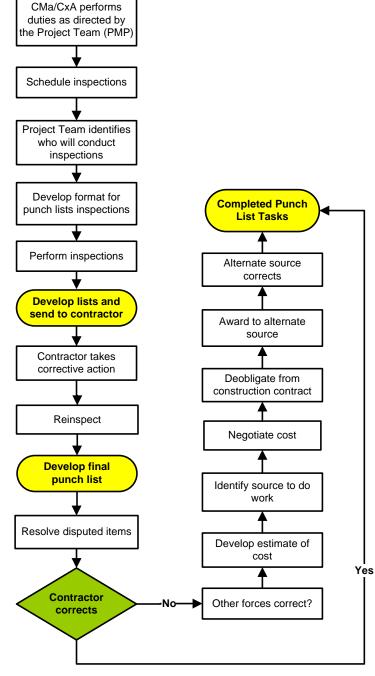
5.0.0.0.0.0 Design/Build

6.0.0.0.0. Design

**7.0.0.0.0.** Construction

7.1.14.1.0.0.b Punch Lists

8.0.0.0.0.0 Tenant Occupancy





#### Substantial Completion Certification 7.1.15.0.0.0.a

# 7.0.0.0.0 Construction Construction Manager as Constructor 7.1.15.0.0.0 Substantial Completion Certificate: Final Completion

1.0.0.0.0.0 Project
Management

Documents **2.0.0.0.0** 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

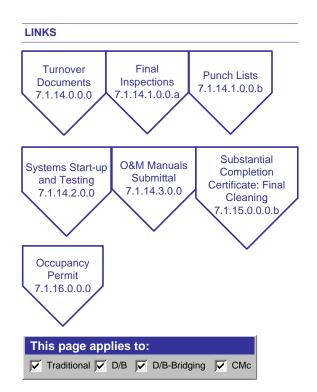
7.0.0.0.0 Construction

7.1.15.0.0.0.c Substantial Completion

Certificate: Final Completion

8.0.0.0.0 Tenant Occupancy

Contractor completes No all tasks Receive turnover documents Complete and accept final inspections Issue Substantial Receive occupancy Pass? Completion permits Certification 7.1.15.0.0.0.a Receive and complete substantial completion certification Complete final cleaning

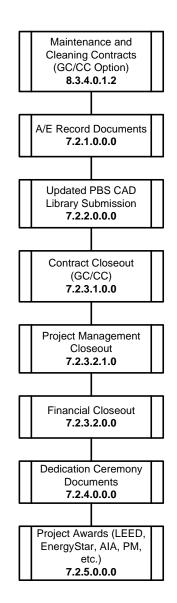




# 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.0.0.0.0 Closeout (Admin)

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



### Closeout (Admin) 7.2.0.0.0.0

# 7.0.0.0.0 Construction Construction Manager as Constructor 8.3.4.0.1.2 Maintenance and Cleaning Contracts (GC/CC Option)

1.0.0.0.0.0 Project Management Project Team refers to PMP, Documents project specifications, evaluates 2.0.0.0.0.0 Planning current relationship with contractor, 3.0.0.0.0 Authorization/ and determines if Maintenance and **Funding** Cleaning Option with contractor 4.0.0.0.0 Site Acquisition should be exercised 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0. Construction 8.3.4.0.1.2 Maintenance and Will government Cleaning utilize option or **Contracts** Yes procure new (GC/CC Option) contract? Refer to property 8.0.0.0.0.0 Tenant management criteria Occupancy CO executes **Project Team defines Maintenance and** scope of maintenance Conservators of art **Cleaning Option** and cleaning Special requirements (e.g., environmental) Coordinate with PM on pending turnover date **Property** Manager procures and places award Project Team LINKS coordinates maintenance and cleaning schedule **PMP** Reference O&M Manuals Warranties and Certifications Submittals 7.1.14.3.0.0 7.1.14.4.0.0 Phase out GC/phase in maintenance contract **Property** Substantial Management Completion Cleaning contractor **Training** Certificate: Final obtains security 7.1.14.5.0.0 Cleaning clearance for 7.1.15.0.0.0.b maintenance contract personnel Substantial Perform regularly Completion Certificate: Final scheduled maintenance Completion and cleaning IAW with 7.1.15.0.0.0.c contract Contract Closeout (GC/CC) This page applies to: 7.2.3.1.0.0

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



### 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.1.0.0.0 A/E Record Documents

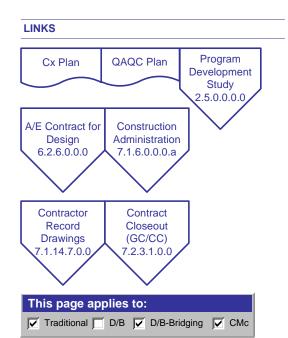
8.0.0.0.0.0 Tenant

Occupancy

CMa verify redlines are up to date Exercise GC/CC option or amend A/E contract for record documents Receive as-built documents from GC/CC A/E prepares record documents from as-built drawings/documents Ensure PBS CAD standards are enforced 7.2.2.0.0.0 A/E submits record documents to appropriate parties (regional CIO, tenants, field office) Pay A/E (or GC/CC) and close out contract

Cx Plan establishes quality control for verification of as-builts

QAQC should also address A/E Record Documents



Closeout (Admin) 7.2.0.0.0.0



# 7.0.0.0.0 Construction Construction Manager as Constructor 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 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

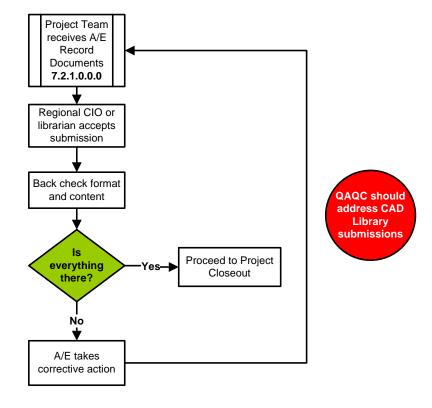
**7.0.0.0.0** Construction

7.2.2.0.0.0 Updated PBS CAD

Library Submission

8.0.0.0.0.0 Tenant

Occupancy

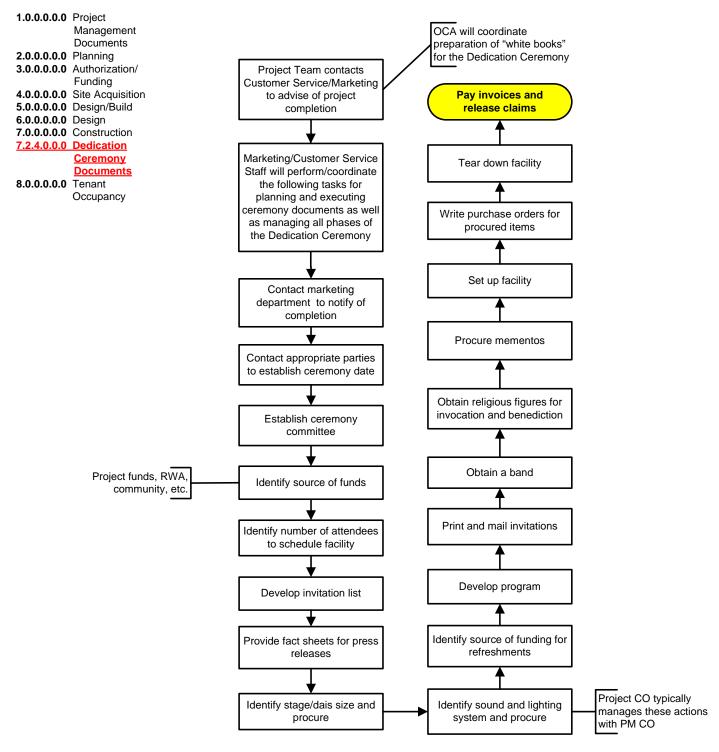






### Closeout (Admin) 7.2.0.0.0.0

### 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.4.0.0.0 Dedication Ceremony Documents





Closeout (Admin) 7.2.0.0.0.0



#### **7.0.0.0.0 Construction** Construction Manager as Constructor 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 Authorization/

Funding

**4.0.0.0.0.0** Site Acquisition

5.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design

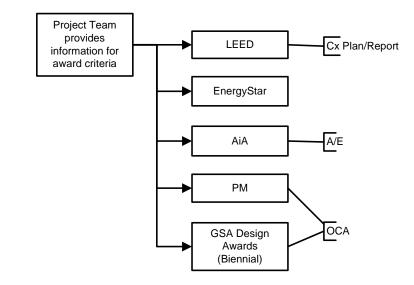
**7.0.0.0.0.** Construction

7.2.5.0.0.0 Project Awards (LEED,

EnergyStar, AiA, PM, etc.)

8.0.0.0.0.0 Tenant

Occupancy









### 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.3.1.0.0 Contract Closeout (GC/CC)

**1.0.0.0.0.0** Project Management

Documents

**2.0.0.0.0.** Planning **3.0.0.0.0.** Authorization/

Funding **4.0.0.0.0.0** Site Acquisition

**5.0.0.0.0.** Design/Build **6.0.0.0.0.** Design

**7.0.0.0.0.** Construction **7.2.3.1.0.0** Contract

Closeout (GC/CC)

8.0.0.0.0.0 Tenant Occupancy

Project Team verifies Substantial Completion Certificate: Final Cleaning 7.1.15.0.0.o.b Compete final cleaning All claims CO receives final Verify completion resolved/release invoice and Release of contract(s) of claims of Claims (GSA received? Form 1142) CMa submits final report No Identify scope of claim Determine resolution process (negotiation, ADR, GSBCA, court of claims)







# 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.3.2.1.0 Project Management Closeout

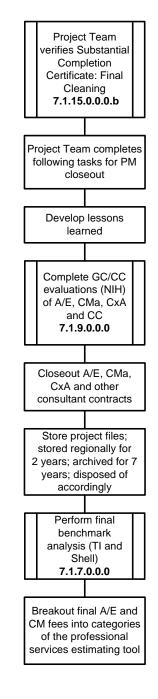
Some of

these processes

tasks are

concurrent

Occupancy



Closeout (Admin) 7.2.0.0.0.0

LINKS



### 7.0.0.0.0 Construction Construction Manager as Constructor 7.2.3.2.0.0 Financial 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

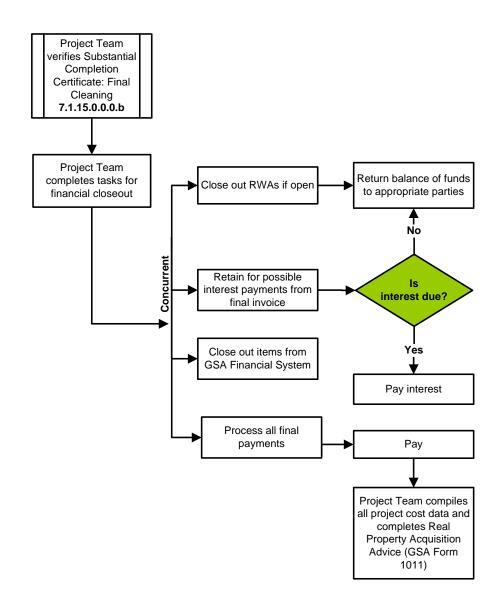
**6.0.0.0.0.0** Design

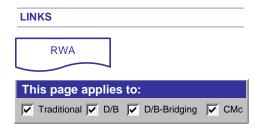
**7.0.0.0.0.0** Construction

7.2.3.2.0.0 Financial Closeout

8.0.0.0.0.0 Tenant

Occupancy





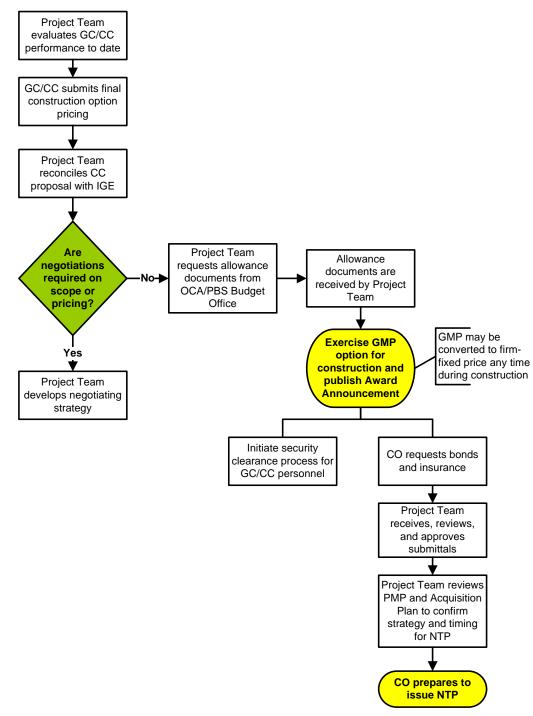
Real Property Acquisition Advice (GSA Form 1011) 8.1.3.0.1.0

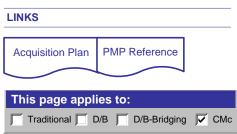


# 7.0.0.0.0 Construction Construction Manager as Constructor 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)

Acquisition
Advice (GSA
Form 1011)
7.0.0.0.0.0 Construction

7.0.0.0.0 Construction
8.0.0.0.0 Tenant
Occupancy





Notice To Proceed 7.1.1.0.0.0



# 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.0.0.0.0.0 Tenant Occupancy

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

**3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0 Site Acquisition

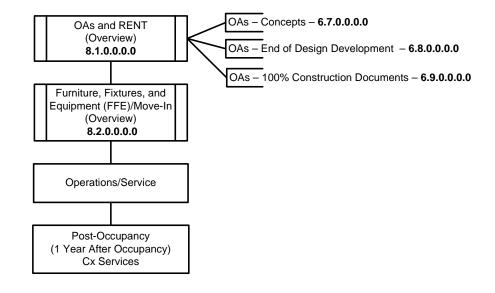
5.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design

**7.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

**Occupancy** 

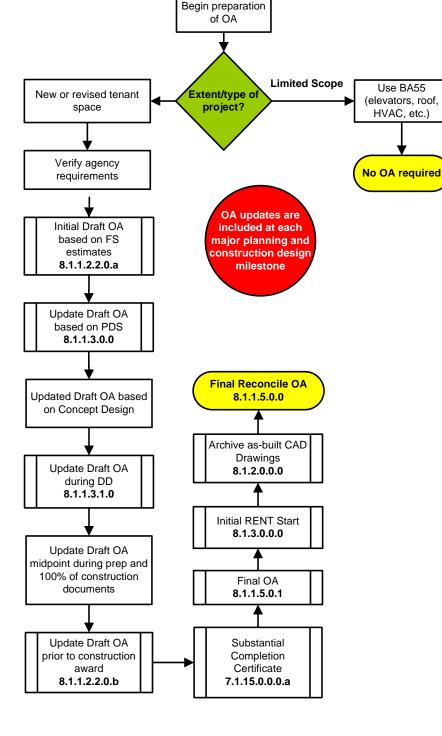


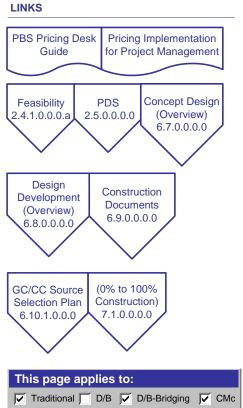




### 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.0.0.0 Occupancy Agreements and RENT (Overview)

(Overview)





GSA - Public Buildings Service

OA Planning Phase (Initial Dr<u>aft)</u>

8.1.1.2.2.<u>0.</u>a



# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 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 Design/Build

**6.0.0.0.0.** Design **7.0.0.0.0.** Construction

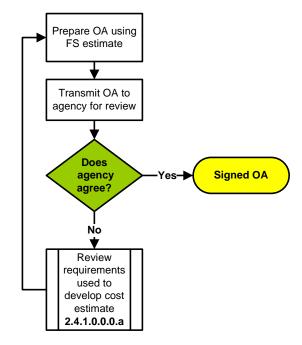
8.0.0.0.0.0 Tenant

Occupancy

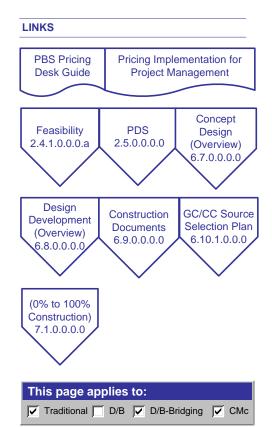
8.1.1.2.2.0.a Occupancy

Agreement Planning Phase

(Initial Draft)



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





#### OA Planning Phase (Initial Draft) 8.1.1.2.2.0.a

#### 8.0.0.0.0. Tenant Occupancy Construction Manager as Constructor 8.1.1.3.0.0 Occupancy Agreement based on PDS-(Proposed Draft)/Updates

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/ Funding

4.0.0.0.0 Site Acquisition 5.0.0.0.0.0 Design/Build

**6.0.0.0.0.0** Design

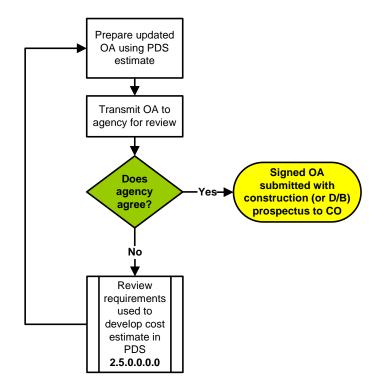
7.0.0.0.0 Construction

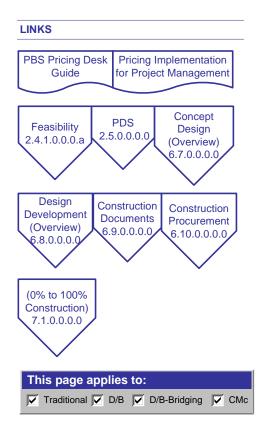
8.0.0.0.0.0 Tenant Occupancy

8.1.1.3.0.0 Occupancy

**Agreement** based on

PDS-(Proposed **Draft)/Updates** 





Construction Authorization (Prospectus) 3.4.0.0.0.0

OAs and RENT (Overview) 8.1.0.0.0.0

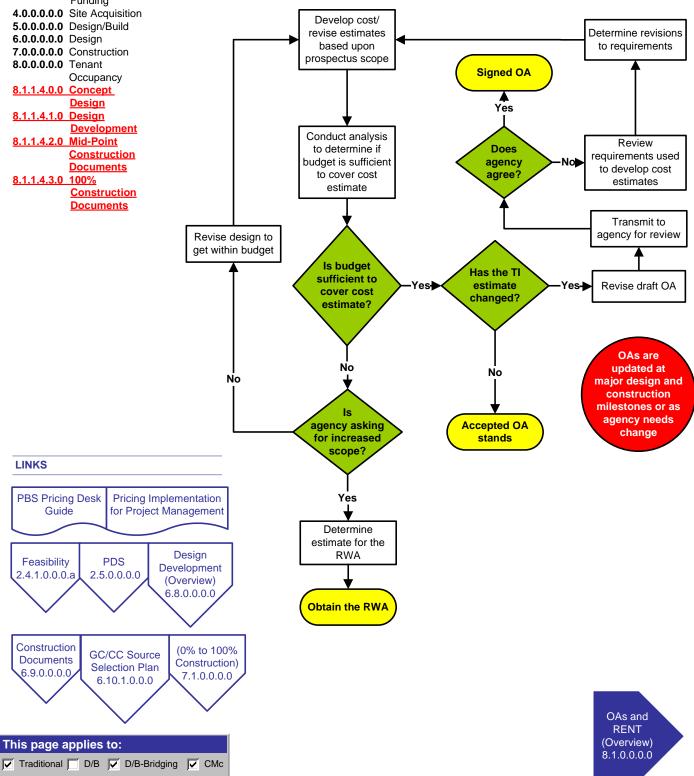
8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.4.0.0 Concept Design 8.1.1.4.1.0 Design Development **8.1.1.4.2.0 Mid-Point Construction Documents** 8.1.1.4.3.0 100% Construction Documents

1.0.0.0.0.0 Project Management **Documents** 

2.0.0.0.0.0 Planning

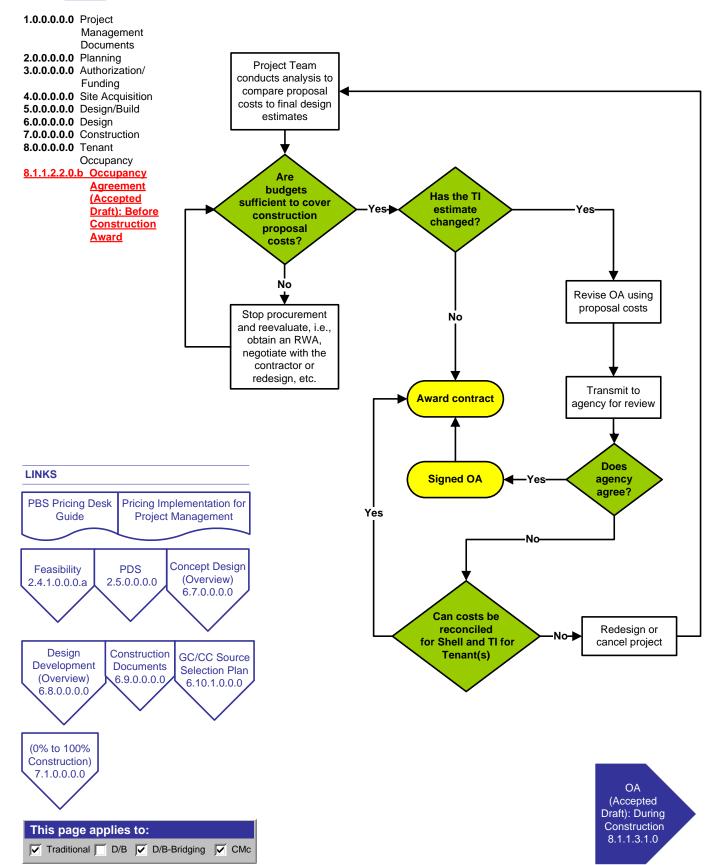
3.0.0.0.0 Authorization/ Funding

7.0.0.0.0 Construction



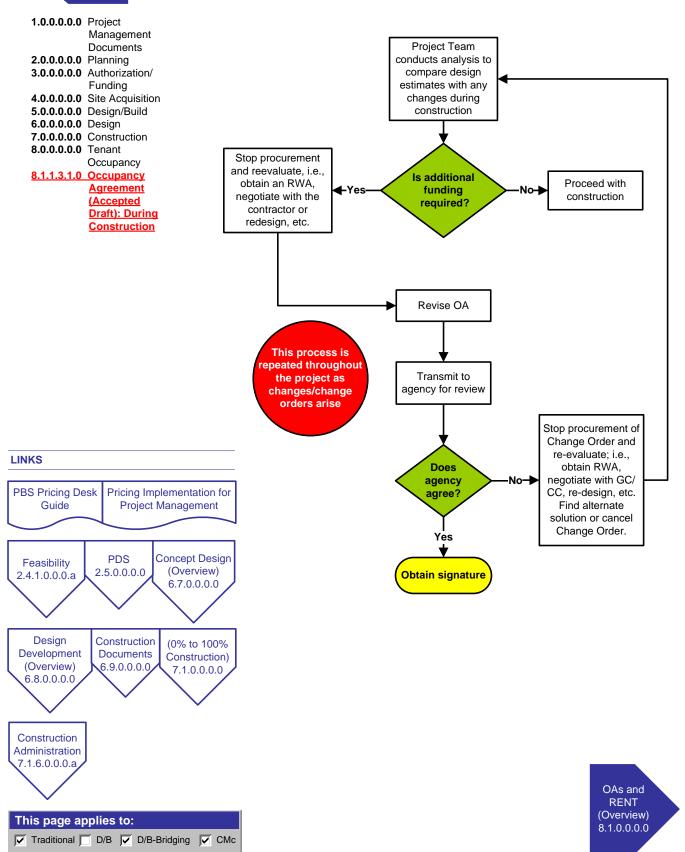
### Concept Design 8.1.1.4.0.0

# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.2.2.0.b Occupancy Agreement (Accepted Draft): Before Construction Award



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

# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.3.1.0 Occupancy Agreement (Accepted Draft): During Construction

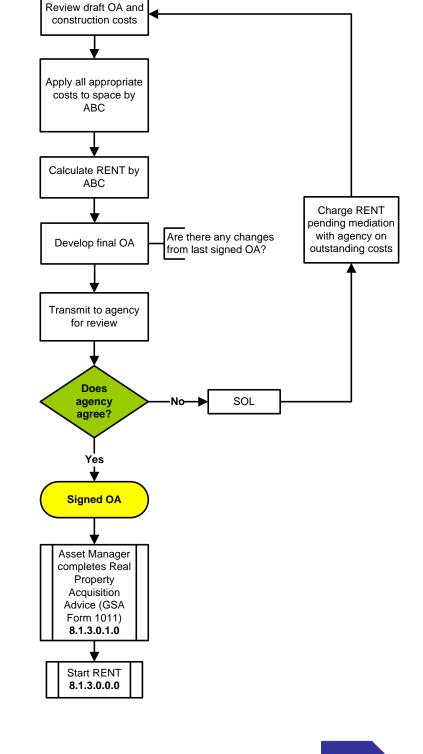


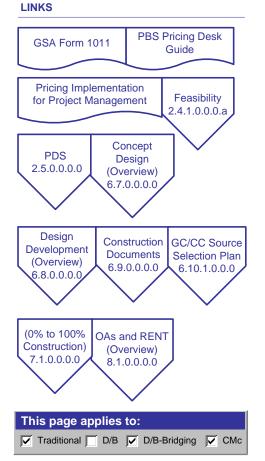
#### OA (Accepted Draft): During Construction 8.1.1.3.1.0

#### 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.5.0.1 Final Occupancy Agreement

**Occupancy** 

**Agreement** 

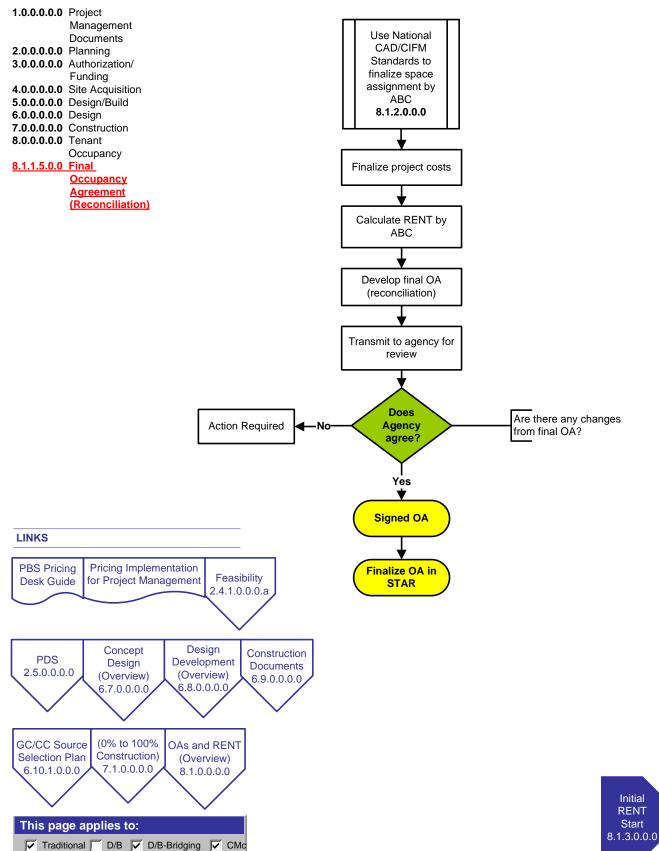




Final OA (Reconciliation) 8.1.1.5.0.0



# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)



### A/E Record **Documents** 7.2.1.0.0.0

#### 8.0.0.0.0. Tenant Occupancy Construction Manager as Constructor 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 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

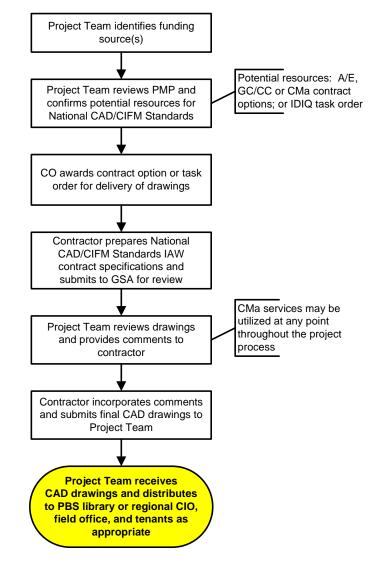
6.0.0.0.0. Design

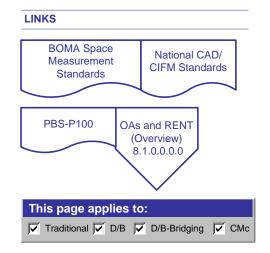
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

8.1.2.0.0.0 National CAD/

**CIFM Standards** 





Final OA (Reconciliation) 8.1.1.5.0.0



#### 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor **8.1.3.0.0.0 Initial RENT Start**

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

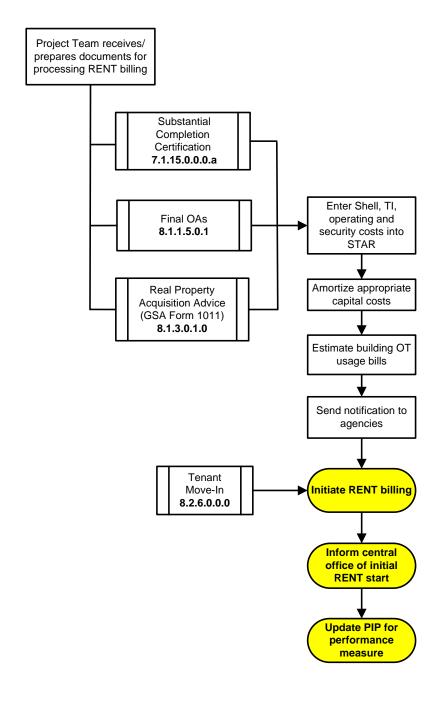
5.0.0.0.0. Design/Build

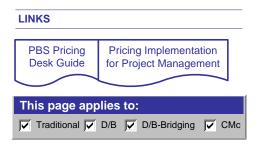
6.0.0.0.0. Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

8.1.3.0.0.0 Initial RENT





Final OA (Reconciliation) 8.1.1.5.0.0

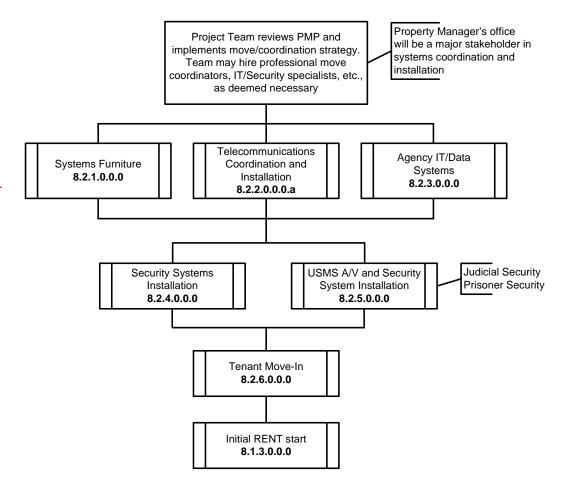


# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)

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

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

(Overview)







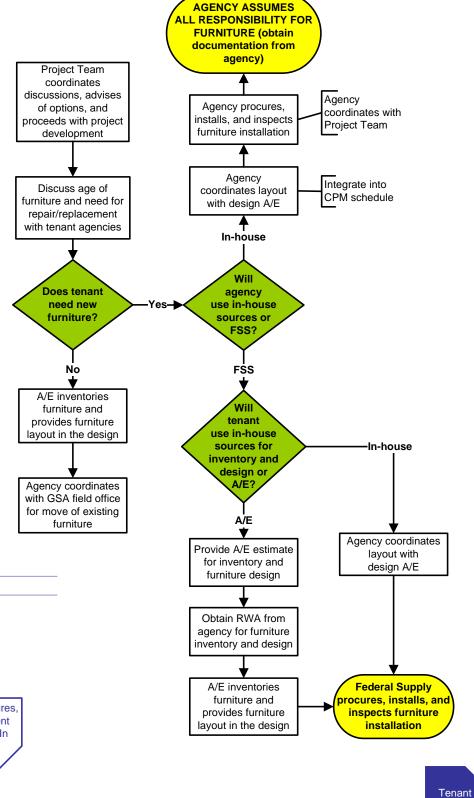
### Tenant Occupancy 8.0.0.0.0.0

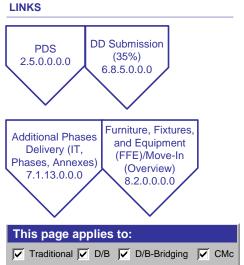
# 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.1.0.0.0 Systems Furniture

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 Design/Build

6.0.0.0.0 Design
7.0.0.0.0 Construction
8.0.0.0.0 Tenant
Occupancy

8.2.1.0.0.0 Systems Furniture





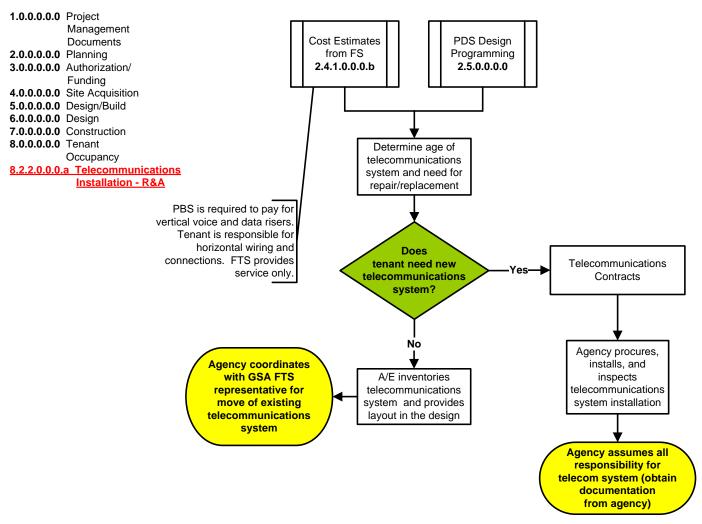
Occupancy

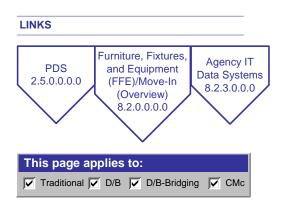
0.0.0.0.8



## 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.2.0.0.0.a Telecommunications Installation - R&A

#### 8.0.0.0.0.0 8.2.2.0.0.0.a Telecommunications Installation - R&A





### Tenant Occupancy 8.0.0.0.0

# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.2.0.0.b Telecommunications Installation New Construction

1.0.0.0.0.0 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

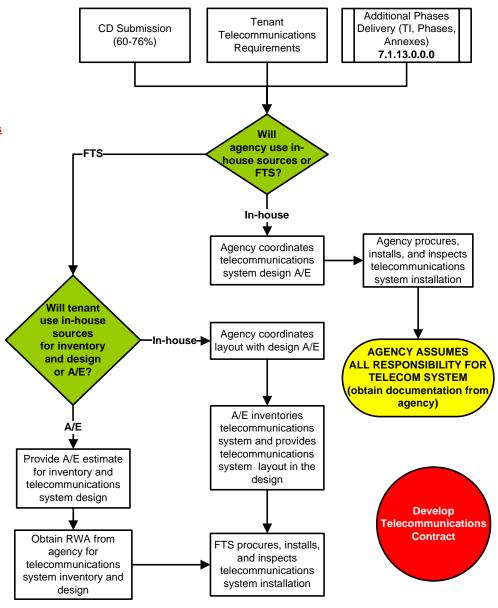
6.0.0.0.0.0 Design

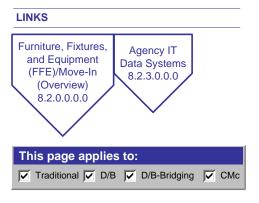
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

8.2.2.0.0.0.b Telecommunications
Installation - New
Construction





Tenant Occupancy 8.0.0.0.0



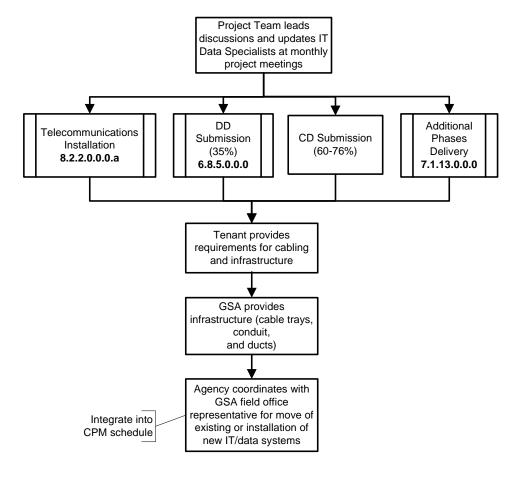
# 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.3.0.0.0 Agency IT/Data Systems

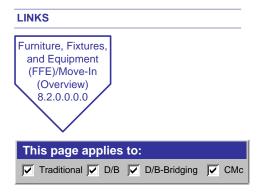
5.0.0.0.0 Design/Build 6.0.0.0.0 Design 7.0.0.0.0 Construction 8.0.0.0.0 Tenant

Occupancy

8.2.3.0.0.0 Agency IT/Data

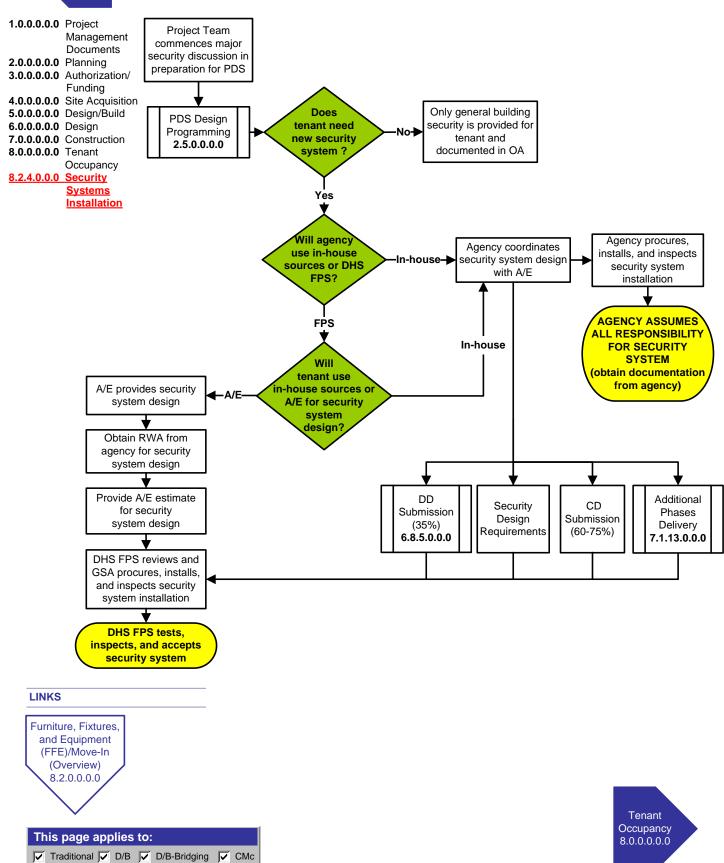
Systems







# 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.4.0.0.0 Security Systems Installation





# 8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.5.0.0.0 USMS A/V and 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 Site Acquisition

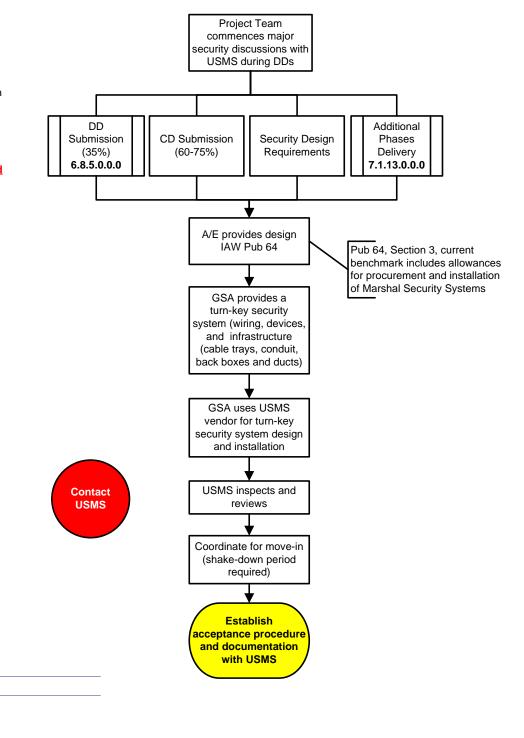
**5.0.0.0.0.0** Design/Build **6.0.0.0.0.0** Design

**7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

8.2.5.0.0.0 USMS A/V and Security
Systems
Installation



#### **LINKS**

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

This page applies to:

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

Tenant Occupancy 8.0.0.0.0

### Project Coordination 1.1.0.0.0.0.a

## 8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.6.0.0.0 Tenant Move-In

