

1.0.0.0.0 Project Management Guide Design/Build Project Delivery Methods

PM Guide

Traditional Design/Build (D/B)

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

Construction Management as Constructor (CMc)

Traditional Design/Build Design/Build-Bridging CMc

i





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

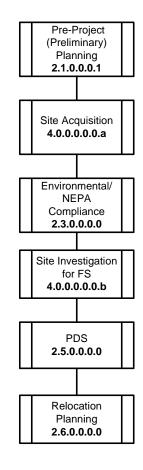
6.0.0.0.0.0 Design

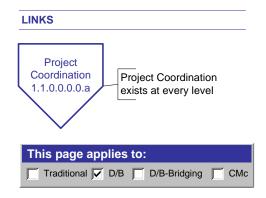
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

2.0.0.0.0.0 Planning Design/Build 2.0.0.0.0.0 Planning

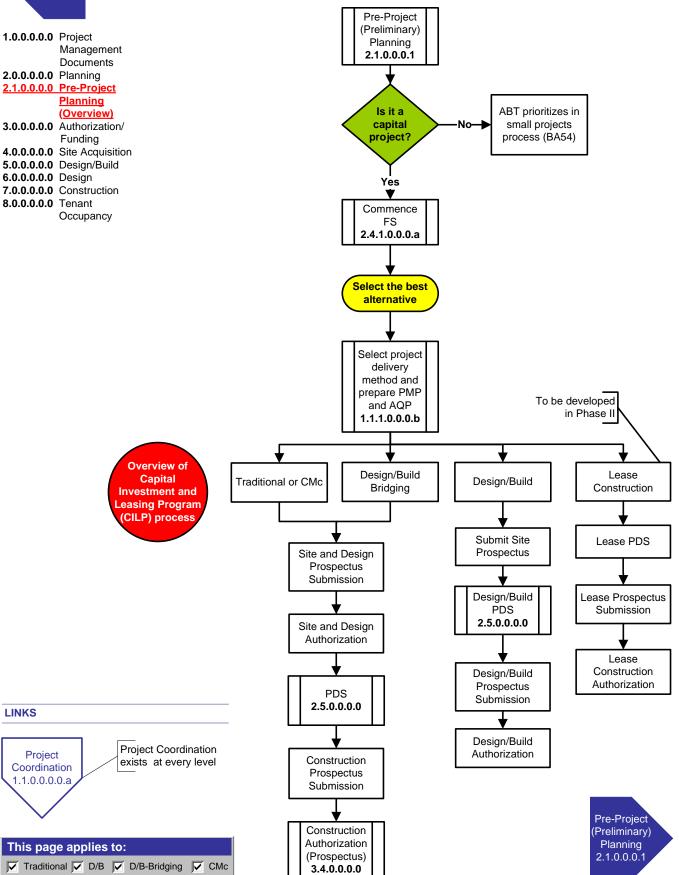




Planning 2.0.0.0.0

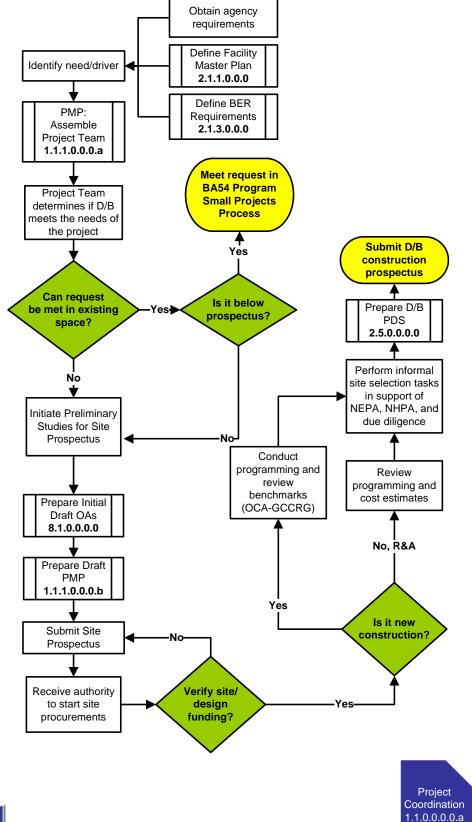
2.0.0.0.0.0 Planning Design/Build

2.1.0.0.0.0 Pre-Project Planning (Overview)



2.0.0.0.0.0 Planning Design/Build

2.1.0.0.0.1 Pre-Project (Preliminary) Planning





1.0.0.0.0. Project Management Documents

1.1.0.0.0.0.a Project Coordination

1.0.0.0.0.0 Project Management Documents

1.1.0.0.0.0.a Project

Coordination

2.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding

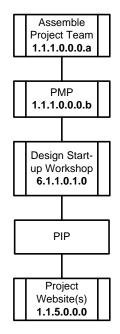
4.0.0.0.0 Site Acquisition

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

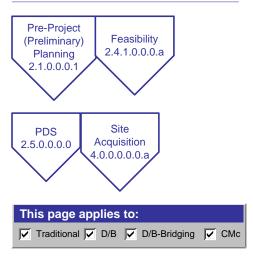
Occupancy



Project Coordination exists at every level

Design/Build

LINKS



PMP: Assemble Project Team 1.1.1.0.0.0.a



1.0.0.0.0 Project Management Documents Design/Build

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 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

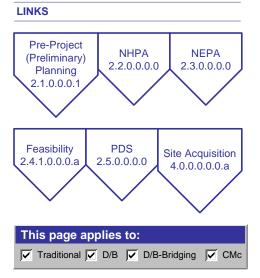
*GSA Specialist - including, but not limited to:
Regional Accessibility Officer
Regional Fire Protection Engineer
Regional Industrial Hygienist
Regional Appraiser
Regional Energy Coordinator
Regional HVAC Design Advocate

Asset Manager assembles Project Team

Team Members

- 1. Customer
- 2. Asset Manager
- 3. Project Manager
- 4. Contracting Officer
- 5. Property Manager(s)
- 6. Realty Specialist7. Regional Account Manager(s)
- 8. GSA Specialists*
- 9. DHS/FPS Representative
- 10. FTS and FSS Representatives
- 11. Regional NEPA Program Coordination12. 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



2.0.0.0.0.0 Planning Design/Build

2.1.12.0.2.0 Existing Conditions Assessments

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0.0 Planning

2.1.12.0.2.0 Existing

Conditions Assessments

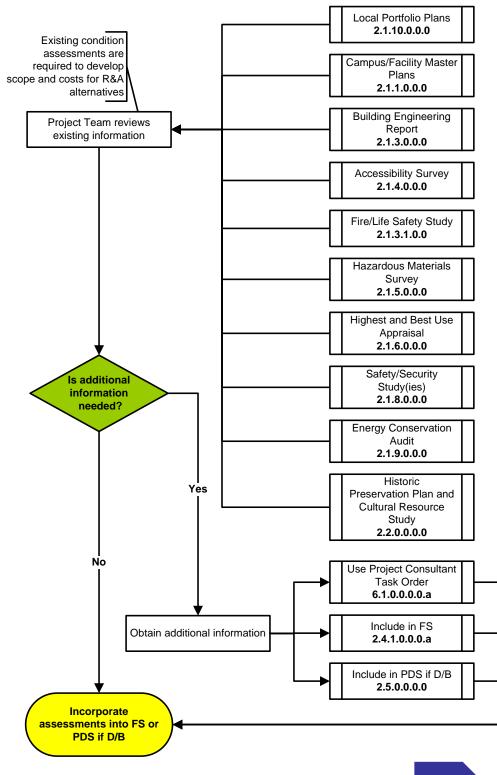
3.0.0.0.0. Authorization/ Funding

4.0.0.0.0.0 Site Acquisition

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

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant







2.0.0.0.0 Planning Design/Build 2.1.10.0.0.0 Local Portfolio Plans

1.0.0.0.0 Project
Management

Documents

2.0.0.0.0.0 Planning

2.1.10.0.0.0 Local

Portfolio Plans

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

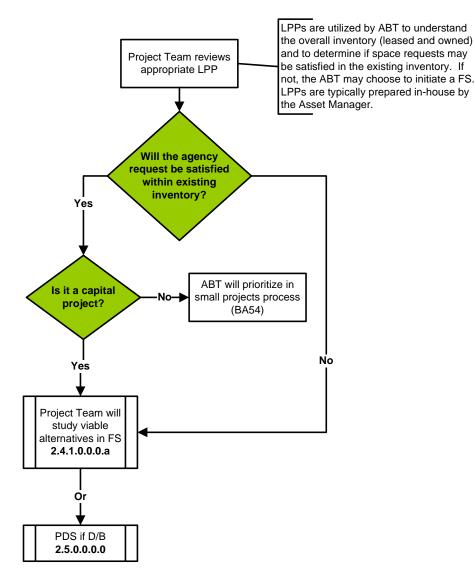
5.0.0.0.0 Design/Build

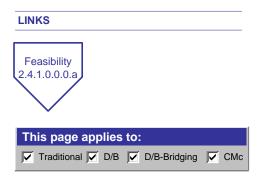
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Existing Conditions Assessments 2.1.12.0.2.0



2.0.0.0.0 Planning Design/Build 2.1.1.0.0.0 Campus/Facility Master Plans

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

2.1.1.0.0.0 Campus/

Facility

Master Plans 3.0.0.0.0 Authorization/

Funding

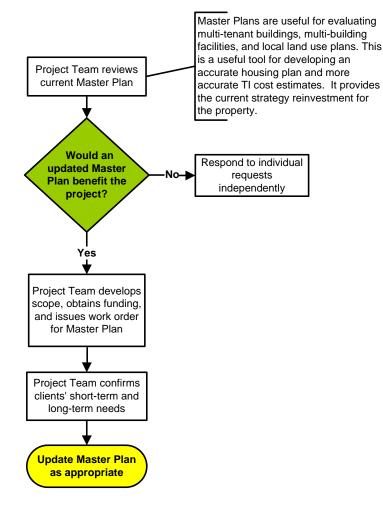
4.0.0.0.0 Site Acquisition

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





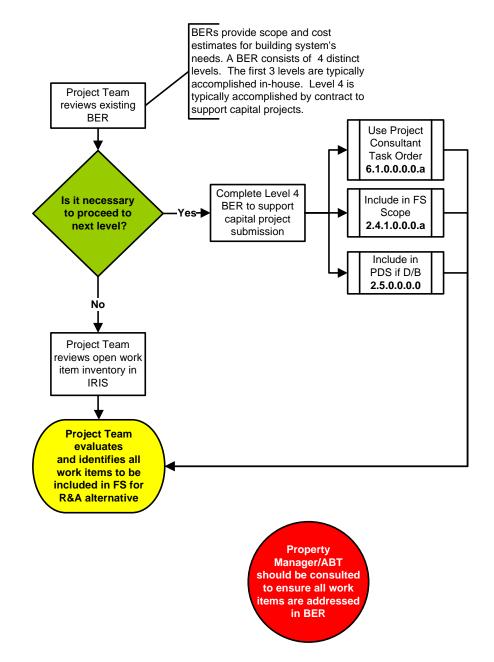


2.0.0.0.0.0 Planning Design/Build

2.1.3.0.0.0 Building Engineering Report

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.3.0.0 Building
Engineering
Report
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
8.0.0.0.0 Tenant

Occupancy



This page applies to:

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



2.0.0.0.0.0 Planning Design/Build 2.1.4.0.0.0 Accessibility Survey

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning

2.1.4.0.0.0 Accessibility

<u>Survey</u>

3.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

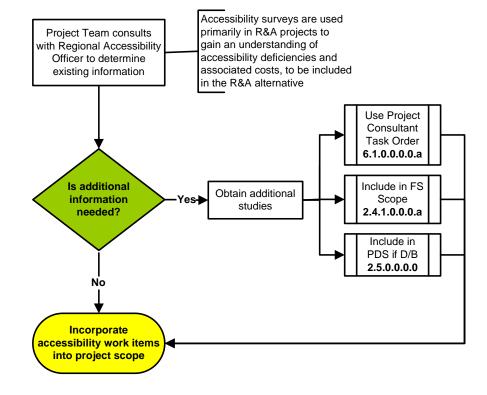
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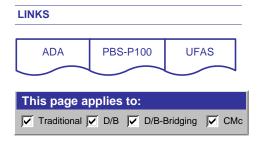
6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





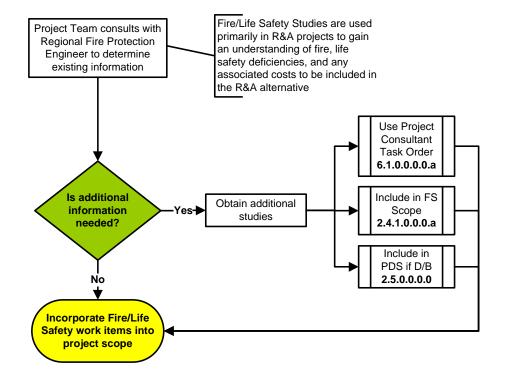
Fire/Life Safety Study 2.1.3.1.0.0



2.0.0.0.0 Planning Design/Build 2.1.3.1.0.0 Fire/Life Safety Study

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
2.1.3.1.0 Fire/Life
Safety Study
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 Tenant

Occupancy



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

Existing Conditions Assessments 2.1.12.0.2.0



2.0.0.0.0 Planning Design/Build 2.1.5.0.0.0 Hazardous Materials Survey

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0 Planning

2.1.5.0.0.0 Hazardous Materials

3.0.0.0.0.0 Authorization/ Funding

Survey

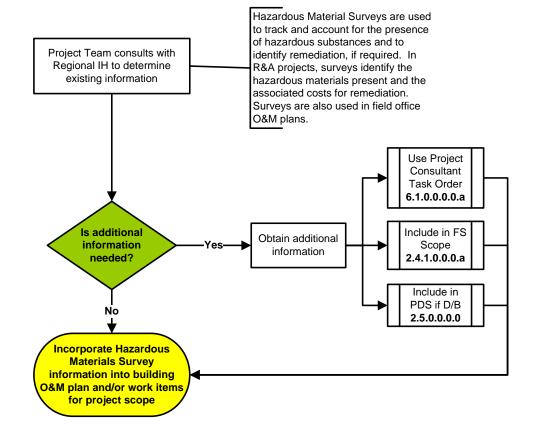
4.0.0.0.0.0 Site Acquisition

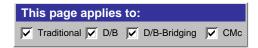
5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant





Existing Conditions Assessments 2.1.12.0.2.0

2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

2.1.6.0.0.0 Highest and

Best Use Appraisal (R&A)

3.0.0.0.0.0 Authorization/ Funding

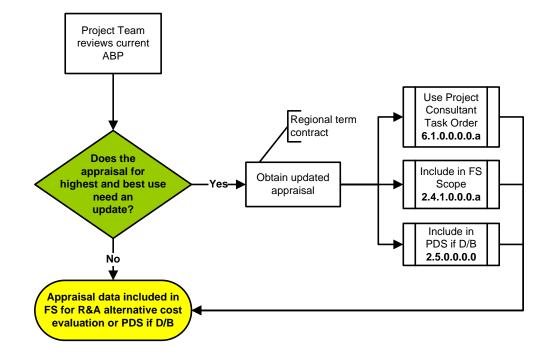
4.0.0.0.0 Site Acquisition

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







2.0.0.0.0 Planning Design/Build 2.1.8.0.0.0 Safety/Security Study(ies)

1.0.0.0.0.0 Project Management Documents

2.1.8.0.0.0 Safety/

Security Study(ies)

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition

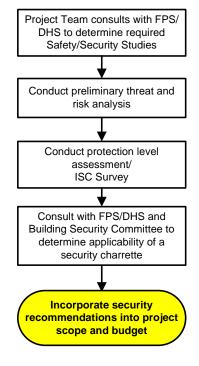
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

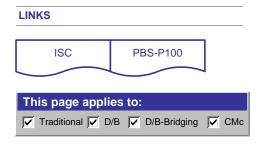
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



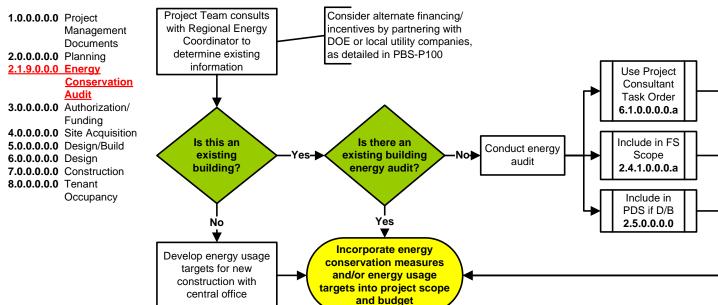
The benefits of a security charrette will be optimized when completed during the FS for inclusion in project scope and budget.

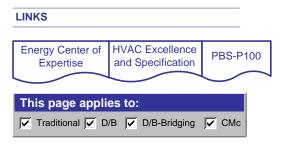


Energy Conservation Audit 2.1.9.0.0.0



2.0.0.0.0 Planning Design/Build 2.1.9.0.0.0 Energy Conservation Audit

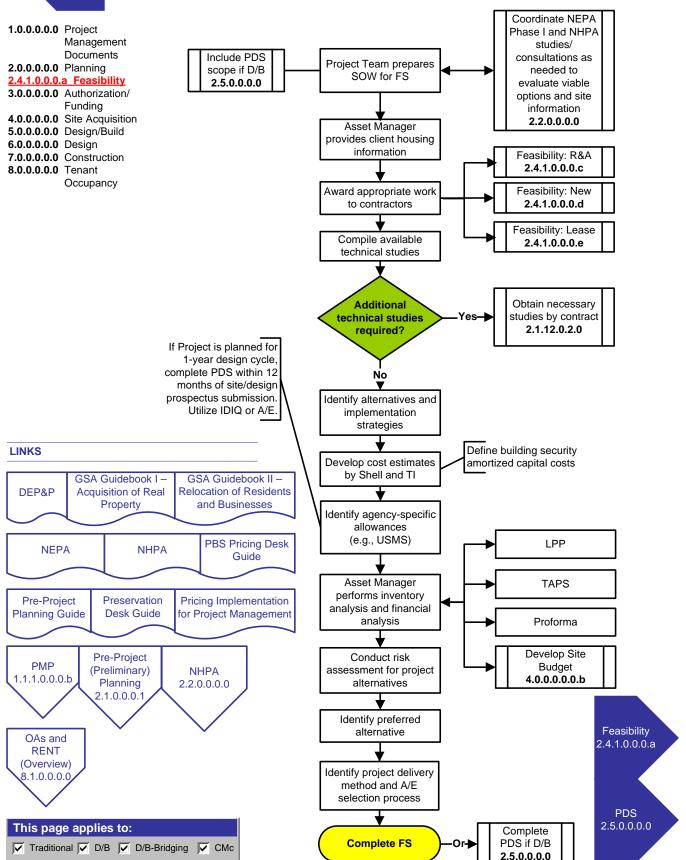




Existing Conditions Assessments 2.1.12.0.2.0

Existing Conditions Assessments 2.1.12.0.2.0

2.0.0.0.0.0 Planning Design/Build 2.4.1.0.0.0.a Feasibility





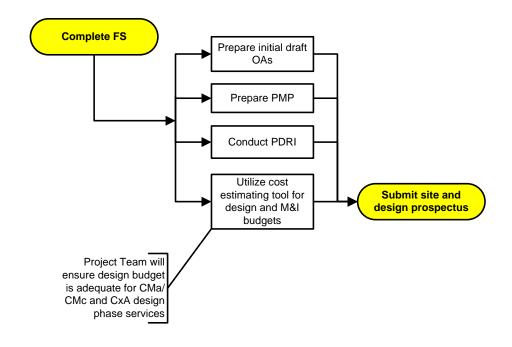
2.0.0.0.0 Planning Design/Build 2.4.1.0.0.0.b Feasibility (Continued)

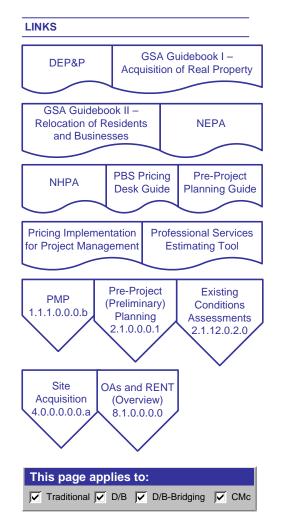
1.0.0.0.0 Project

Management
Documents
2.0.0.0.0 Planning
2.4.1.0.0.b Feasibility
(Continued)
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build

Occupancy

6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction **8.0.0.0.0.0** Tenant





Feasibility: R&A 2.4.1.0.0.0.c

Feasibility 2.4.1.0.0.0.a PDS 2.5.0.0.0.0

1.0.0.0.0.0 Project

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.3.0.0.0.0 CMa/

Management Documents

Commissioning

Authority (Cx)

7.0.0.0.0.0 Construction 8.0.0.0.0.0 Tenant

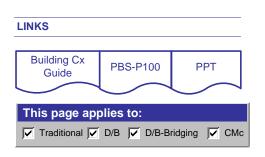
Occupancy

Funding **4.0.0.0.0** Site Acquisition

Design/Build 6.3.0.0.0 CMa/Commissioning Authority (Cx) Services

6.0.0.0.0.0 Design

Programmatic Project Team determines level of The PPT contains WBS discussion may be CMa and Cx services required during and detailed project tasks found in the Building each stage of the project IAW with for Cx and QAPs Cx Guide current guidelines Planning Construction **Post Construction** Design Project Team The CMa must be on CMa will perform services CMa will close out board at the same time as detailed in the SOW project as detailed in will need Cx assistance as the A/E for maximum and IAW CMAA SOW. If also completing during benefit/input starting with Construction Cx services, the CMa preparation of Management Standards will conduct all postdesign concepts the FS of Practice construction activities. CxA executes Cx Plan as CxA services will also **Develop preliminary** be maximized if on to performance, checklists, Cx Plan and required board at design testing and progress budget in FS concepts reports Cx Plan will be updated for the PDS and as needed by the **Project Team**



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



6.0.0.0.0 Design Design/Build 6.1.0.0.0.0 Project Consultant Task Order

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

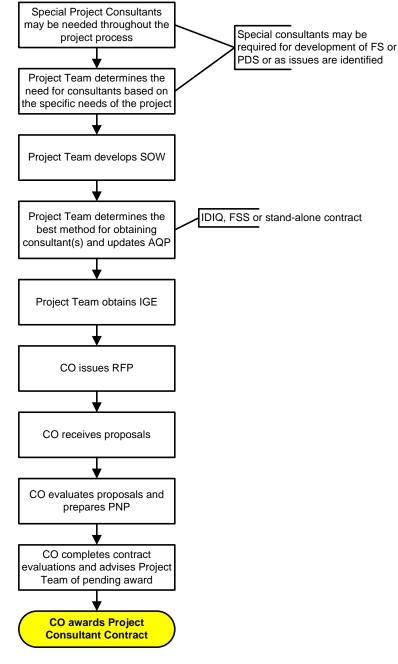
5.0.0.0.0.0 Design/Build

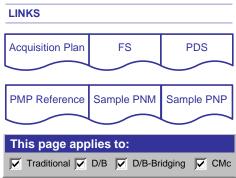
6.0.0.0.0.0 Design

6.1.0.0.0.0.a Project

Consultant Task Order

7.0.0.0.0. Construction **8.0.0.0.0.** Tenant

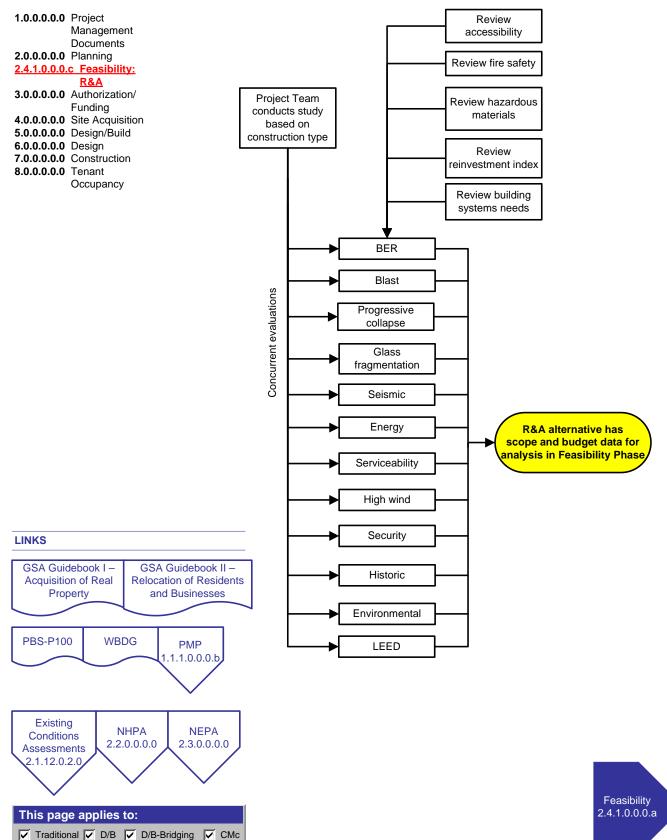








2.0.0.0.0 Planning Design/Build 2.4.1.0.0.0.c Feasibility: R&A





2.0.0.0.0.0 Planning Design/Build

2.4.1.0.0.d Feasibility: New Construction

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning

2.4.1.0.0.d Feasibility:

<u>New</u>

Construction

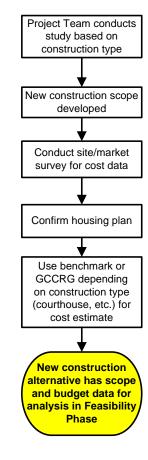
3.0.0.0.0 Authorization/

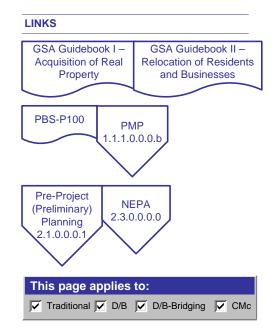
Funding **4.0.0.0.0** Site Acquisition

5.0.0.0.0. Design/Build

6.0.0.0.0. Design **7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant







2.0.0.0.0.0 Planning Design/Build

2.4.1.0.0.0.e Feasibility: Lease Construction

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

2.4.1.0.0.0.e Feasibility:

Lease

Construction

3.0.0.0.0 Authorization/ **Funding**

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

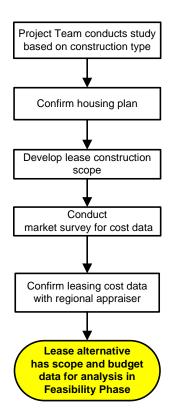
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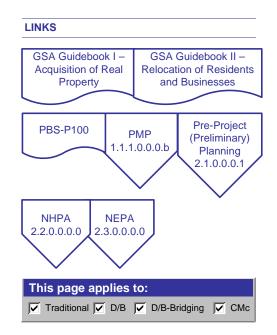
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

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







2.0.0.0.0 Planning Design/Build 4.0.0.0.0.0.a Site Acquisition

1.0.0.0.0.0 Project
Management
Documents

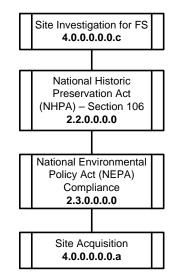
2.0.0.0.0.0 Planning 3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0.0 Site Acquisition

4.0.0.0.0.0.a 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 Occupancy

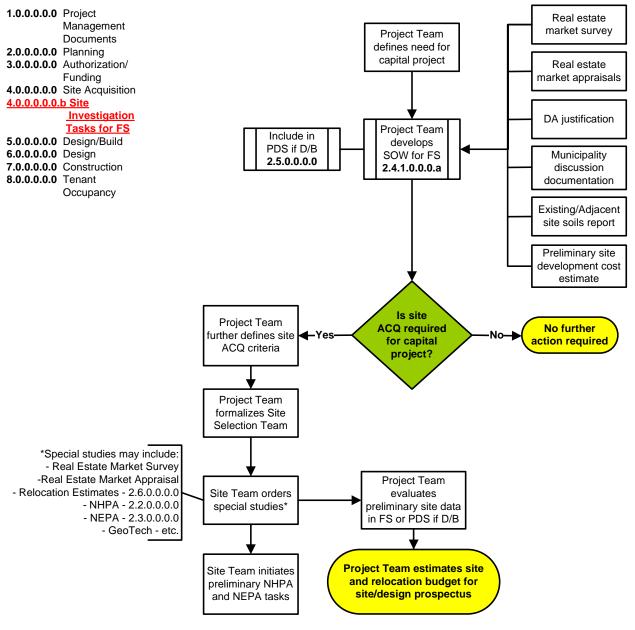






2.0.0.0.0.0 Planning Design/Build

4.0.0.0.0.b Site Investigation Tasks for FS

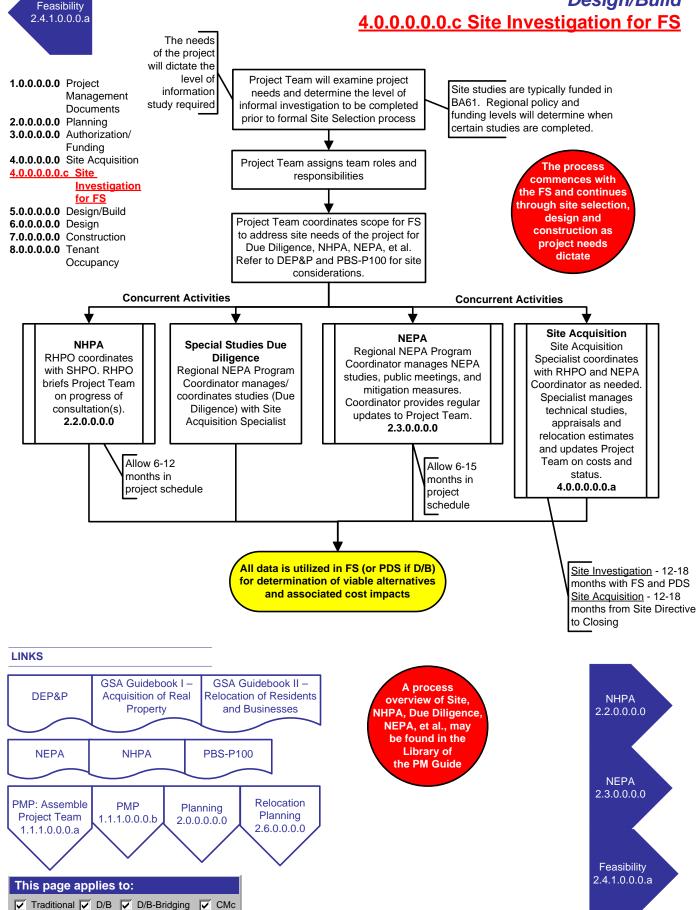


Fact Sheet on Executive Order 13006 This page applies to: Traditional D/B D/B-Bridging CMc

Project Funding Request 2.4.4.0.0.0



2.0.0.0.0.0 Planning Design/Build





2.0.0.0.0.0 Planning Design/Build

RHPO

updates

Project Team

as needed

2.2.0.0.0 NHPA Tasks for FS through Site Acquisition

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

2.0.0.0.0.0 Planning 2.2.0.0.0.0 NHPA Tasks

for FS through

Site Acquisition

3.0.0.0.0.0 Authorization/

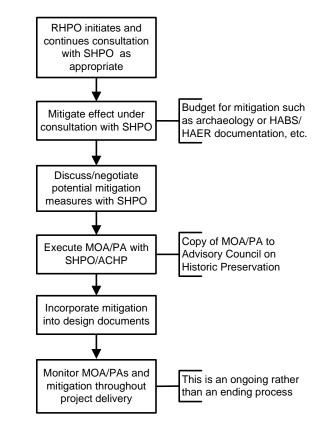
Funding **4.0.0.0.0** Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy



LINKS GSA Guidebook I -Fact Sheet on **Executive Order** Acquisition of Real 13006 **Property** GSA Guidebook II -Relocation of Residents **NEPA** and Businesses **NHPA** PMP: Assemble **PMP Project Team** 1.1.1.0.0.0.b 1.1.1.0.0.0.a Relocation **Planning Planning** 2.0.0.0.0.0 2.6.0.0.0.0 This page applies to: ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc

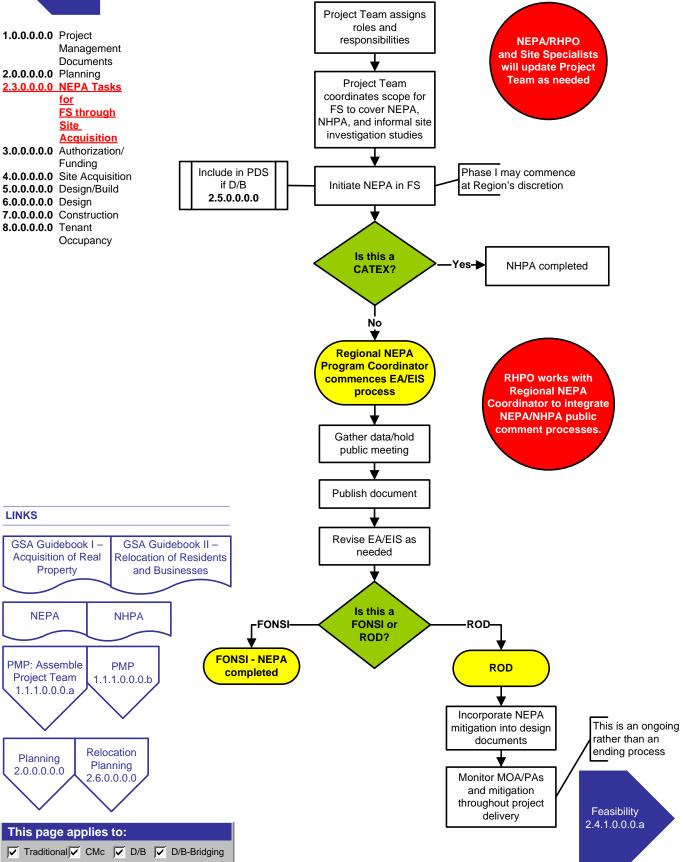
RHPO works with Regional NEPA Coordinator to integrate NEPA/NHPA public comment processes.

Feasibility 2.4.1.0.0.0.a



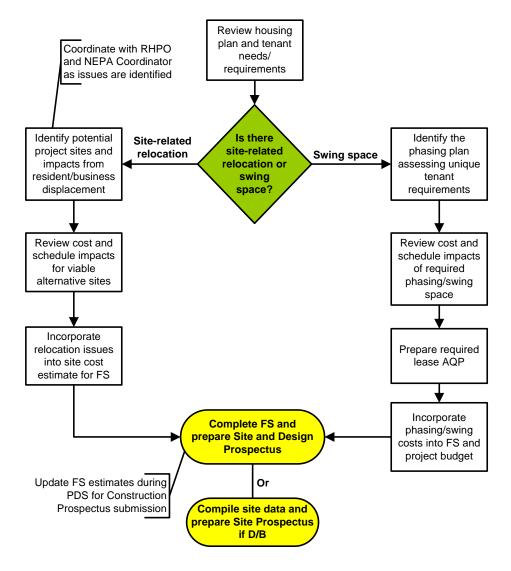
2.0.0.0.0.0 Planning Design/Build

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 Design/Build 2.6.0.0.0 Relocation Planning





Feasibility 2.4.1.0.0.0.a

2.0.0.0.0.0 Planning Design/Build Feasibility 2.4.1.0.0.0.a 1.1.2.0.0.0 Commissioning Authority (Cx) (Overview) **PDS** Project Team 2.5.0.0.0.0 determines level of The PPT contains Programmatic discussion Commissioning (Cx) WBS and detailed may be found in the Building required during each Cx Guide project tasks for Cx phase of the project IAW 1.0.0.0.0.0 Project current guidelines Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/ Funding 4.0.0.0.0.0 Site Acquisition **Planning** Design Construction Post Construction 5.0.0.0.0.0 Design/Build 6.0.0.0.0.0 Design **Project Team** Include Cx services CMa or CxA executes CMa or CxA performs 1.1.2.0.0.0 Commissioning identifies lead in A/E, CMa and/or Cx Plan as to deferred/seasonal Authority (Cx) CxA Scopes of Work testing, warranty on Cx task/team performance, (Overview) as determined by checklists, testing and inspections, and 7.0.0.0.0. Construction **Project Team** progress reports completes Final Cx 8.0.0.0.0.0 Tenant Report Occupancy Perform Develop Update Cx Plan as Satisfaction Review Conduct owner preliminary Cx Plan building systems with tenants and submit training and and required budget are identified findings to **Turnover Cx Record** in FS and designed **Project Team** Contract **Systems Cx integrated** documents aligned **System** performance into FS and updated with GSA/PBS' performance documented and in PDS Project sustained accepted Requirements Feasibility 2.4.1.0.0.0.a **PDS** 2.5.0.0.0.0 **LINKS Building Cx CxA SOW** PBS-P100 PPT Guide (if apart from CMa) 6.3.1.0.0.0.b Professional Services **Estimating Tool** CMa Task Order/CxA This page applies to: Task Order

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

6.3.2.0.0.0

Pre-Project (Preliminary) Planning 2.1.0.0.0.1

1.0.0.0.0.0 Project Management Documents Design/Build 1.1.1.0.0.0.b Project Management Plan (PMP)

1.0.0.0.0.0 Project Management

Documents

1.1.1.0.0.0.b Project Management

Plan (PMP)
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/

Funding **4.0.0.0.0** Site Acquisition

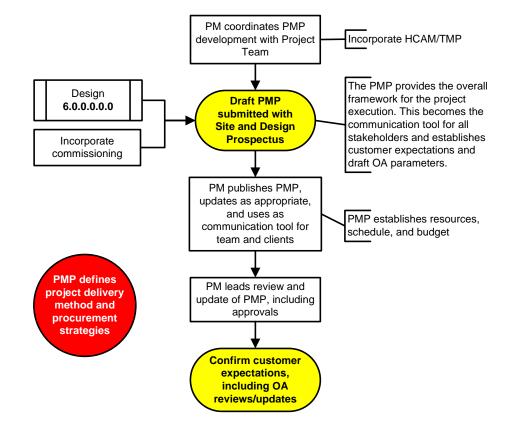
5.0.0.0.0. Design/Build

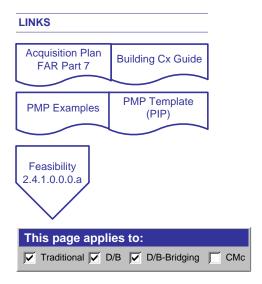
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Project Updates in PIP 1.1.3.2.0.0

6.0.0.0.0.0 Design Design/Build

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

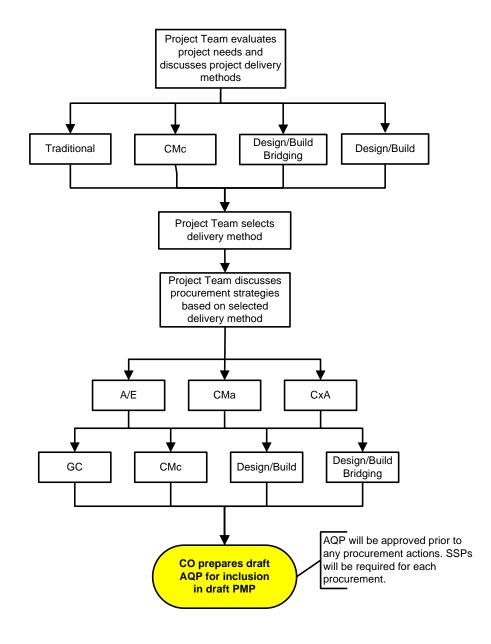
2.0.0.0.0.0 Planning **3.0.0.0.0.0** Authorization/

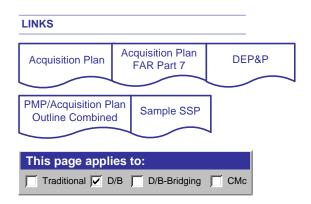
Funding **4.0.0.0.0** Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0. Design **7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant







Acquisition Plan 1.1.1.0.0.0.c

1.0.0.0.0.0 Project

1.0.0.0.0. Project Management Documents Design/Build

1.1.1.0.0.0.d Procurement Snapshot

D/B

Construction

Contractor

6.6.0.0.0.0

D/B hires A/E

Project Team must

prepare a

comprehensive

RFPs to obtain the

desired quality

building with a

good balance for

schedule and

budget.

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

Management **Documents** 1.1.1.0.0.0.d Procurement

Snapshot

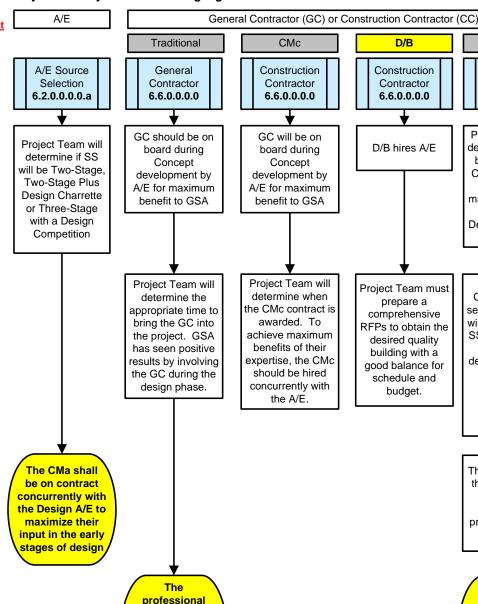
2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/ Fundina

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



maximize bridging benefits from Design A/E to D/B A/E. Concept Design services of the A/E will be obtained by SSP. The level of DD will be determined by the Project Team based on the needs of the project. The D/B portion of this procurement will require extensive preparation of the D/B RFPs.

The level of

services provided

by each contractor

will be determined

by the Project Team

as they refine the

pertinent SOWs

D/B-Bridging

Construction

Contractor

6.6.0.0.0.0

Project Team will

determine when to

bring the D/B-B

CC and their A/E

on board to

Acquisition Plan 1.1.1.0.0.0.c

services obtained

through these

contracts are

required to insure

quality,

constructability and

to manage budget, scope and schedule



1.0.0.0.0.0 Project Management Documents Design/Build

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)

2.0.0.0.0.0 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

REQUIRED PROFESSIONAL SERVICES FOR CAPITAL CONSTRUCTION PROJECTS:

Construction Manager as Agent (CMa)

Concurrent with A/E selection 6.3.1.0.0.0.a

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)

Concurrent with A/E selection 6.3.1.0.0.0.b

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 sensitive program.

> 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. 6.1.0.0.0.0.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 CMa or a separate CxA contract

part of the SOW for the





1.0.0.0.0 Project Management Documents Design/Build

1.1.1.0.0.0.f Procurement Recap

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

3.0.0.0.0.0 Authorization/

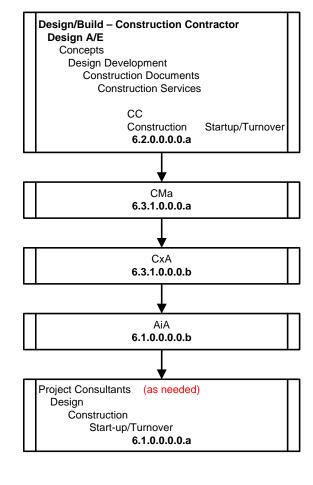
Funding

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









1.0.0.0.0. Project Management Documents Design/Build 1.1.3.1.0.0 Initiate Project in PIP

1.0.0.0.0.0 Project

Management

Documents

1.1.3.1.0.0 Initiate Project in PIP

2.0.0.0.0. Planning

3.0.0.0.0 Authorization/

Funding

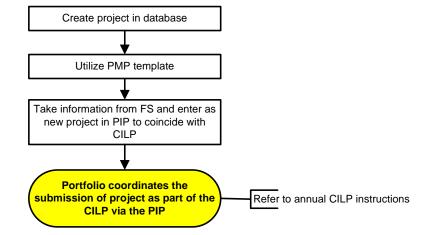
4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



LINKS





Project Updates in PIP 1.1.3.2.0.0



1.0.0.0.0.0 Project Management

Documents

1.1.3.2.0.0 Project Updates

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 Design/Build

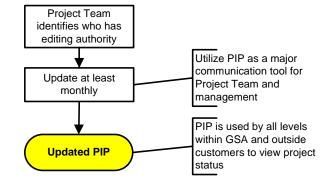
6.0.0.0.0. Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

1.0.0.0.0. Project Management Documents Design/Build 1.1.3.2.0.0 Project Updates in PIP



LINKS

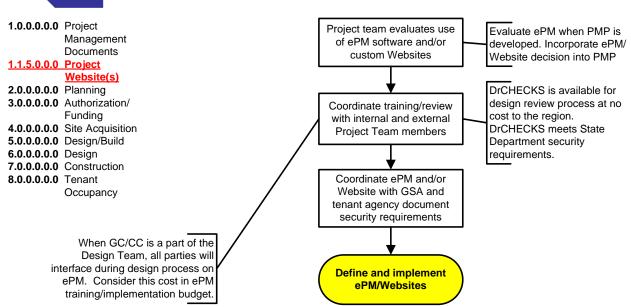


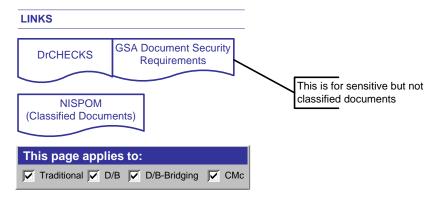




Project Coordination 1.1.0.0.0.0.a

1.0.0.0.0 Project Management Documents Design/Build 1.1.5.0.0.0 Project Website(s)





Project Coordination 1.1.0.0.0.0.a

Feasibility 2.4.1.0.0.0.a

3.0.0.0.0 Authorization/Funding Design/Build

2.4.4.0.0.0 Project Funding Request

prospectus in

President's budget

3.4.5.0.0.0 Budget Authorization Act (Congressional Approval)

1.0.0.0.0.0 Project Management Regions submit Documents draft site 2.4.4.0.0.0 Project Funding prospectus based Region obtains funding, Request on CILP commences formal site 3.4.5.0.0.0 Budget requirements and **ACQ process Authorization** D/B project delivery <u>Act</u> (Congressional Approval) Region submits 2.0.0.0.0.0 Planning allowance request Central Office 3.0.0.0.0. Authorization/ to Central Office OCA hosts reviews Funding Courthouse submissions 4.0.0.0.0.0 Site Acquisition Orientation and 5.0.0.0.0 Design/Build Design Start 6.0.0.0.0.0 Design Workshops 7.0.0.0.0 Construction Central Office runs 6.1.1.0.1.0 8.0.0.0.0.0 Tenant expert choice Occupancy model OCA issues project and prioritizes directive projects This includes House and Central Office Congress approves Senate authorization and submits site budget for site appropriation prospectus to OMB Project Team commences work on PDS for D/B 2.5.0.0.0.0 Project may be **OMB** includes site Not approved **Approved OMB** pass

back



resubmitted in a

future FY



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

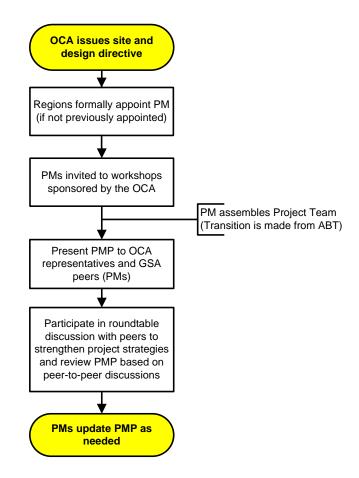
5.0.0.0.0.0 Design/Build **6.0.0.0.0.0** Design

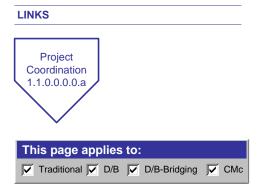
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

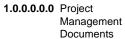
1.0.0.0.0 Project Management Documents Design/Build 6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop







2.5.0.0.0 Program Development Study (PDS)



2.5.0.0.0.0 Program

Development Study (PDS)

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

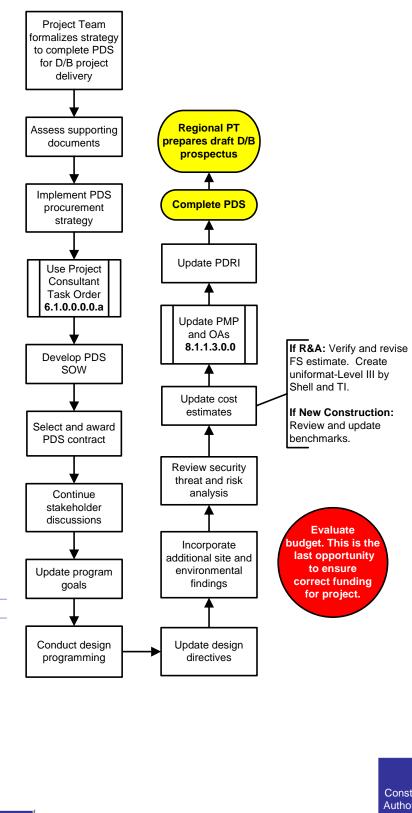
4.0.0.0.0.0 Site Acquisition

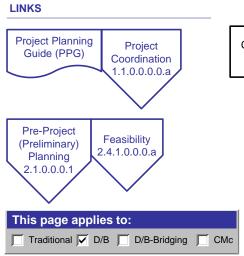
5.0.0.0.0. Design/Build **6.0.0.0.0.** Design

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



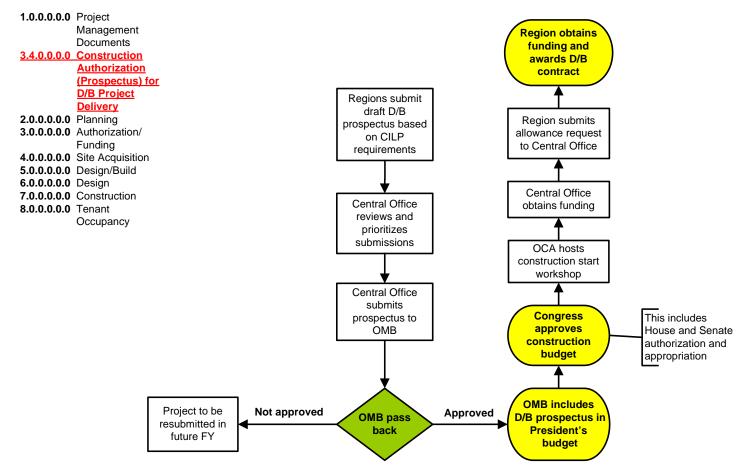


Construction Authorization 3.4.0.0.0.0

PDS 2.5.0.0.0.0

3.0.0.0.0 Authorization/Funding Design/Build

3.4.0.0.0 Construction Authorization (Prospectus) for D/B Project Delivery







6.0.0.0.0.0 Design Design/Build 6.0.0.0.0.0 Design

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

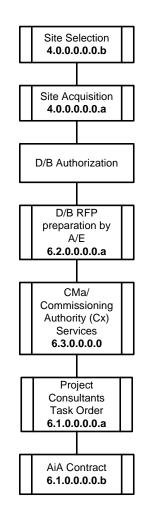
4.0.0.0.0. Site Acquisition 5.0.0.0.0 Design/Build

6.0.0.0.0. Design

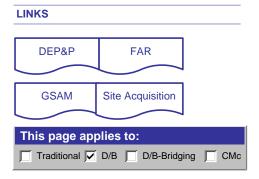
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



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

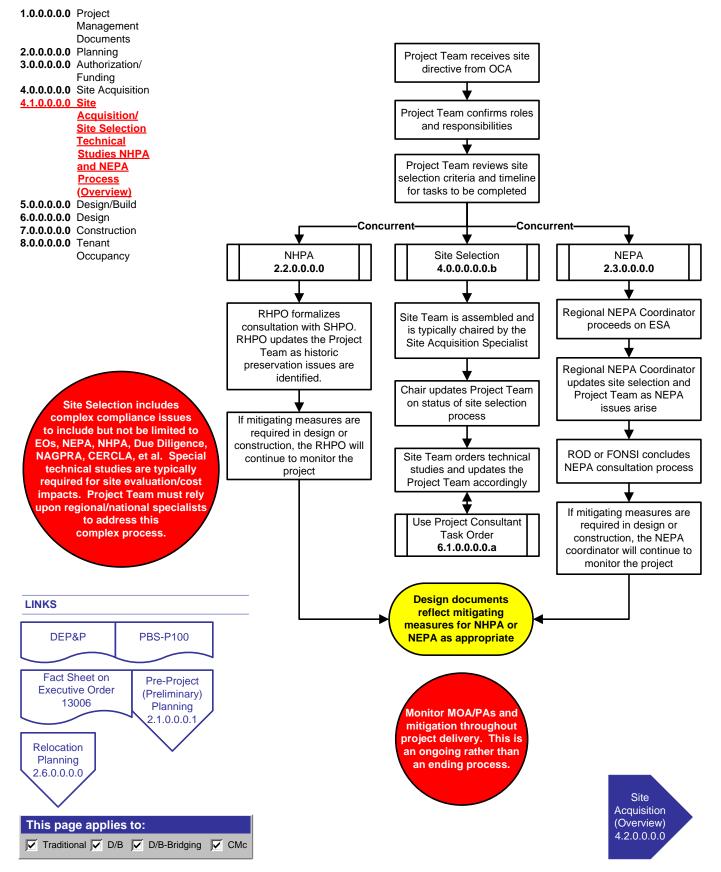


A/E Services SOW (Overview) 6.2.1.0.0.0

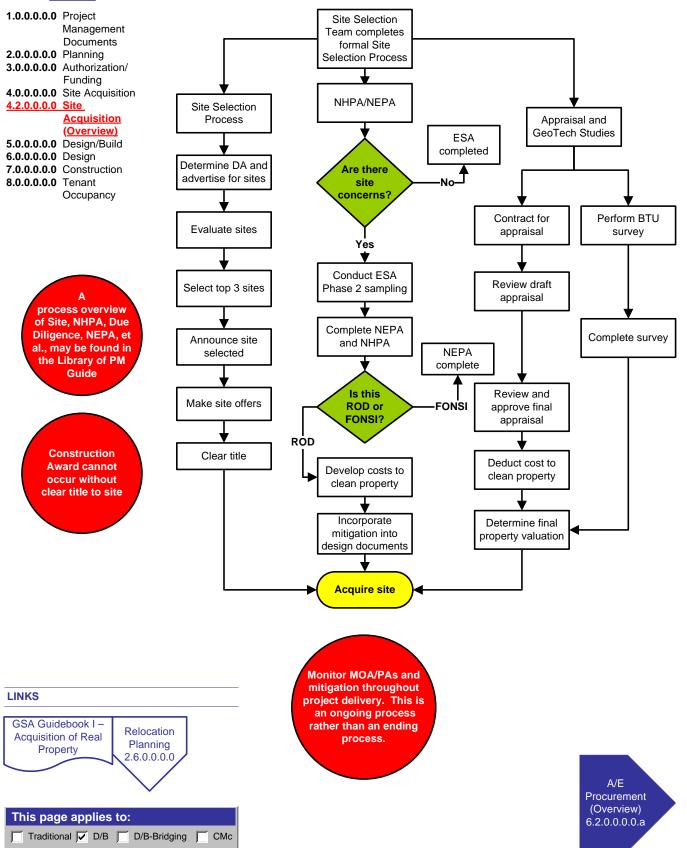


6.0.0.0.0.0 Design Design/Build

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



6.0.0.0.0 Design Design/Build 4.2.0.0.0 Site Acquisition (Overview)





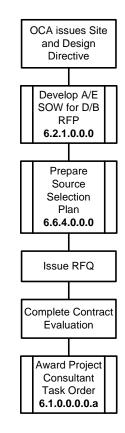
6.0.0.0.0.0 Design Design/Build

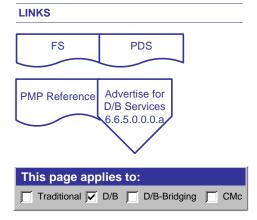
6.2.0.0.0.a A/E Procurement (Overview)

1.0.0.0.0.0 Project
 Management
 Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/
 Funding
4.0.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.2.0.0.0.0 A/E

Procurement (Overview)

7.0.0.0.0.0 Construction **8.0.0.0.0.0** Tenant Occupancy







6.0.0.0.0 Design Design/Build 6.2.0.0.0.b A/E Procurement Task Order for D/B RFP Preparation

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

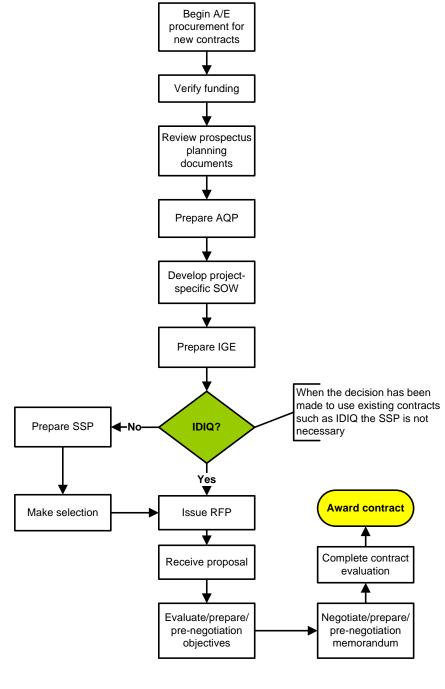
6.2.0.0.0.b A/E

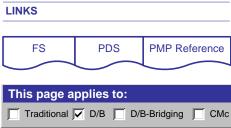
Procurement
Task Order for
D/B RFP

Preparation 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



6.0.0.0.0.0 Design Design/Build Work Overview (RFP

6.2.1.0.0.0 A/E Services Scope of Work Overview (RFP Preparation)

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 A/E

Services

Scope of

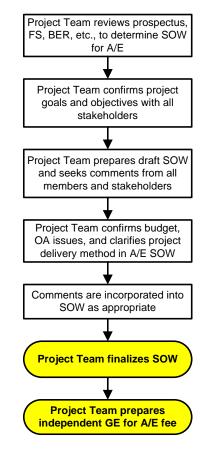
Work

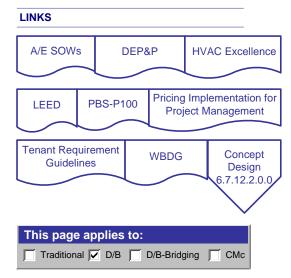
<u>Overview</u>

(<u>RFP</u> <u>Preparation</u>)

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant







6.0.0.0.0.0 Design Design/Build 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

4.0.0.0.0.0 Site

Acquisition

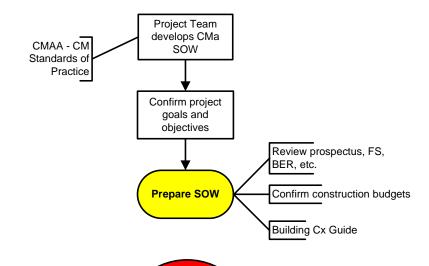
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

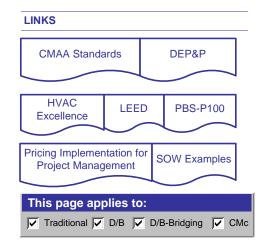
6.3.1.0.0.0.a CMa Scope of Work

7.0.0.0.0.0 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 Design/Build

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

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

6.3.1.0.0.0.b Cx Scope of

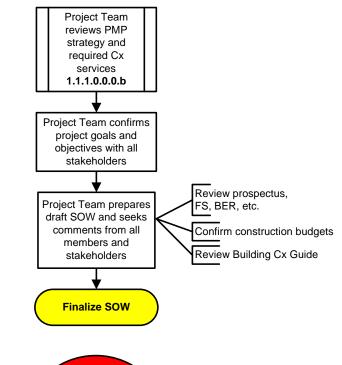
Work (if

apart from CMa)

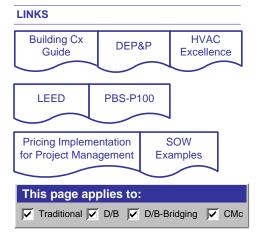
7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy



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





LINKS

FS

This page applies to:

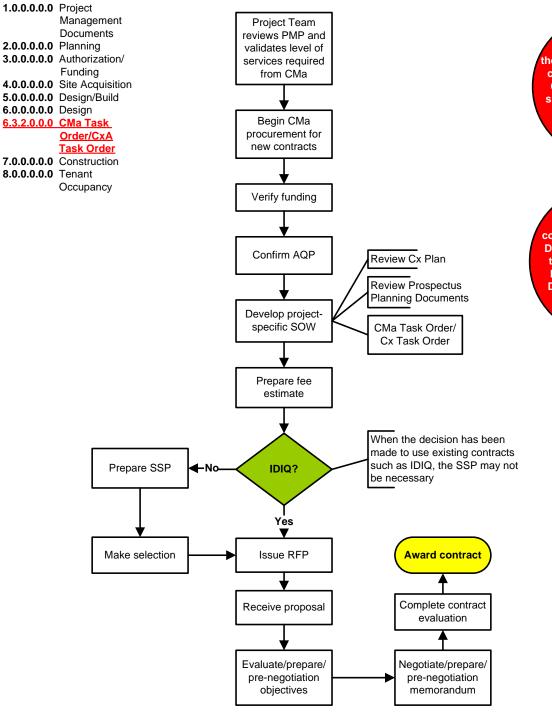
PDS

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

PMP Reference

6.0.0.0.0.0 Design Design/Build

6.3.2.0.0.0 CMa Task Order/ CxA Task Order



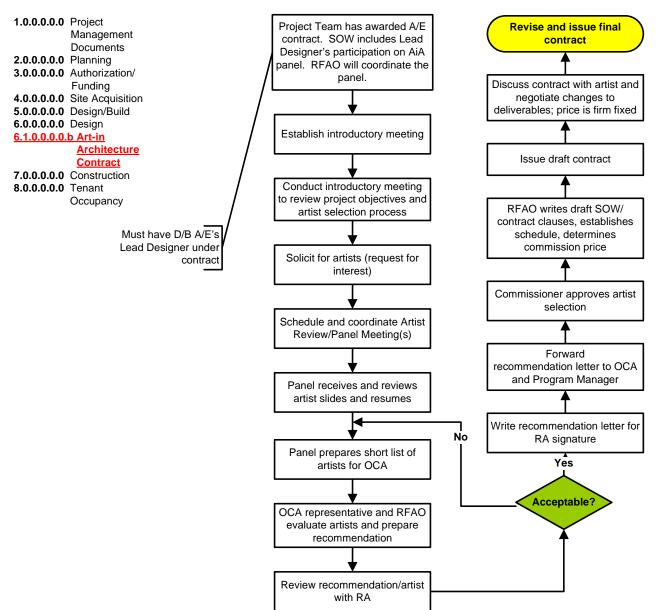
The Project
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CMc, Cx, GC/CC) and
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Team.

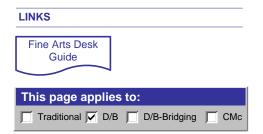
CMa must be on contract concurrent with Design A/E to maximize their input early in the Design Concepts and DDs. This would apply to CMc.

CxA SOW (if apart from CMa) 6.3.1.0.0.0.b



6.0.0.0.0 Design Design/Build 6.1.0.0.0.0 Art-in-Architecture Contract





Final Concept Presentation to the Commissioner 6.7.14.0.0.0



6.6.0.0.0 Design/Build Procurement (Overview)

1.0.0.0.0.0 Project Management

Documents **2.0.0.0.0** Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

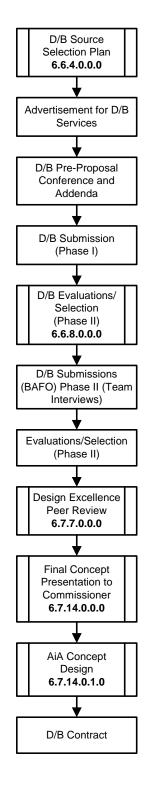
6.0.0.0.0.0 Design

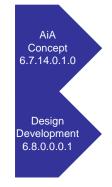
6.6.0.0.0 Design/Build Procurement

(Overview)

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









6.0.0.0.0 Design Design/Build 6.6.4.0.0.0 D/B Source Selection Plan

Procurements

letter

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

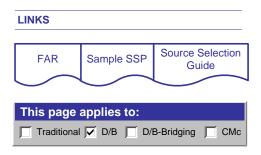
6.0.0.0.0 D/B Source <u>Selection</u>

7.0.0.0.0. Construction 8.0.0.0.0.0 Tenant Occupancy

validates SOW for D/B proceed based on the procurement strategies in the PMP and IAW funding guidance and the Site/ **Design Directives** Project Team implements AQP for D/B procurement and prepares SSP Recommendations: GSA and customer as voting members. A/E and DM as Establish SSEB technical advisors Develop SSP Criteria Draft SSP Review with legal counsel if necessary SSEB reviews and Revise and resubmit SSA approves SSP Is it approved?

Project Team reviews

approved PMP and





Yes

Issue SSP

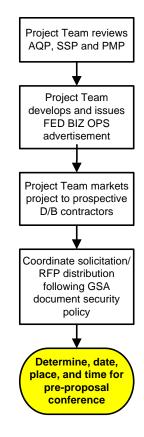


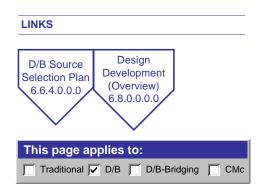
6.0.0.0.0.0 Design Design/Build

6.6.5.0.0.0.a Advertisement for D/B Services

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
6.6.5.0.0.0.a Advertisement
for D/B

7.0.0.0.0 Construction 8.0.0.0.0 Tenant Occupancy





D/B Pre-Proposal Conference and Addenda 6.6.5.0.0.0.b



6.6.5.0.0.0.b D/B Pre-Proposal Conference and Addenda

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

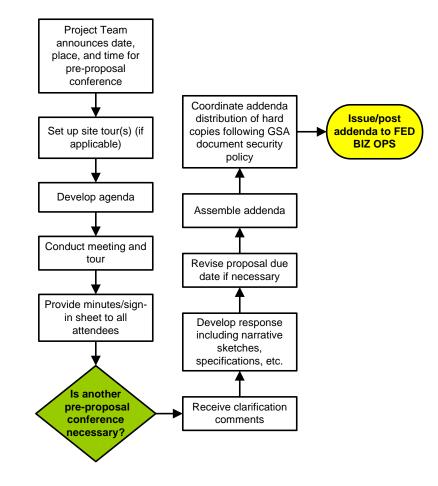
5.0.0.0.0.0 Design/Build

6.6.5.0.0.0.b D/B Pre-

Proposal Conference

and Addenda

7.0.0.0.0. Construction **8.0.0.0.0.** Tenant





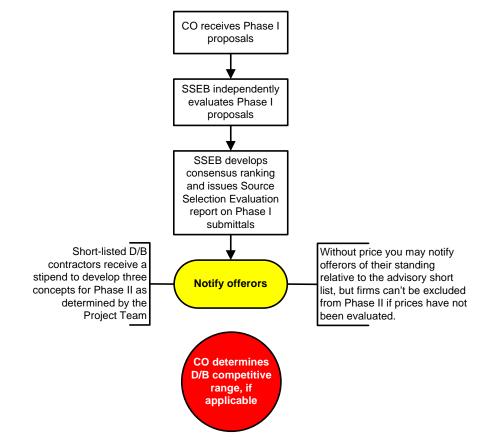


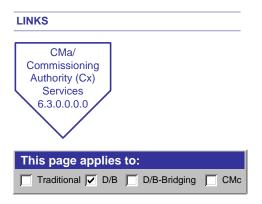


6.0.0.0.0 Design *Design/Build*6.6.6.0.0 D/B Submission (Phase I)

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 D/B
Submission
(Phase I)
7.0.0.0.0 Construction
8.0.0.0.0 Tenant

Occupancy





D/B Submission (Phase II) 6.6.8.0.0.0

D/B Submission (Phase I) 6.6.6.0.0.0

6.0.0.0.0 Design Design/Build

6.6.8.0.0.0 D/B Submission Phase (BFAO) (Phase II) (Team Interviews) and 6.6.9.0.0.0 D/B Evaluations/ **Selection (Phase II)**

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

6.6.8.0.0.0 D/B **Submission** Phase (BFAO)

5.0.0.0.0.0 Design/Build

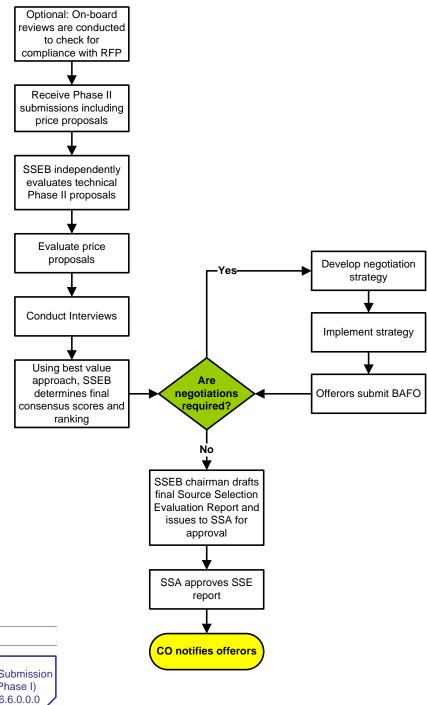
(Phase II) (Team Interviews)

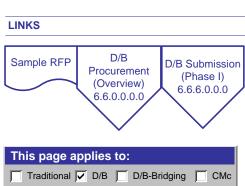
6.6.9.0.0.0 D/B

Evaluations/ **Selection**

8.0.0.0.0.0 Tenant

(Phase II) 7.0.0.0.0 Construction Occupancy





Design Excellence Peer Review 6.7.7.0.0.0



6.0.0.0.0.0 Design Design/Build

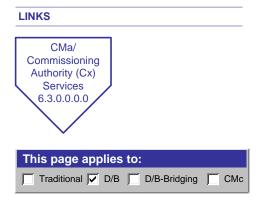
6.7.7.0.0.0 Design Excellence Peer Review

6.7.7.0.0.0 Design Excellence

Peer Review 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant
Occupancy

D/B contractor (proposed) has been selected IAW with RFP, D/B will commence preparations for Concept Presentation to Commissioner Project Team will detail the requirements and timing for a DE Peer review for the D/B contractor Project Team will Scheduling/coordination with coordinate with OCA to OCA/Peers should be done schedule the DE Peer 6 to 8 weeks prior Review CMa Lead Designer for D/B services may be contractor responds to utilized at any Peer Review comments point throughout and prepares for the D/B presentation for the PBS process Commissioner



Final Concept Presentation to Commissioner 6.7.14.0.0.0



6.0.0.0.0.0 Design Design/Build

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**

2.0.0.0.0.0 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

6.7.6.3.0.0 Concept

Design Review Comments Including Concept Design Selection and

6.7.9.0.0.0 VE Workshop)

7.0.0.0.0. Construction 8.0.0.0.0.0 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 A/E prepares/distributes interim complexity of the project. This should be defined in the A/E Scope and the PM's overall submission execution schedule. These early submissions will include those items in PBS-P100 such as mass models, site layouts, blocking, and stacking. Project Team review submissions and submit comments

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.

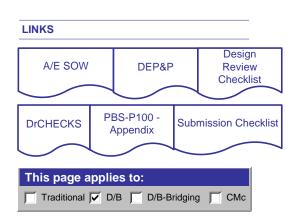
Project Team hosts VE workshop on selected Design Project Team may include Concept applying VE and LCC GC if they are on board best practices detailed in PBS-P100

A/E responds to review comments

A/E incorporates review comments into next submission

Project Team selects final Concept Design

> 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 (Overview) 6.7.6.3.0.0



6.0.0.0.0 Design Design/Build

6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)

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 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0. Design

6.7.12.2.0.0 Concept

Design Review

Comments

(Urban Design

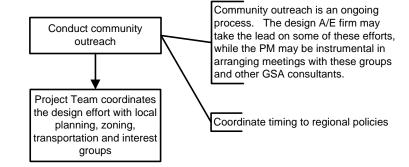
Review

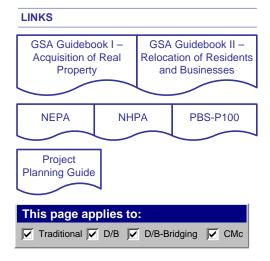
Boards)

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Final Concept Presentation to Commissioner 6.7.14.0.0.0



Design/Build

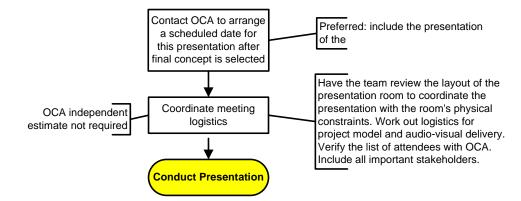
6.0.0.0.0 Design

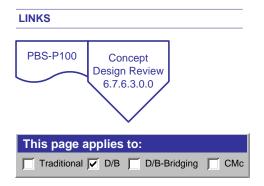
6.7.14.0.0.0 Final Concept Presentation to the Commissioner

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 6.7.14.0.0.0 Final Concept

Presentation to the Commissioner

7.0.0.0.0 Construction 8.0.0.0.0.0 Tenant Occupancy





D/B Notice to Proceed 6.6.14.0.0.0 AiA Architecture Concept Design 6.7.14.0.1.0



6.0.0.0.0.0 Design Design/Build 6.6.12.0.0.0 D/B Contract

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

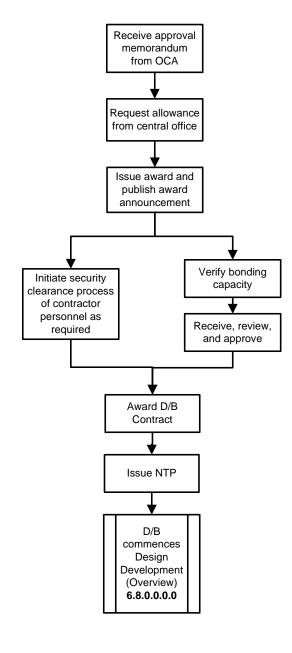
4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.6.12.0.0.0 D/B Contract

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









6.0.0.0.0.0 Design Design/Build

6.7.14.0.1.0 Art-in-Architecture Concept Design

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

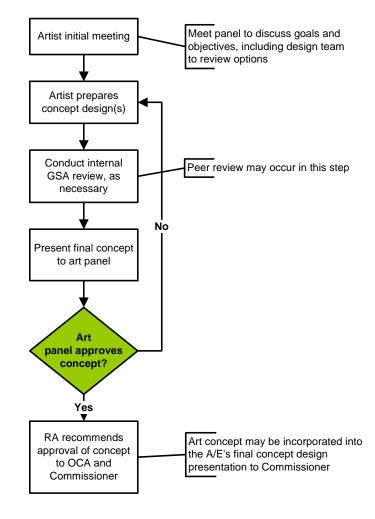
6.0.0.0.0.0 Design

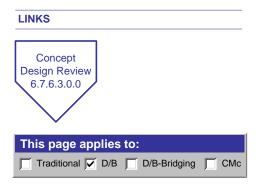
6.7.14.0.1.0 Art-in-

Architecture Concept

Design 7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

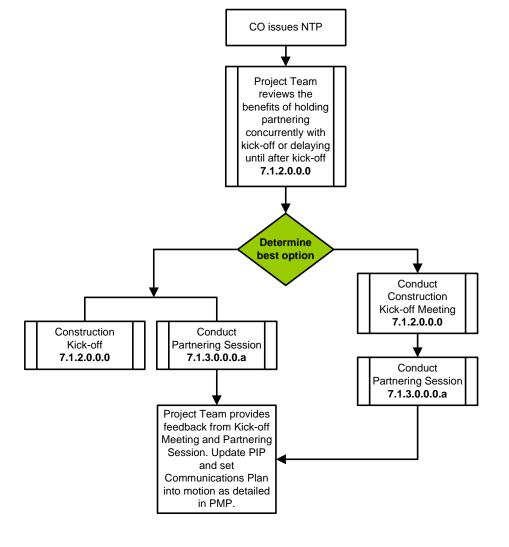


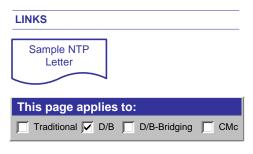






6.0.0.0.0 Design Design/Build 6.6.14.0.0.0 D/B Notice to Proceed









7.0.0.0.0 Construction Design/Build 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 Site Acquisition

5.0.0.0.0 Design/Build

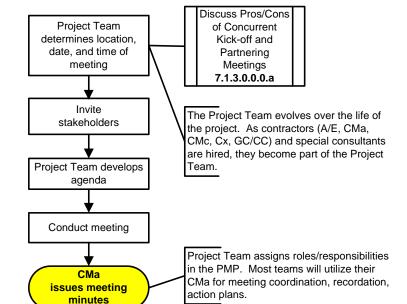
6.0.0.0.0 Design

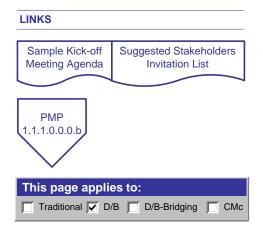
7.0.0.0.0 Construction

7.1.2.0.0.0 Construction

Kick-off Meeting

8.0.0.0.0.0 Tenant

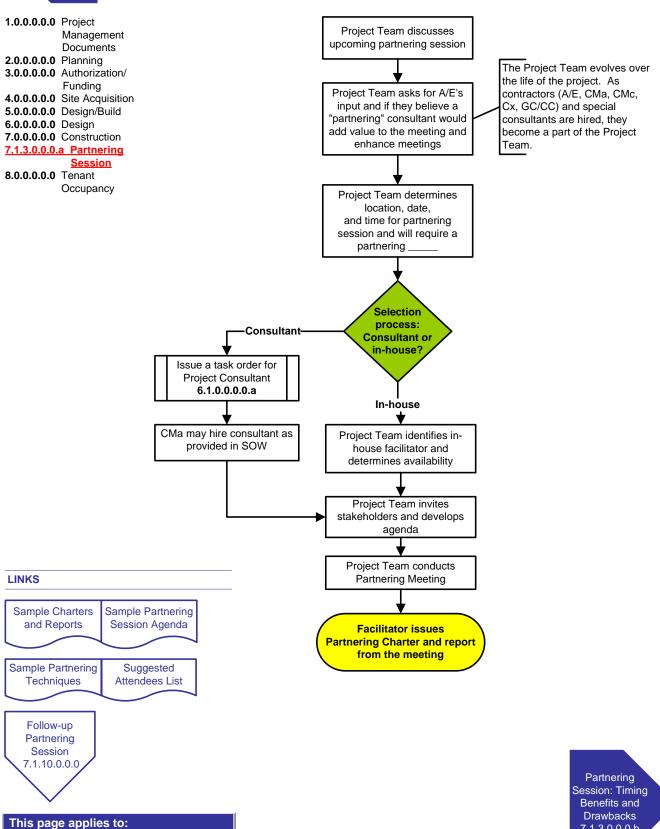




Construction Kick-off Meeting 7.1.2.0.0.0

7.0.0.0.0.0 Construction Design/Build 7.1.3.0.0.0.a Partnering Session

7.1.3.0.0.0.b



Design Page 25 GSA - Public Buildings Service 7.1.3.0.0.0.a

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



7.0.0.0.0.0 Construction Design/Build

7.1.3.0.0.0.b Partnering Session: Timing Benefits and Drawbacks

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.3.0.0.0.b Partnering

Session: Timing

Benefits and

Drawbacks

8.0.0.0.0. Tenant

Occupancy

Option A: Holding partnering concurrently with kick-off:

Pros: Enhances team building.

Captures the early enthusiasm for a new project.

Logistics and scheduling are simplified with one meeting.

Cons: Duration and intensity could tire stakeholders and team

members; information overload.

Agenda is more generic in format than actual, as

construction has not started yet.

Option B: Delaying partnering until after kick-off:

Pros: Real construction issues can be addressed.

Real relationship issues can be addressed.

Can determine if communications and processes established

at the Kick-off Meeting are working correctly.

Cons: Logistics in scheduling: not being able to assemble all the

stakeholders at the same time.

Kick-off enthusiasm has waned.

Personality conflicts may have already arisen and may be

causing problems.

Project has already begun, which may make it difficult for project staff to break away from the site and attend the

meeting.

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





7.0.0.0.0.0 Construction Design/Build

7.1.5.0.0.0 Groundbreaking/Construction Start

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

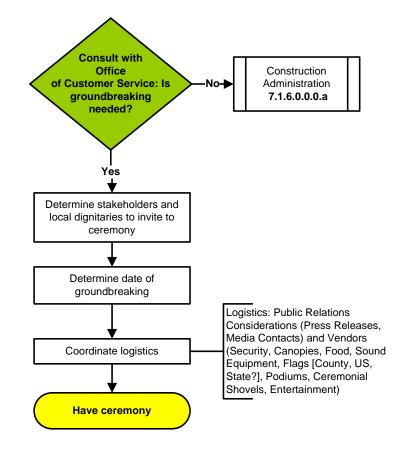
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.5.0.0.0 Groundbreaking/ Construction

<u>Start</u>

8.0.0.0.0.0 Tenant



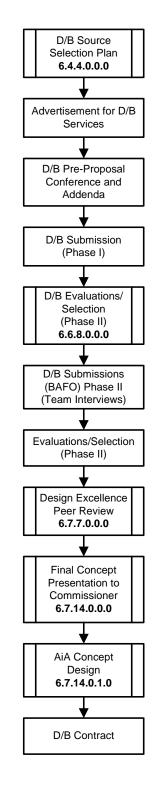




6.0.0.0.0.0 Design Design/Build

6.8.0.0.0 Design Development (Overview)

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.8.0.0.0 Design
Development
(Overview)
7.0.0.0.0 Construction
8.0.0.0.0 Tenant



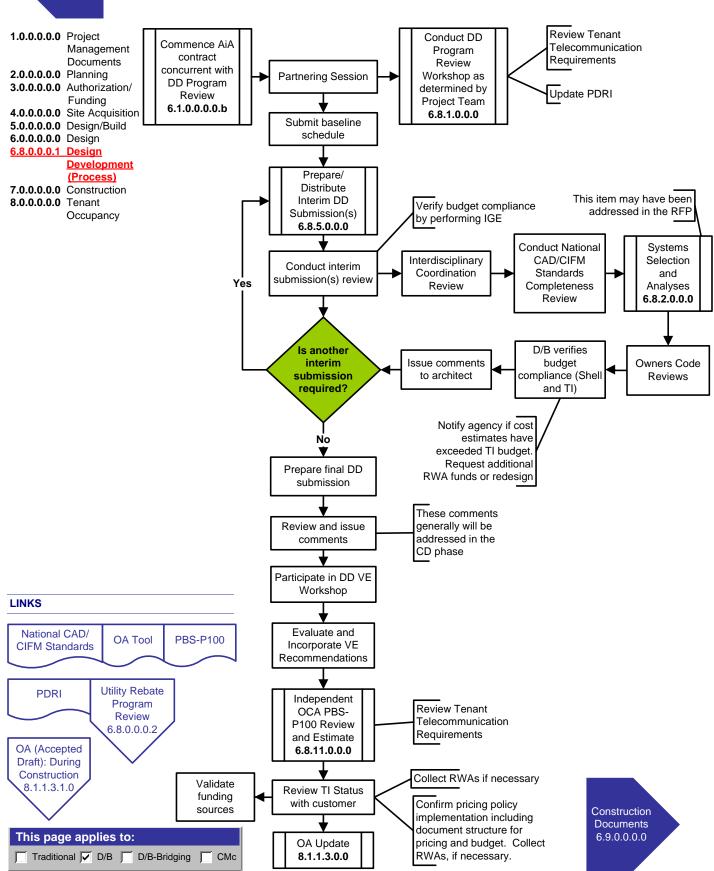






6.0.0.0.0.0 Design Design/Build

6.8.0.0.1 Design Development (Process)





6.0.0.0.0 Design Design/Build 6.8.0.0.0 Utility Rebate Program Review

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

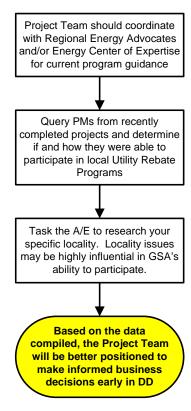
6.8.0.0.0.2 Utility Rebate

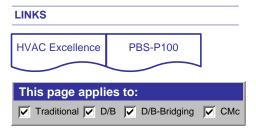
<u>Program</u>

Review 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





DD Program Review Workshop 6.8.1.0.0.0



6.0.0.0.0 Design Design/Build 6.8.1.0.0 DD Program Review Workshop

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

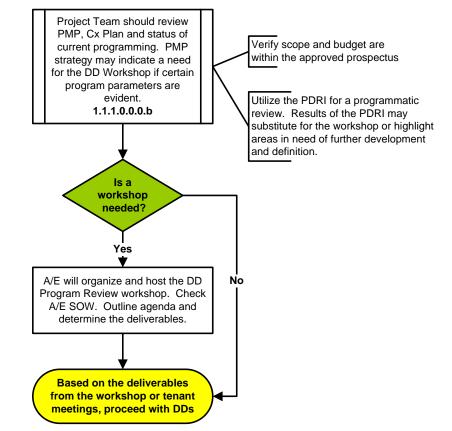
6.0.0.0.0.0 Design

6.8.1.0.0.0 DD Program

Review Workshop

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant







6.0.0.0.0 Design Design/Build 6.8.2.0.0 DD Systems Selection Analyses

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

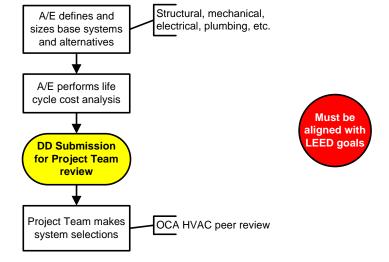
6.0.0.0.0.0 Design

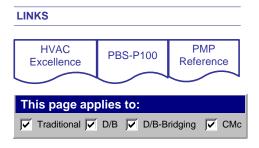
6.8.2.0.0.0 DD Systems

Selection Analyses

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









6.0.0.0.0 Design Design/Build 6.8.5.0.0 DD Submission (35%)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0. Design/Build

6.0.0.0.0.0 Design

6.8.5.0.0.0 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

LINKS

PBS-P100

This page applies to:

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

Construction Strategy/ Phasing Plan 6.8.9.0.0.0



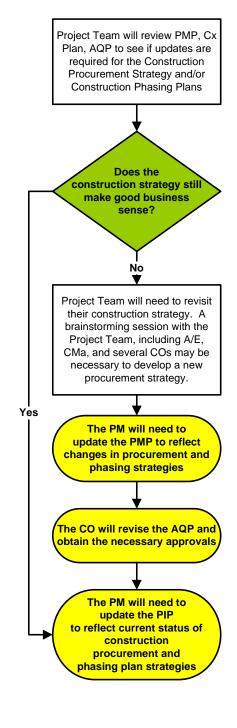
6.0.0.0.0.0 Design Design/Build

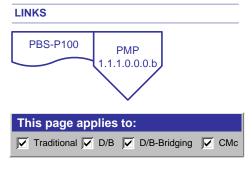
6.8.9.0.0.0 Construction Strategy/Phasing Plan

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.8.9.0.0 Construction
Strategy/
Phasing
Plan
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Independent OCA PBS-P100 Review 6.8.11.0.0.0



6.0.0.0.0.0 Design Design/Build

6.8.11.0.0.0 Independent OCA PBS-P100 Review and IGE

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning **3.0.0.0.0.0** Authorization/

Funding **4.0.0.0.0** Site Acquisition

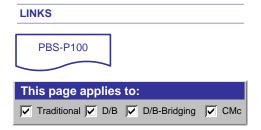
5.0.0.0.0 Design/Build 6.0.0.0.0 Design

6.8.11.0.0.0 Independent OCA PBS-P100

OCA PBS-P10 Review and IGE Estimate

7.0.0.0.0.0 Construction 8.0.0.0.0.0 Tenant Occupancy

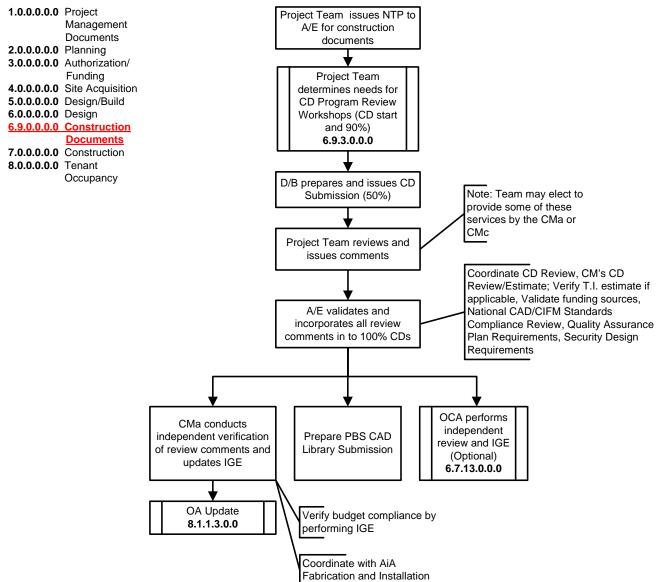
The DD Submission (35%) will be IGE not required for D/B forwarded to OCA for an (contract price prevails) independent PBS-P100 Review. The OCA IGE is optional at this time. Project Team will ensure the A/E Submission requirements vary SOW reflects this submission and slightly between New the appropriate reference to PBS-Construction, Modernization, and P100 Appendix A, Submission R&A Projects Requirements OCA will review and comment within 10 working days The DD process of meetings and No design discipline should start submissions will finalize the work on CDs until the project selection of all systems with directive has been approved respect to type, size, and other material characteristics Final approvals will be issued by the PM/CO

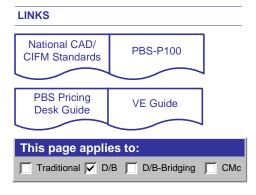






6.0.0.0.0 Design Design/Build 6.9.0.0.0 Construction Documents



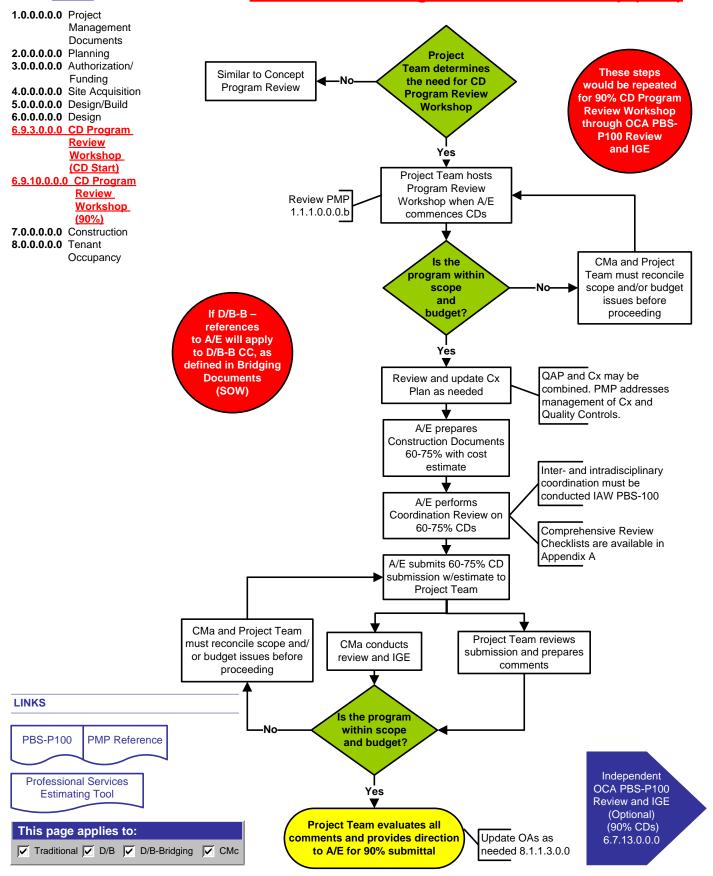


CD Program Review Workshop (CD Start) 6.9.3.0.0.0

Construction Documents 6.9.0.0.0.0

6.0.0.0.0.0 Design Design/Build

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



CD Program Review Worksho (CD Start) 6.9.3.0.0.0

6.0.0.0.0 Design Design/Build

A/E updates

checklists as needed

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

Project Team

CMa and Project

Team must

reconcile scope

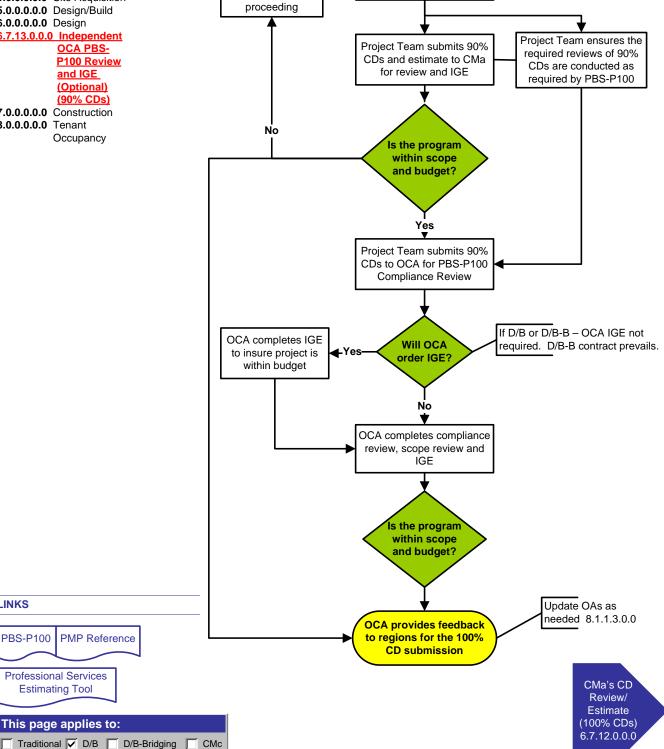
and/or budget

issues before

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 6.7.13.0.0.0 Independent **OCA PBS-**P100 Review and IGE

7.0.0.0.0 Construction 8.0.0.0.0.0 Tenant Occupancy

(Optional) (90% CDs)



Professional Services Estimating Tool This page applies to:

PMP Reference

LINKS

PBS-P100

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

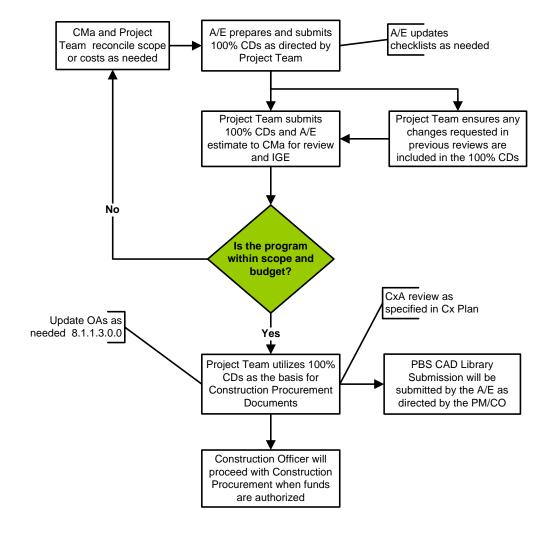
6.0.0.0.0.0 Design Design/Build

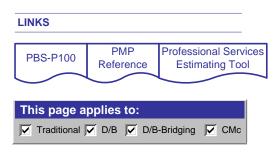
6.7.12.0.0.0 CMa's CD Review/Estimate (100% CDs)

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.7.12.0.0 CMa's CD
Review/
Estimate

7.0.0.0.0.0 Construction 8.0.0.0.0 Tenant Occupancy

(100% CDs)









7.0.0.0.0 Construction Design/Build

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 Site Acquisition

5.0.0.0.0 Design/Build

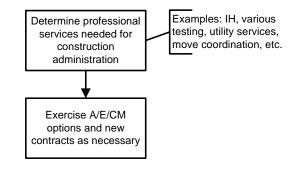
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

6.10.16.0.0.0 Professional

Services Task
Orders
(Construction)

8.0.0.0.0.0 Tenant









7.0.0.0.0.0 Construction Design/Build

7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

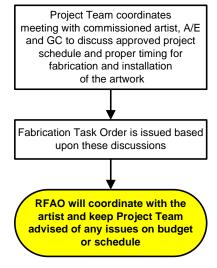
7.1.4.0.0.0 Art-in

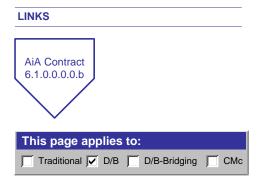
Architecture Fabrication Task

<u>Order</u>

8.0.0.0.0.0 Tenant

Occupancy





D/B Procurement 6.6.0.0.0.0



7.0.0.0.0 Construction Design/Build **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 Authorization/ Funding

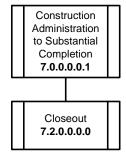
4.0.0.0.0 Site Acquisition

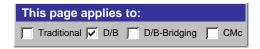
5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant







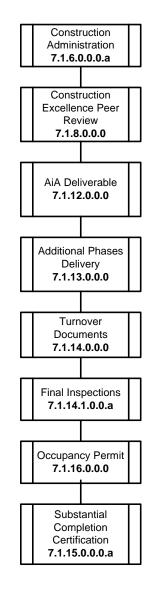
7.0.0.0.0 Construction Design/Build 7.0.0.0.0.1 Construction Administration to Substantial Completion

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

7.0.0.0.1 Construction

Administration to Substantial Completion

8.0.0.0.0.0 Tenant Occupancy







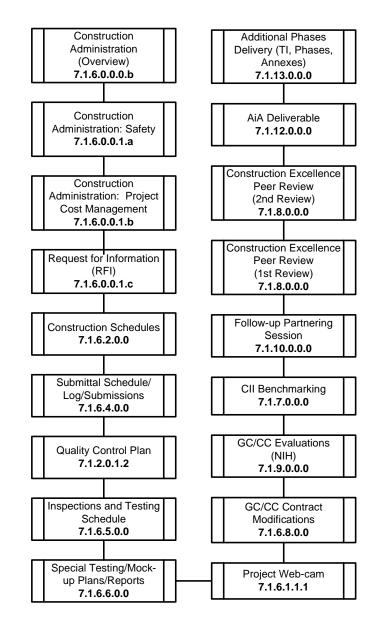
7.0.0.0.0.0 Construction Design/Build

7.1.6.0.0.0.a Construction Administration

Occupancy

8.0.0.0.0.0 Tenant

Some processes may be concurrent







7.0.0.0.0.0 Construction Design/Build

7.1.6.0.0.0.b Construction Administration (Overview)

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

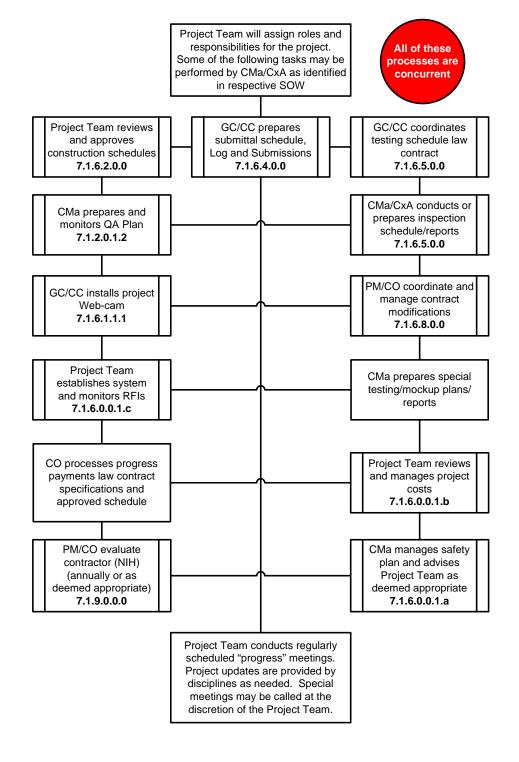
5.0.0.0.0. Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.0.0.0.b Construction **Administration** (Overview)

8.0.0.0.0.0 Tenant Occupancy





Construction Administration: Safety 7.1.6.0.0.1.a



7.0.0.0.0 Construction Design/Build

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

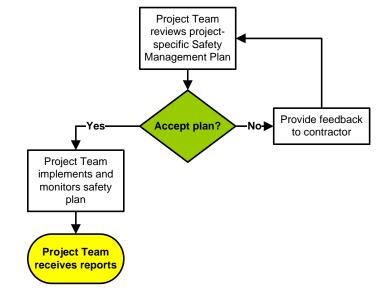
5.0.0.0.0 Design/Build

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 Design/Build 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. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

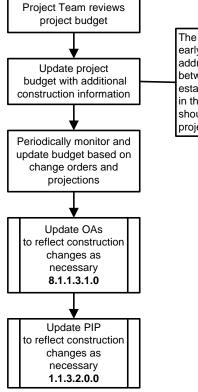
7.1.6.0.0.1.b Construction
Administration:

Project Cost

<u>Management</u>

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.





7.0.0.0.0.0 Construction Design/Build 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. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

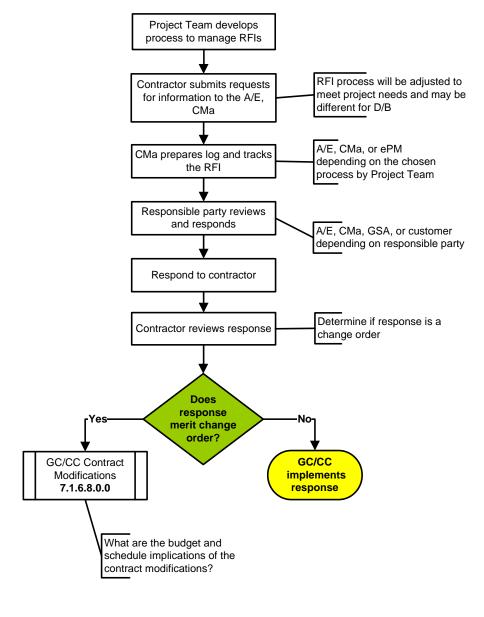
5.0.0.0.0. Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.0.0.1.c Requests for Information (RFI)

8.0.0.0.0.0 Tenant









7.0.0.0.0 Construction Design/Build 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. Planning **3.0.0.0.0.** Authorization/

Funding

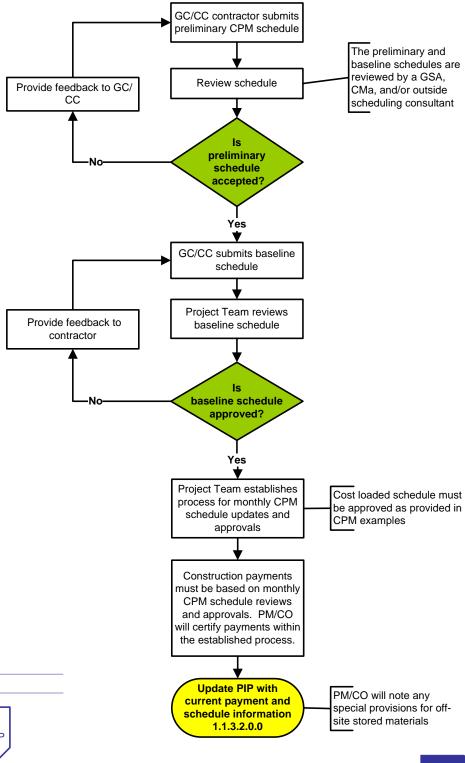
4.0.0.0.0. Site Acquisition **5.0.0.0.0.** Design/Build

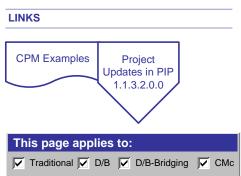
6.0.0.0.0.0 Design

7.0.0.0.0. Construction

7.1.6.2.0.0 Construction Schedules

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0.0 Construction Design/Build

7.1.6.4.0.0 Submittal Schedule/Log/Submissions

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/

Funding

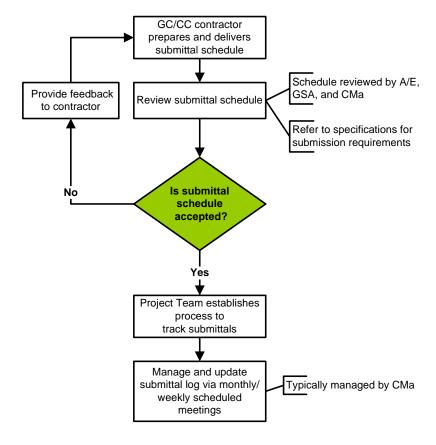
4.0.0.0.0. Site Acquisition **5.0.0.0.0.** Design/Build

6.0.0.0.0. Design **7.0.0.0.0.** Construction

7.1.6.4.0.0 Submittal Schedule/Log/

8.0.0.0.0.0 Tenant

3.0.0.0.0.0 Tenant Occupancy



LINKS Sample Submittal Schedule This page applies to: ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc

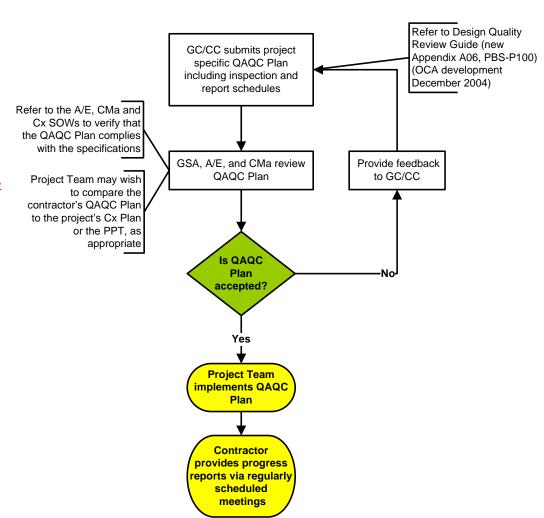


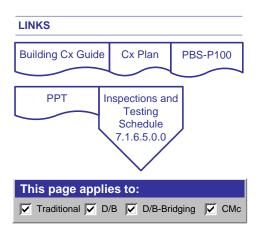
7.0.0.0.0.0 Construction Design/Build

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. Site Acquisition 5.0.0.0.0 Design/Build **6.0.0.0.0.0** Design 7.0.0.0.0 Construction 7.1.2.0.1.2 Quality **Assurance Control** Plan/Reports (QAQC Review Process) 8.0.0.0.0.0 Tenant

Occupancy







7.0.0.0.0.0 Construction Design/Build

7.1.6.5.0.0 Inspections and Testing Schedule

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

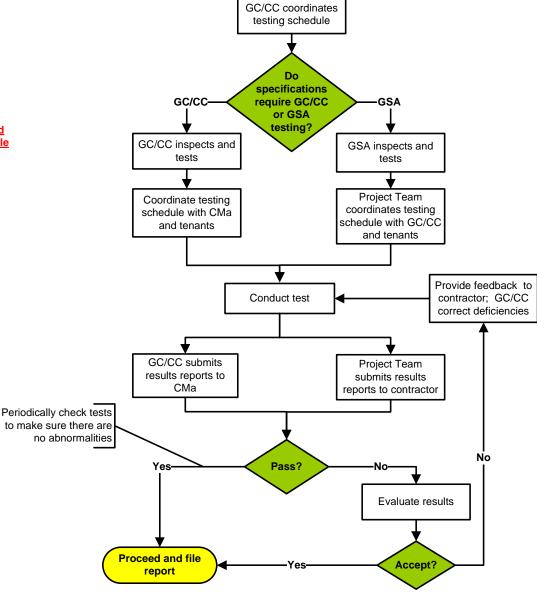
6.0.0.0.0.0 Design

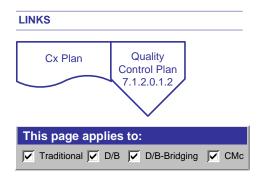
7.0.0.0.0 Construction

7.1.6.5.0.0 Inspections and **Testing Schedule**

8.0.0.0.0.0 Tenant

Occupancy







7.0.0.0.0.0 Construction Design/Build

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 Site Acquisition
5.0.0.0.0 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

plans/reports Project Team reviews contractor's mockup Refer to project specifications testing/inspection for requirements schedule Contractor constructs mockup Contractor conducts test/inspection Provide feedback to Contractor submits contractor results/reports to GSA/CMa Pass? Yes No No Evaluate results **Proceed and** document

Accept?

GC/CC identifies

special testing/mockup





7.0.0.0.0.0 Construction Design/Build 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

4.0.0.0.0.0 Site Acquisition

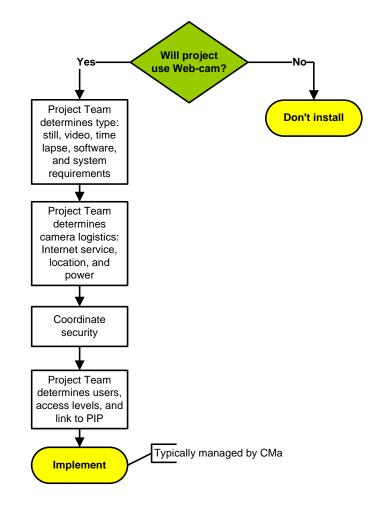
5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.1.1.1 Project Web-Cam

8.0.0.0.0. Tenant







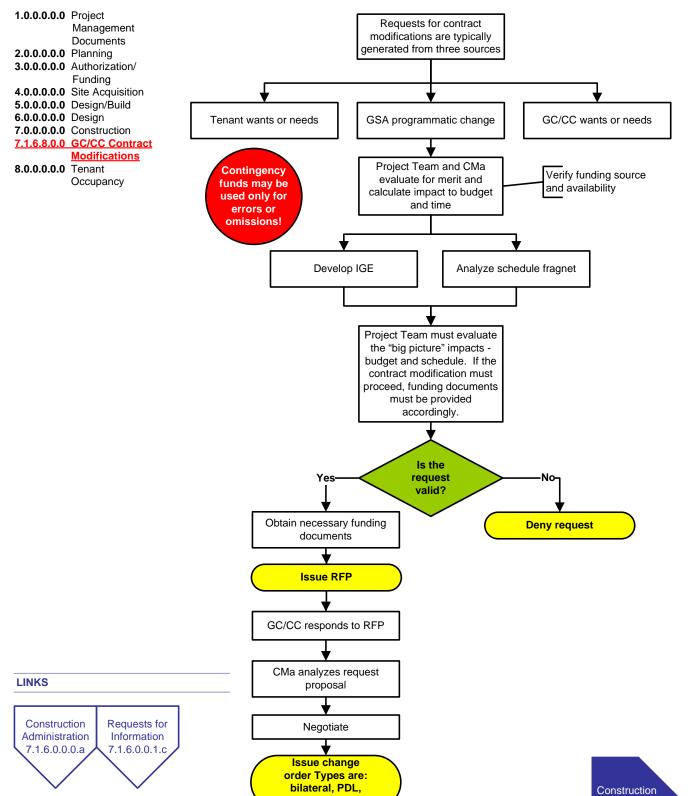
This page applies to:

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

7.0.0.0.0 Construction Design/Build 7.1.6.8.0.0 GC/CC Contract Modifications

Administration

7.1.6.0.0.0.a



and unilateral



7.0.0.0.0 Construction Design/Build 7.1.9.0.0 GC/CC Evaluations (NIH)

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
Evaluations
(NIH)

8.0.0.0.0.0 Tenant

Occupancy

Evaluations of contractor past performance evaluations are a part of future procurement evaluations criteria

Project Team should determine the frequency of evaluations and advise the Contractor(s)

Evaluations are required at 50

percent completion and

substantial completion. If the

duration of the project may

exceed two years, an annual

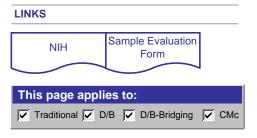
evaluation is recommended.

All contractors should be evaluated: A/E, GC/CC, CMa, Cx, and other specialty consultants if deemed appropriate

The PM and CO typically complete the evaluations

Go to the NIH Website and complete the evaluation form

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



Construction Administration to Substantial Completion 7.0.0.0.0.1

7.0.0.0.0.0 Construction Design/Build

Construction Administration

to Substantial

Completion

7.0.0.0.0.1

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 Site Acquisition 5.0.0.0.0.0 Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0. Construction 7.1.10.0.0.0 Follow-up **Partnering Session** 8.0.0.0.0.0 Tenant

LINKS

Suggested

Attendees List

Sample Partnering

Session Agenda

Partnering

Session

7.1.3.0.0.0.a

This page applies to:

Techniques

Traditional 🔽 D/B 🔲 D/B-Bridging 🔲 CMc

Occupancy

Project Team discusses The Project Team evolves need for a follow-up over the life of the project. Partnering Session As contractors (A/E, CMa, CMc, Cx, GC/CC) and special consultants are hired, Project Team refers to they become a part of the specifications, evaluates Project Team. health of the project, size and duration of project to determine if follow-up Partnering Session would be beneficial Is follow-up **Partnering Session** No needed? No further action required Yes Plan Partnering Session Project Team determines location, date, and time for the Partnering Session and if a Partnering Consultant is required Selection -Consultant **Process: consultant** or in-house? Issue a Task Order for Specialty Consultant In-house Facilitator 6.1.0.0.0.0.a Project Team identifies inor house facilitator and Sample Charters determines availability and Reports CMa may hire consultant as provided in SOW Sample Partnering Project Team invites stakeholders and develops agenda Project Team conducts Partnering Meeting

Facilitator highlights

original Partnering Charter

and prepares reports from

2nd meeting



7.0.0.0.0.0 Construction Design/Build 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

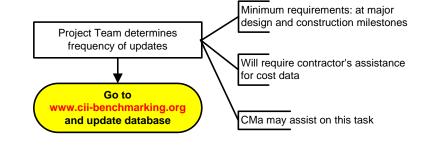
4.0.0.0.0 Site Acquisition

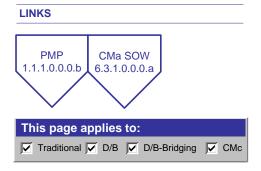
5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction
7.1.7.0.0.0 CII Benchmarking

8.0.0.0.0.0 Tenant

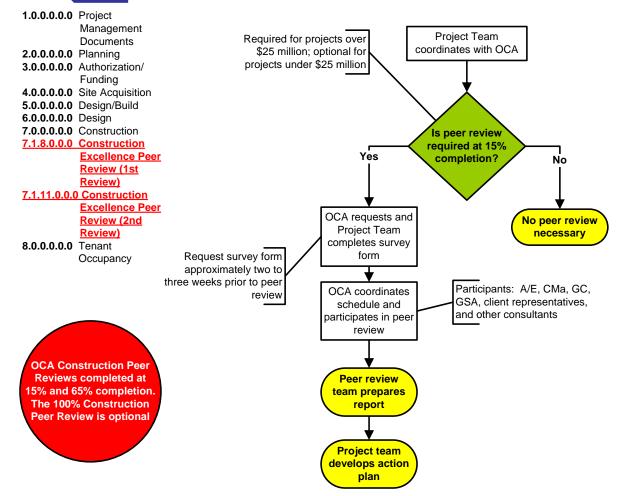




Construction Administration to Substantial Completion 7.0.0.0.0.1

7.0.0.0.0.0 Construction Design/Build

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





Construction
Administration
to Substantial
Completion
7.0.0.0.0.1



7.0.0.0.0 Construction Design/Build 7.1.12.0.0.0 Art-In-Architecture Deliverable

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

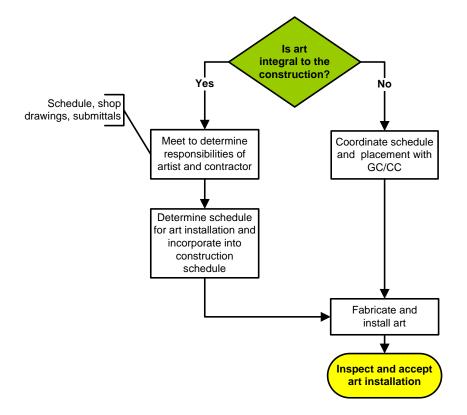
5.0.0.0.0. Design/Build **6.0.0.0.0.** Design

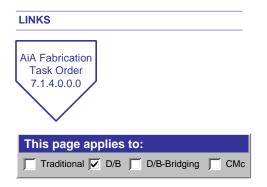
7.0.0.0.0.0 Construction

7.1.12.0.0.0 Art-in-

Architecture Deliverable

8.0.0.0.0.0 Tenant Occupancy





Construction Administration to Substantial Completion 7.0.0.0.0.1



7.0.0.0.0.0 Construction Design/Build

7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 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

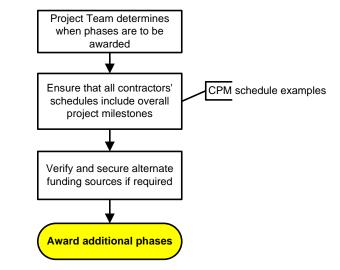
<u>Phases</u>

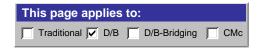
Delivery (TI,

Phases, Annexes)

8.0.0.0.0.0 Tenant

Occupancy





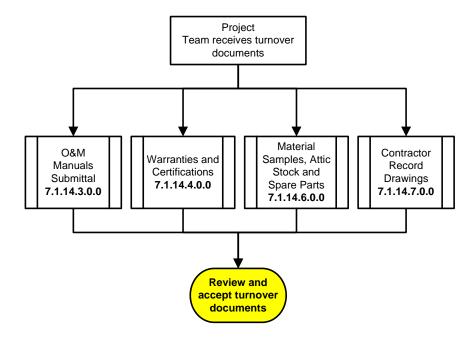
Construction
Administration
to Substantial
Completion
7.0.0.0.0.1

Construction Administration to Substantial Completion 7.0.0.0.0.1

7.0.0.0.0 Construction Design/Build 7.1.14.0.0.0 Turnover Documents

7.1.14.0.0.0 Turnover Documents

8.0.0.0.0.0 Tenant Occupancy



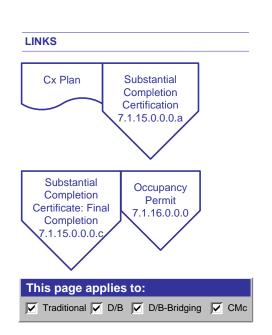
Substantial Completion Certificate: Final Cleaning 7.1.15.0.0.0.b This page applies to: Traditional D/B D/B-Bridging CMc

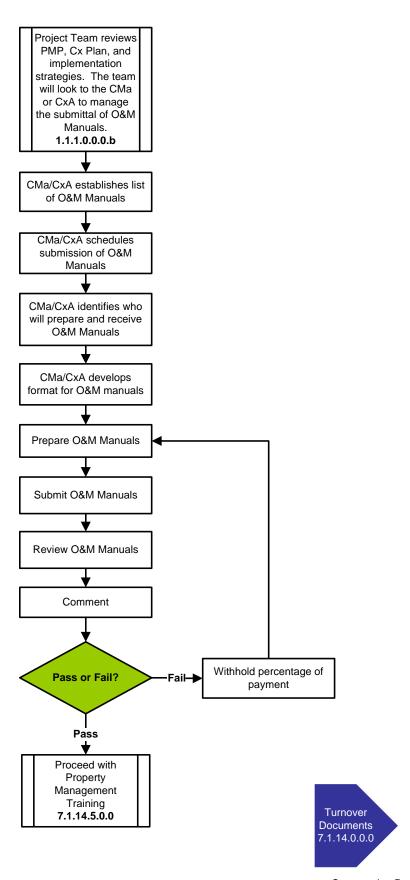
Substantial Completion Certification 7.1.15.0.0.0.a



7.0.0.0.0 Construction Design/Build 7.1.14.3.0.0 O&M Manuals Submittal

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Design/Build 7.1.14.4.0.0 Warranties and Certifications

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 Design/Build

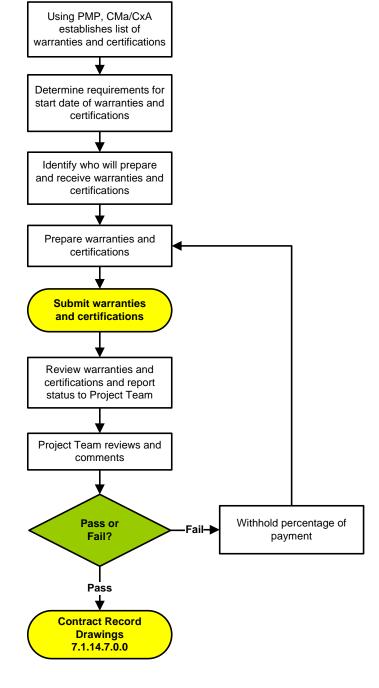
6.0.0.0.0. Design

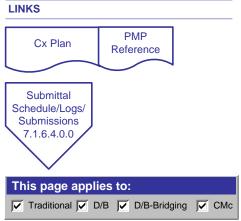
7.0.0.0.0. Construction **7.1.14.4.0.0 Warranties and**

Certifications

8.0.0.0.0.0 Tenant

Occupancy





Turnover Documents 7.1.14.0.0.0

7.0.0.0.0.0 Construction Design/Build

7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

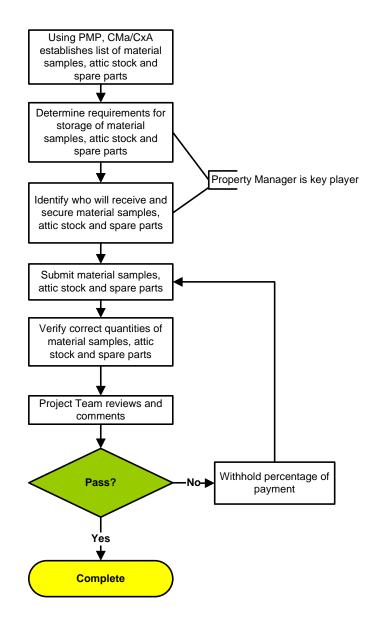
7.0.0.0.0 Construction

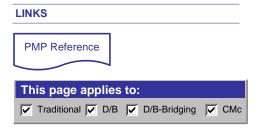
7.1.14.6.0.0 Material

Samples, Attic Stock and

Spare Parts

8.0.0.0.0.0 Tenant









7.0.0.0.0 Construction Design/Build 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

6.0.0.0.0.0 Design

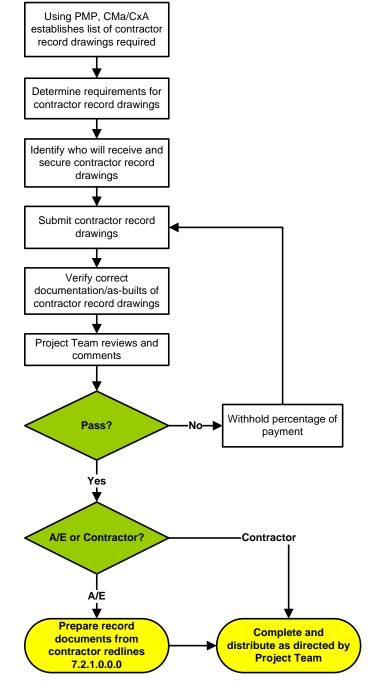
7.0.0.0.0.0 Construction

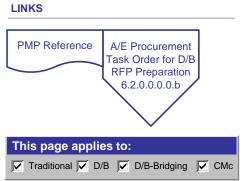
7.1.14.7.0.0 Contractor

Record Drawings

8.0.0.0.0.0 Tenant

Occupancy

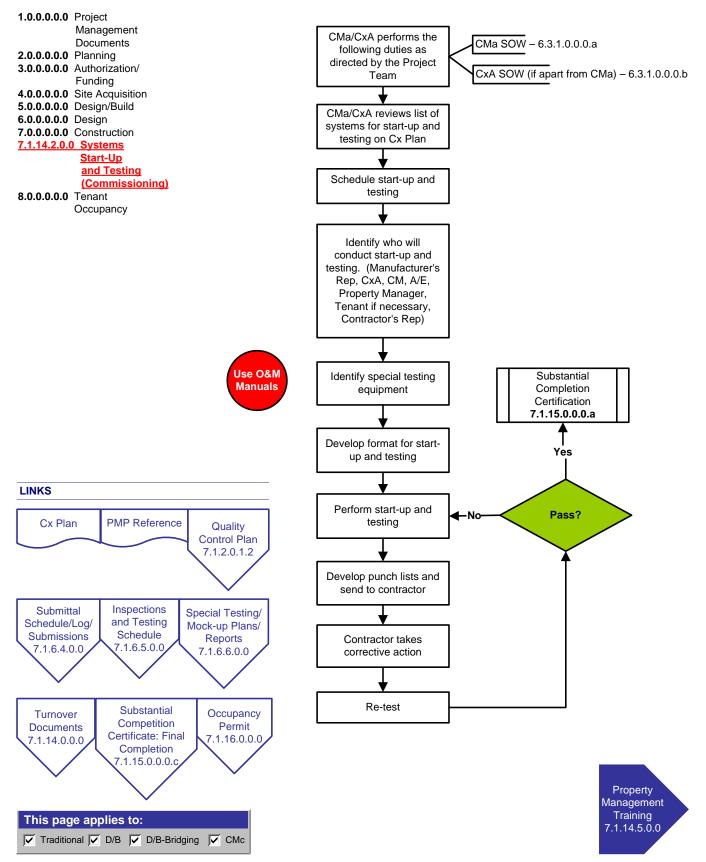




Turnover Documents 7.1.14.0.0.0



7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)



GSA - Public Buildings Service 7.1.14.2.0.0 Construction Page 26



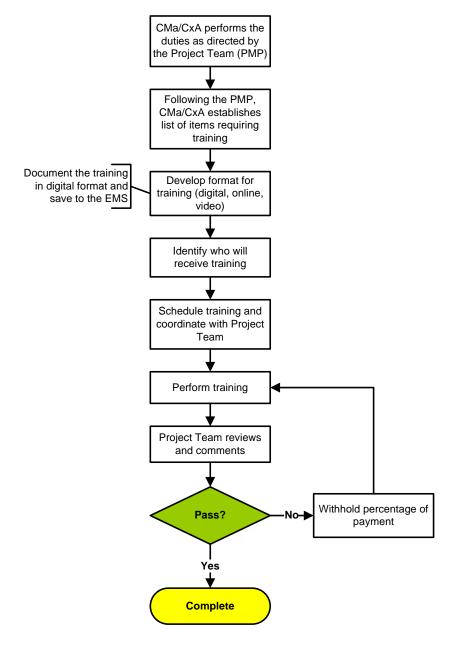
7.1.14.5.0.0 Property Management Training

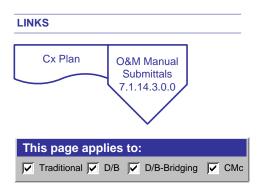
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Property
Management

8.0.0.0.0.0 Tenant

Training

Occupancy





Turnover Documents 7.1.14.0.0.0



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 Site Acquisition

5.0.0.0.0 Design/Build

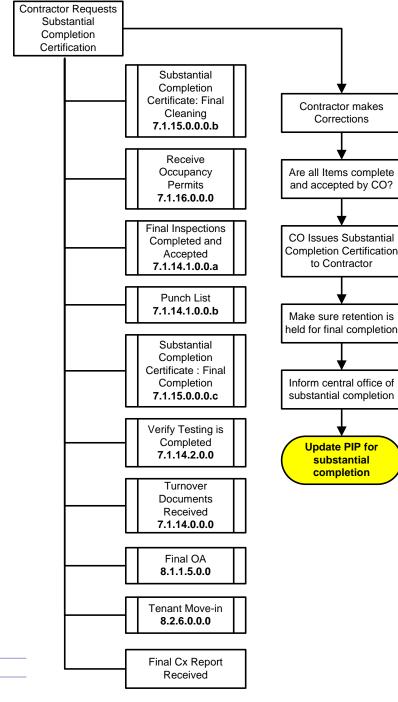
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.15.0.0.0.a Substantial Completion

Certification

8.0.0.0.0.0 Tenant Occupancy



Carried Barrier Control Contro

Closeout (Admin) 7.2.0.0.0.0



7.1.15.0.0.0.b Substantial Completion Certificate: Final Cleaning

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 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

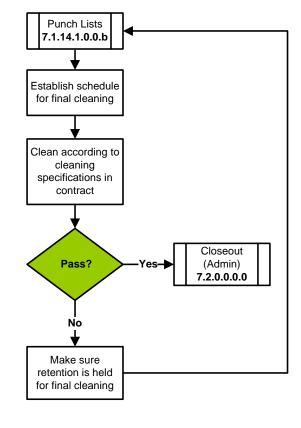
7.0.0.0.0 Construction

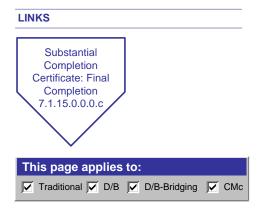
7.1.15.0.0.0.b Substantial

Completion Certificate:

Final Cleaning

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Design/Build 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 Authorization/ Funding

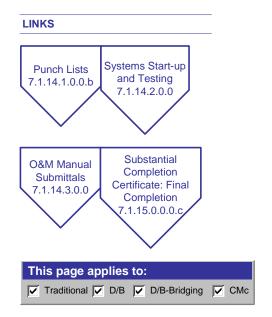
4.0.0.0.0 Site Acquisition

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

Project Team coordinates/directs tasks for occupancy permits required Food Service will require outside permits Life safety permit in-house and Building GSA Passes coordinate with occupancy city's Fire Safety Marshal No Receive elevator permits Make Corrections Return to pass/fail Other/ environmental No parties Determine security Yes testing FPS/USMS responsibilities Passes? and request final testing





7.0.0.0.0.0 Construction Design/Build 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

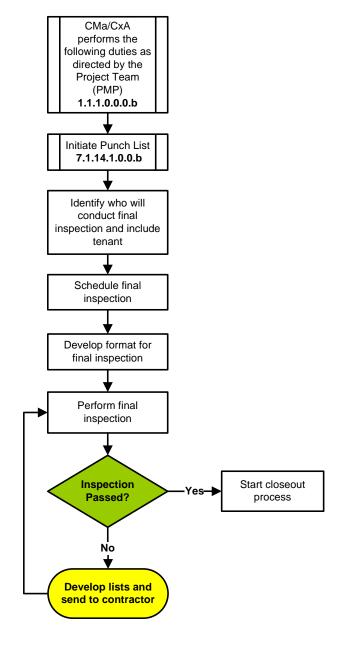
4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

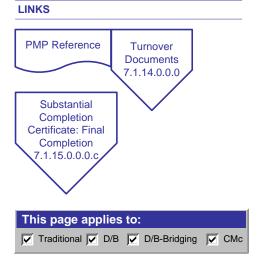
6.0.0.0.0 Design

7.0.0.0.0.0 Construction

7.1.14.1.0.0.a Final Inspections

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0.0 Construction Design/Build 7.1.14.1.0.0.b Punch Lists

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

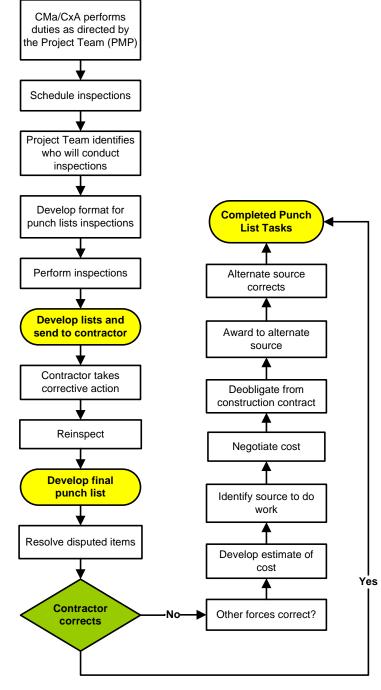
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.14.1.0.0.b Punch Lists

8.0.0.0.0.0 Tenant

Occupancy





Substantial Completion Certification 7.1.15.0.0.0.a

7.0.0.0.0.0 Construction Design/Build

7.1.15.0.0.0.c Substantial Completion Certificate: Final Completion

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning **3.0.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

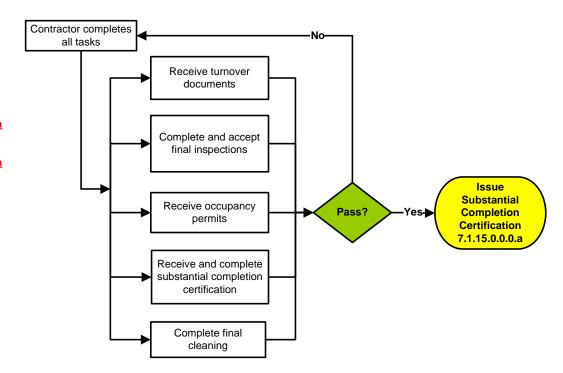
6.0.0.0.0.0 Design

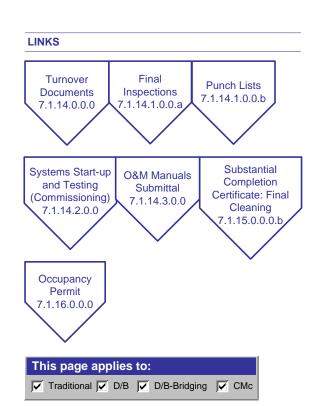
7.0.0.0.0.0 Construction

7.1.15.0.0.0.c Substantial Completion

Certificate: Final Completion

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Design/Build 7.2.0.0.0 Closeout (Admin)

1.0.0.0.0.0 Project
Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

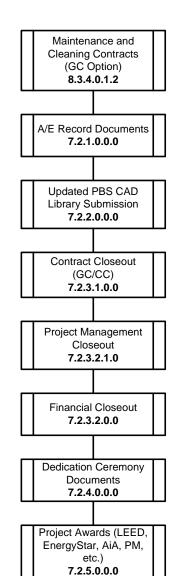
6.0.0.0.0 Design

7.0.0.0.0 Construction

7.2.0.0.0 Closeout (Admin)

8.0.0.0.0. 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

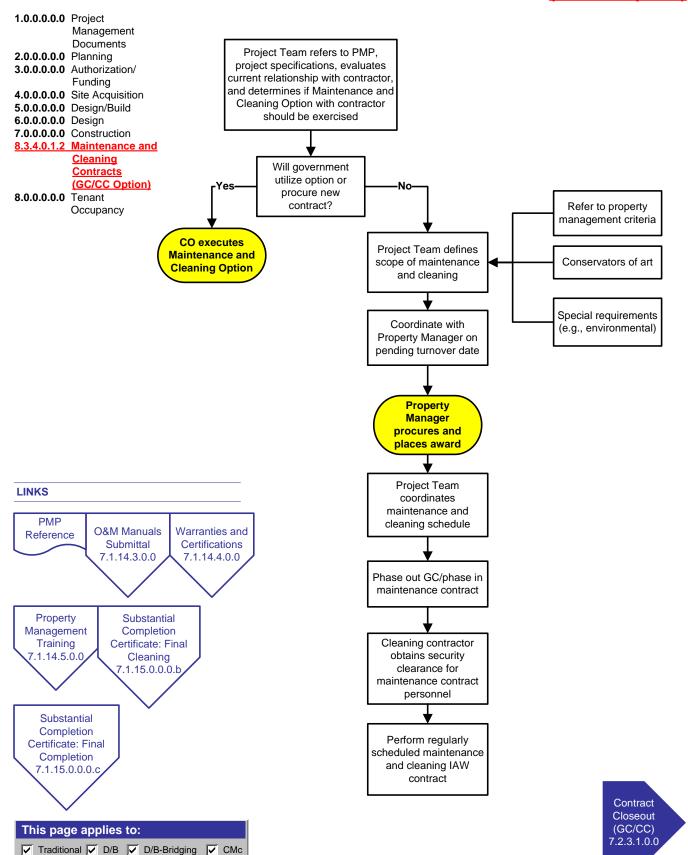




Closeout (Admin) 7.2.0.0.0.0

7.0.0.0.0.0 Construction Design/Build

8.3.4.0.1.2 Maintenance and Cleaning Contracts (GC/CC Option)





7.0.0.0.0.0 Construction Design/Build 7.2.1.0.0.0 A/E Record Documents

Occupancy

8.0.0.0.0.0 Tenant

LINKS

Cx Plan

A/E Procurement

Task Order for D/B

RFP Preparation

6.2.0.0.0.b

Contractor

Record

Drawings

7.1.14.7.0.0

This page applies to:

QAQC Plan

PDS

2.5.0.0.0.0

Construction

Administration

7.1.6.0.0.0.a

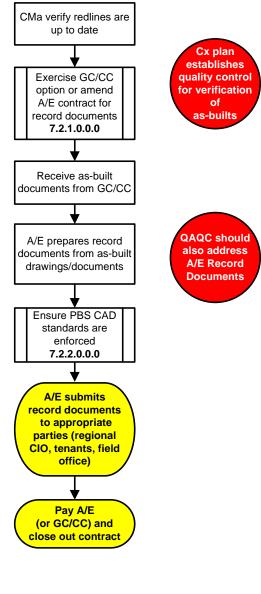
Contract

Closeout

(GC/CC)

7.2.3.1.0.0

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



Closeout (Admin) 7.2.0.0.0.0



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

Project Team receives A/E Record Documents 7.2.1.0.0.0 Regional CIO or librarian accepts submission Back check format and content Proceed to Project everything Yes-Closeout there? No A/E takes corrective action

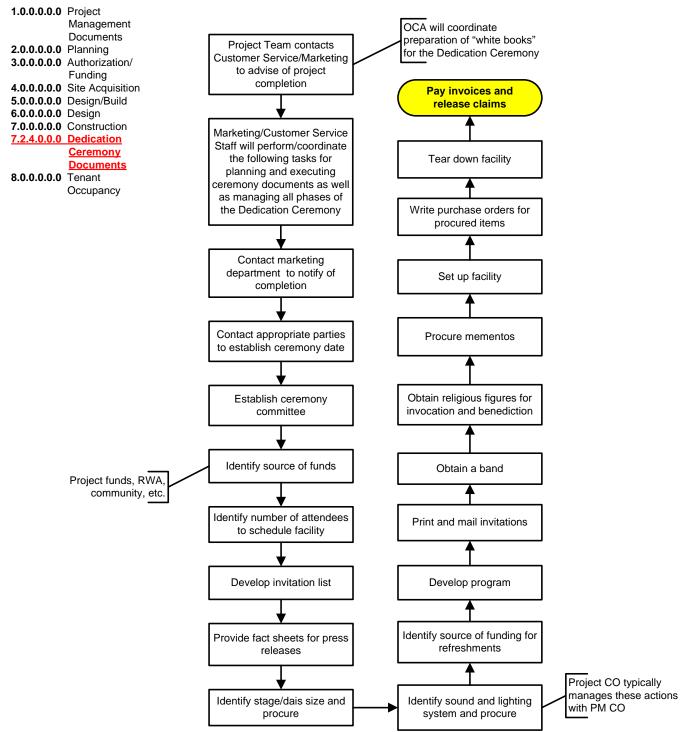








7.2.4.0.0.0 Dedication Ceremony Documents







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. 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

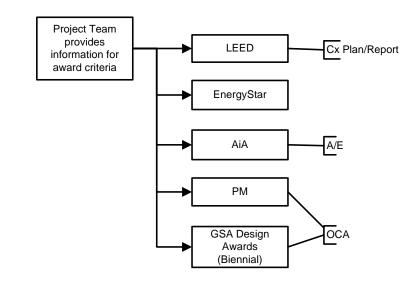
7.0.0.0.0 Construction

7.2.5.0.0.0 Project Awards

(LEED, EnergyStar, AiA, PM, etc.)

8.0.0.0.0.0 Tenant

Occupancy









7.0.0.0.0 Construction Design/Build 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

5.0.0.0.0.0 Design/Build

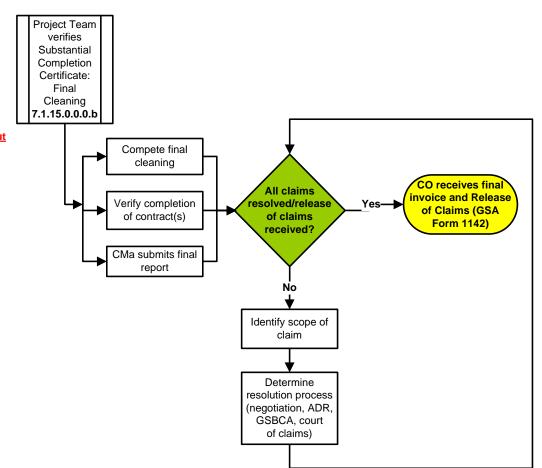
6.0.0.0.0.0 Design

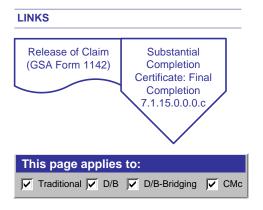
7.0.0.0.0 Construction

7.2.3.1.0.0 Contract Closeout (GC/CC)

8.0.0.0.0.0 Tenant

Occupancy









7.2.3.2.1.0 Project Management Closeout

Some of

these

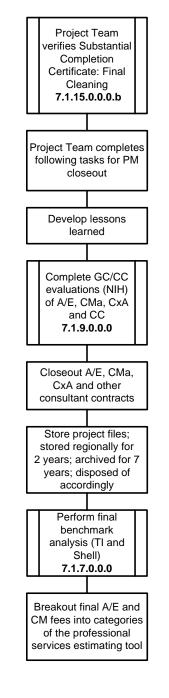
processes/

tasks are

concurrent

8.0.0.0.0.0 Tenant

Occupancy



Professional Services Estimating Tool Color (NIH) 7.1.9.0.0.0 This page applies to: Traditional D/B D/B-Bridging CMc





7.0.0.0.0.0 Construction Design/Build 7.2.3.2.0.0 Financial Closeout

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 Design/Build

6.0.0.0.0. Design

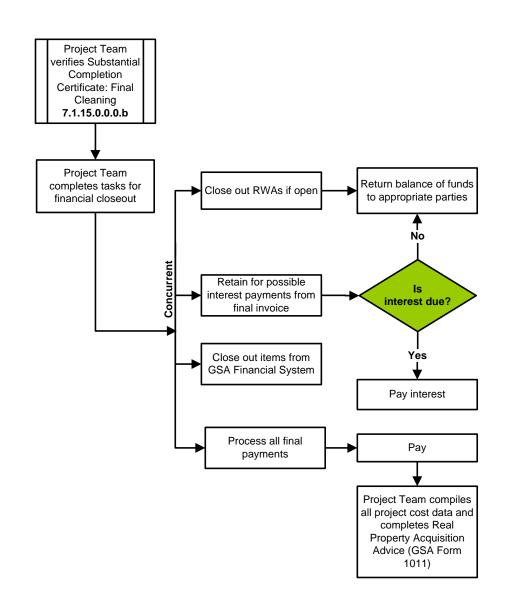
7.0.0.0.0 Construction

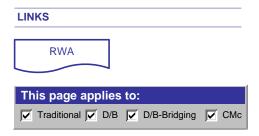
7.2.3.2.0.0 Financial

Closeout

8.0.0.0.0.0 Tenant

Occupancy



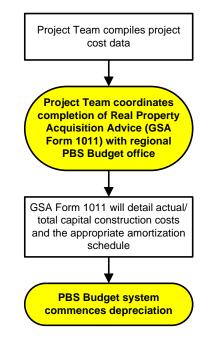


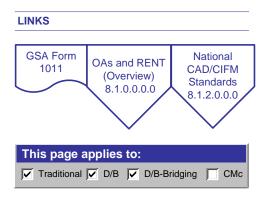
Real Property Acquisition Advice (GSA Form 1011) 8.1.3.0.1.0



7.0.0.0.0 Construction Design/Build 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)

(GSA Form 1011)



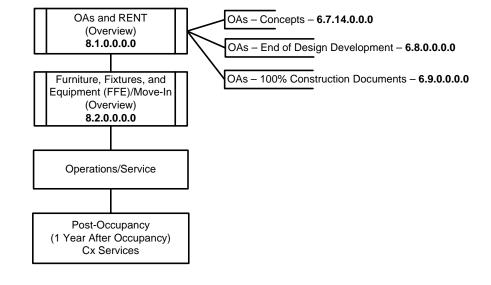




8.0.0.0.0.0 Tenant Occupancy Design/Build 8.0.0.0.0.0 Tenant Occupancy

Occupancy

8.0.0.0.0. Tenant



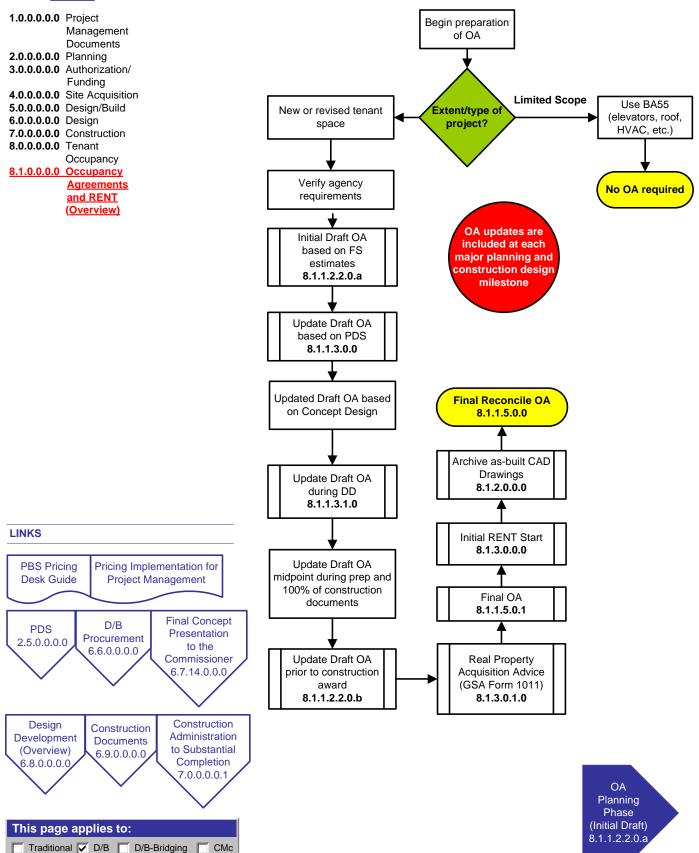






8.0.0.0.0.0 Tenant Occupancy Design/Build

8.1.0.0.0 Occupancy Agreements and RENT (Overview)





8.0.0.0.0 Tenant Occupancy Design/Build

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. 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

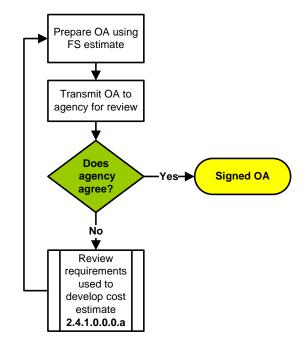
8.0.0.0.0.0 Tenant

Occupancy

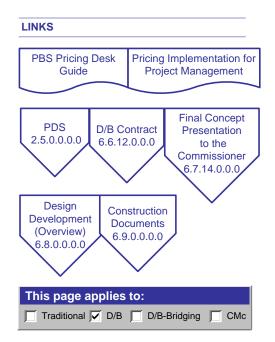
8.1.1.2.2.0.a Occupancy

<u>Agreement</u> **Planning** Phase Phase

(Initial Draft)



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





8.0.0.0.0 Tenant Occupancy Design/Build

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 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

8.0.0.0.0.0 Tenant

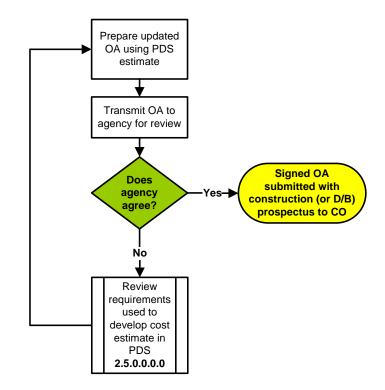
Occupancy

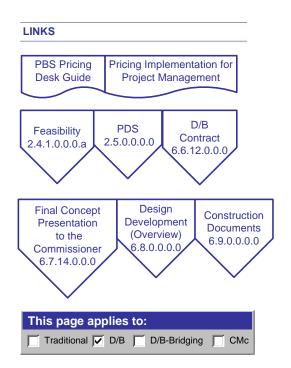
8.1.1.3.0.0 Occupancy

Agreement based on

PDS-(Proposed

Draft)/Updates





Construction Authorization (Prospectus) 3.4.0.0.0.0

OAs and **RENT** (Overview) 8.1.0.0<u>.0.0</u>

8.0.0.0.0 Tenant Occupancy Design/Build

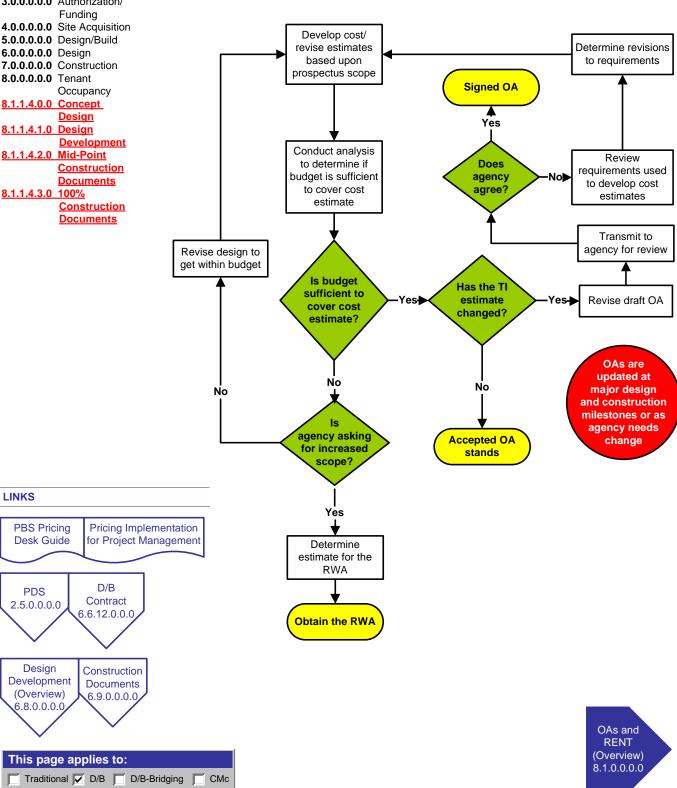
8.1.1.4.0.0 Concept Design 8.1.1.4.1.0 Design Development **8.1.1.4.2.0 Mid-Point Construction Documents** 8.1.1.4.3.0 100% Construction Documents

1.0.0.0.0.0 Project Management

2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/

Documents

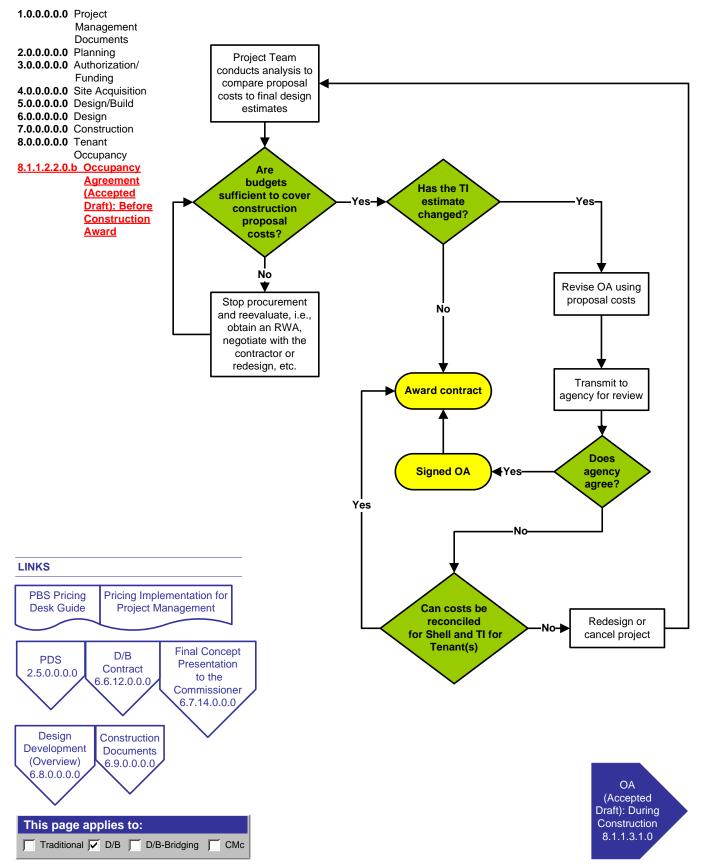
5.0.0.0.0. Design/Build





8.0.0.0.0 Tenant Occupancy Design/Build

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

8.0.0.0.0.0 Tenant Occupancy Design/Build

8.1.1.3.1.0 Occupancy Agreement (Accepted Draft): During 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

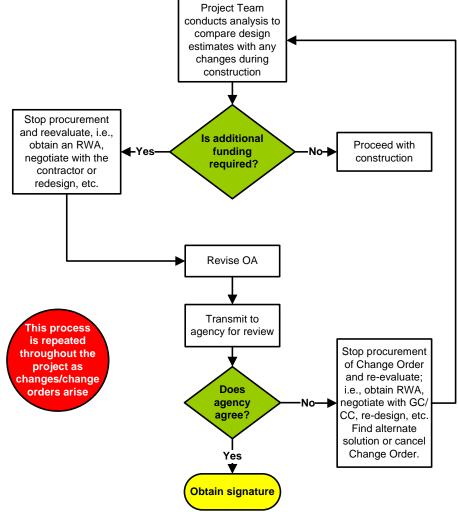
6.0.0.0.0.0 Design

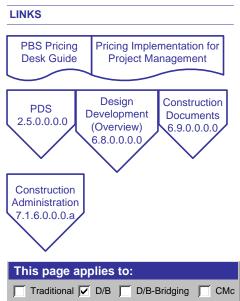
7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

8.1.1.3.1.0 Occupancy

Agreement (Accepted Draft): During Construction







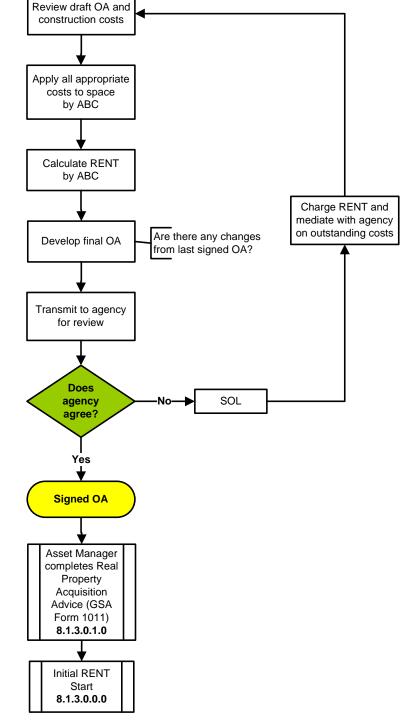
OA (Accepted Draft): During Construction 8.1.1.3.1.0

8.0.0.0.0.0 Tenant Occupancy Design/Build 8.1.1.5.0.1 Final Occupancy Agreement

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

Occupancy

Agreement

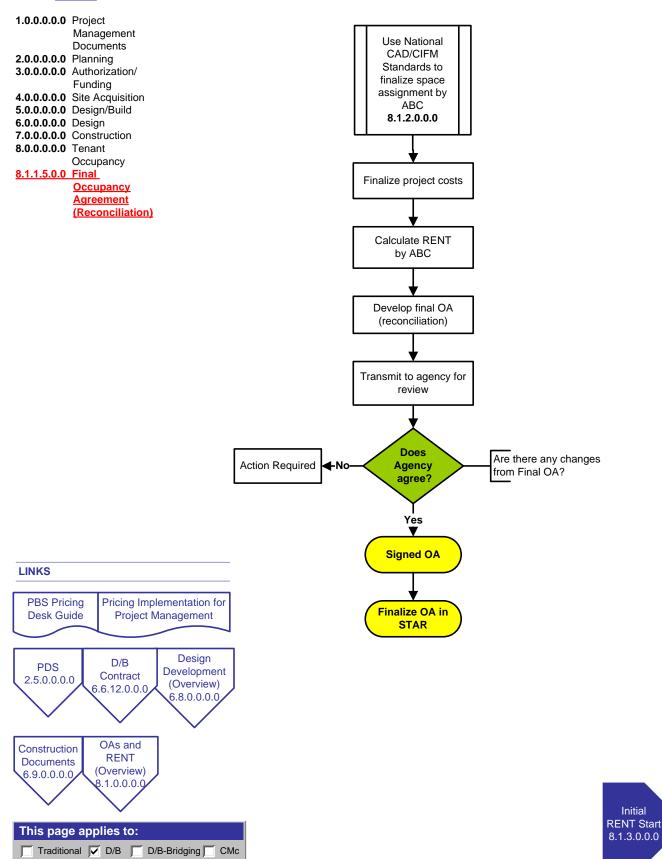




Final OA (Reconciliation) 8.1.1.5.0.0

8.0.0.0.0 Tenant Occupancy Design/Build

8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)



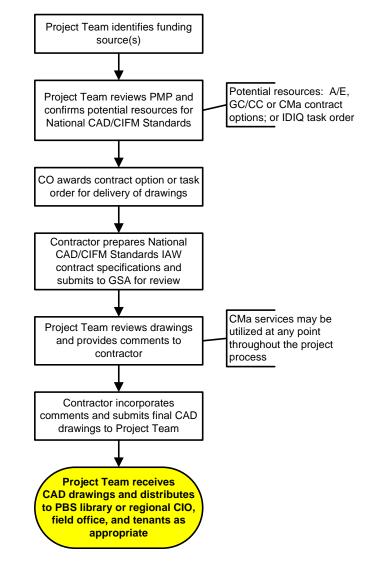


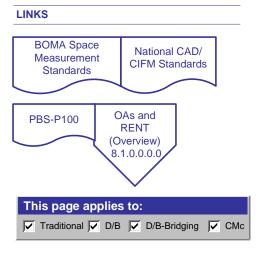
8.0.0.0.0.0 Tenant Occupancy Design/Build 8.1.2.0.0.0 National CAD/CIFM Standards

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
8.0.0.0.0 Tenant
Occupancy

8.1.2.0.0.0 National CAD/

CIFM Standards





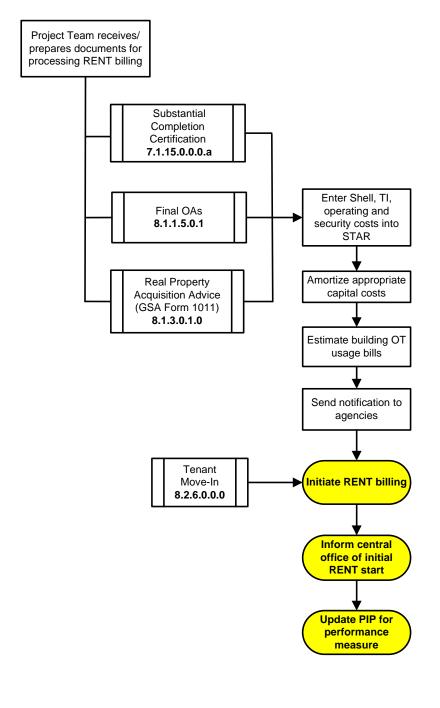
Final OA Reconciliation) 8.1.1.5.0.0

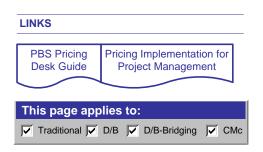


8.0.0.0.0 Tenant Occupancy Design/Build 8.1.3.0.0.0 Initial RENT Start

8.1.3.0.0.0 Initial RENT

Start





Final OA (Reconciliation) 8.1.1.5.0.0



8.0.0.0.0.0 Tenant Occupancy Design/Build

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

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

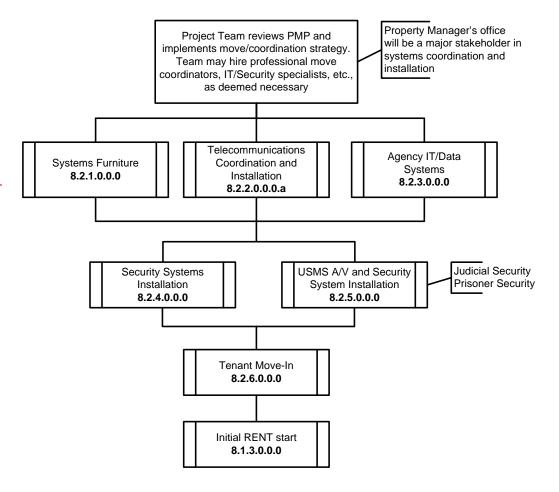
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

8.2.0.0.0. Furniture,

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





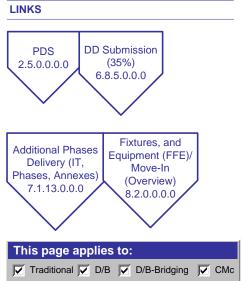
Tenant Occupancy 8.0.0.0.0

8.0.0.0.0.0 Tenant Occupancy Design/Build 8.2.1.0.0.0 Systems Furniture

Furniture

ALL RESPONSIBILITY FOR FURNITURE (obtain documentation from agency) **Project Team** coordinates discussions, advises Agency procures, Agency of options, and installs, and inspects coordinates with proceeds with project furniture installation Project Team development Agency Discuss age of coordinates layout furniture and need for Integrate into with design A/E repair/replacement CPM schedule with tenant agencies In-house Will Does tenant agency need new use in-house furniture? sources or FSS? FSS No Will A/E inventories furniture and tenant use in-house provides furniture sources for In-house layout in the design inventory and design or A/E? Agency coordinates with GSA field office ΑÆ for move of existing furniture Agency coordinates Provide A/E estimate layout with for inventory and design A/E furniture design Obtain RWA from agency for furniture inventory and design A/E inventories Federal Supply furniture and procures, installs, and provides furniture inspects furniture layout in the design installation

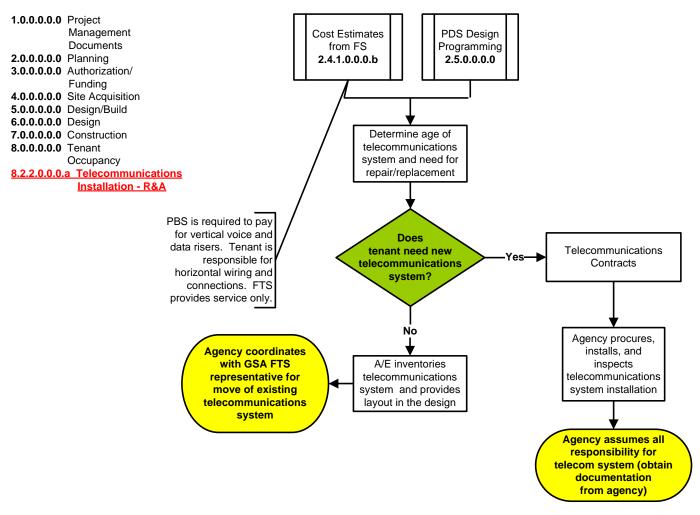
AGENCY ASSUMES

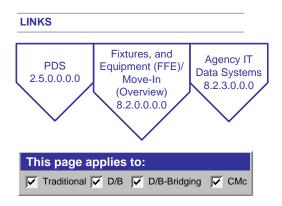




8.0.0.0.0 Tenant Occupancy Design/Build

8.2.2.0.0.0.a Telecommunications Installation - R&A







1.0.0.0.0.0 Project

8.0.0.0.0.0 Tenant Occupancy Design/Build

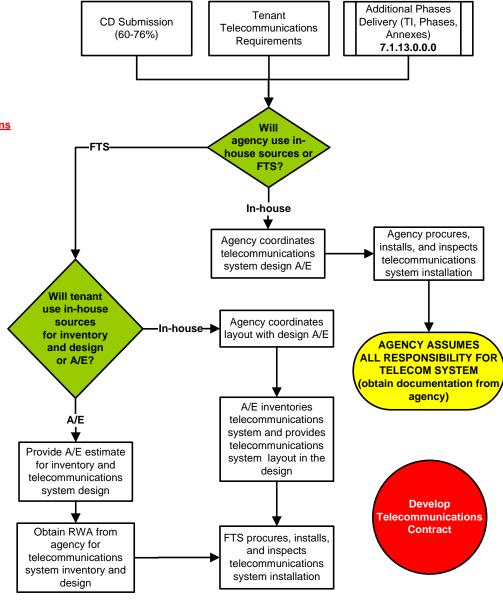
8.2.2.0.0.b Telecommunications Installation - New Construction

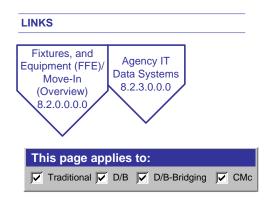
Management
Documents

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 Tenant
Occupancy

8.2.2.0.0.0.b Telecommunications
Installation - New
Construction





Tenant Occupancy 8.0.0.0.0.0



8.0.0.0.0.0 Tenant Occupancy Design/Build 8.2.3.0.0.0 Agency IT/Data Systems

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

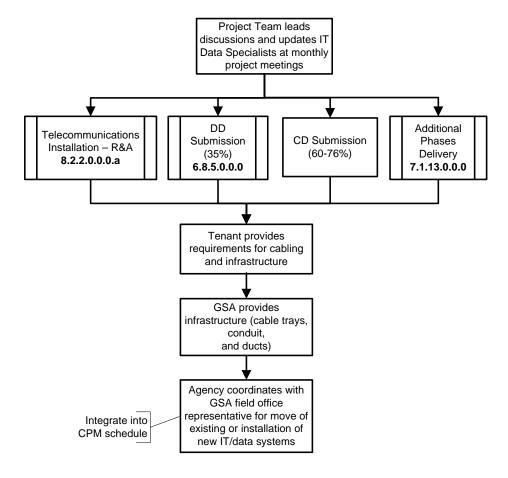
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

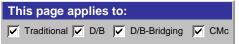
8.2.3.0.0.0 Agency IT/Data

Systems



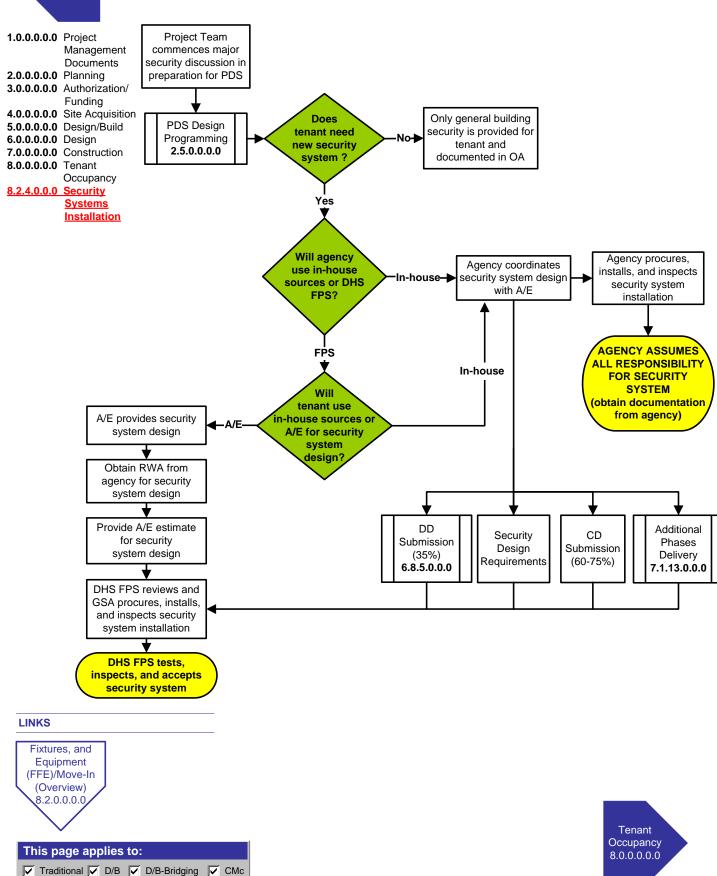
Fixtures, and Equipment (FFE)/ Move-In (Overview) 8.2.0.0.0.0

LINKS





8.0.0.0.0.0 Tenant Occupancy Design/Build 8.2.4.0.0.0 Security Systems Installation





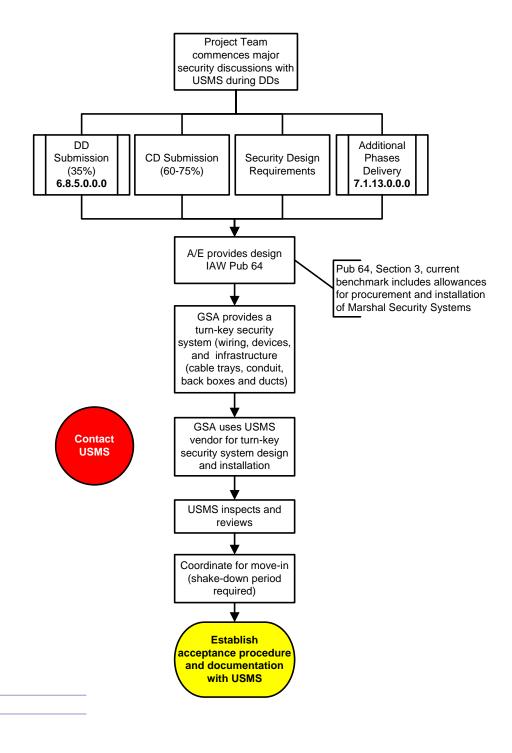
8.0.0.0.0.0 Tenant Occupancy Design/Build

8.2.5.0.0.0 USMS A/V and Security Systems Installation



6.0.0.0.0 Design 7.0.0.0.0 Construction 8.0.0.0.0 Tenant Occupancy

8.2.5.0.0.0 USMS A/V and
Security
Systems
Installation



LINKS

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

This page applies to:

Traditional
D/B
D/B-Bridging
CMc

Project Coordination 1.1.0.0.0.0.a

8.0.0.0.0 Tenant Occupancy Design/Build 8.2.6.0.0.0 Tenant Move-In

