



U.S. General Services Administration

**PM Guide**

Traditional

**Design/Build (D/B)**

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

Construction Management as Constructor (CMc)



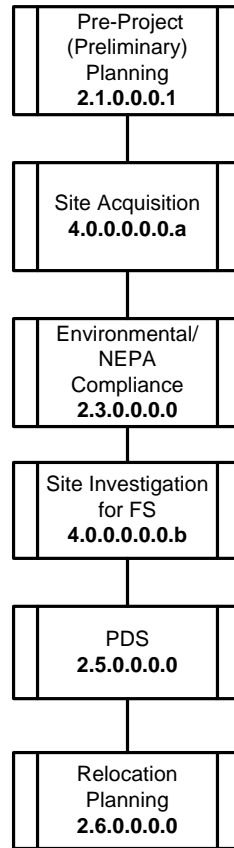
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

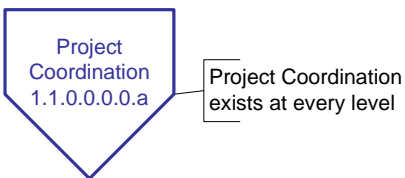


- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

**2.0.0.0.0 Planning**  
*Design/Build*  
**2.0.0.0.0.0 Planning**



**LINKS**



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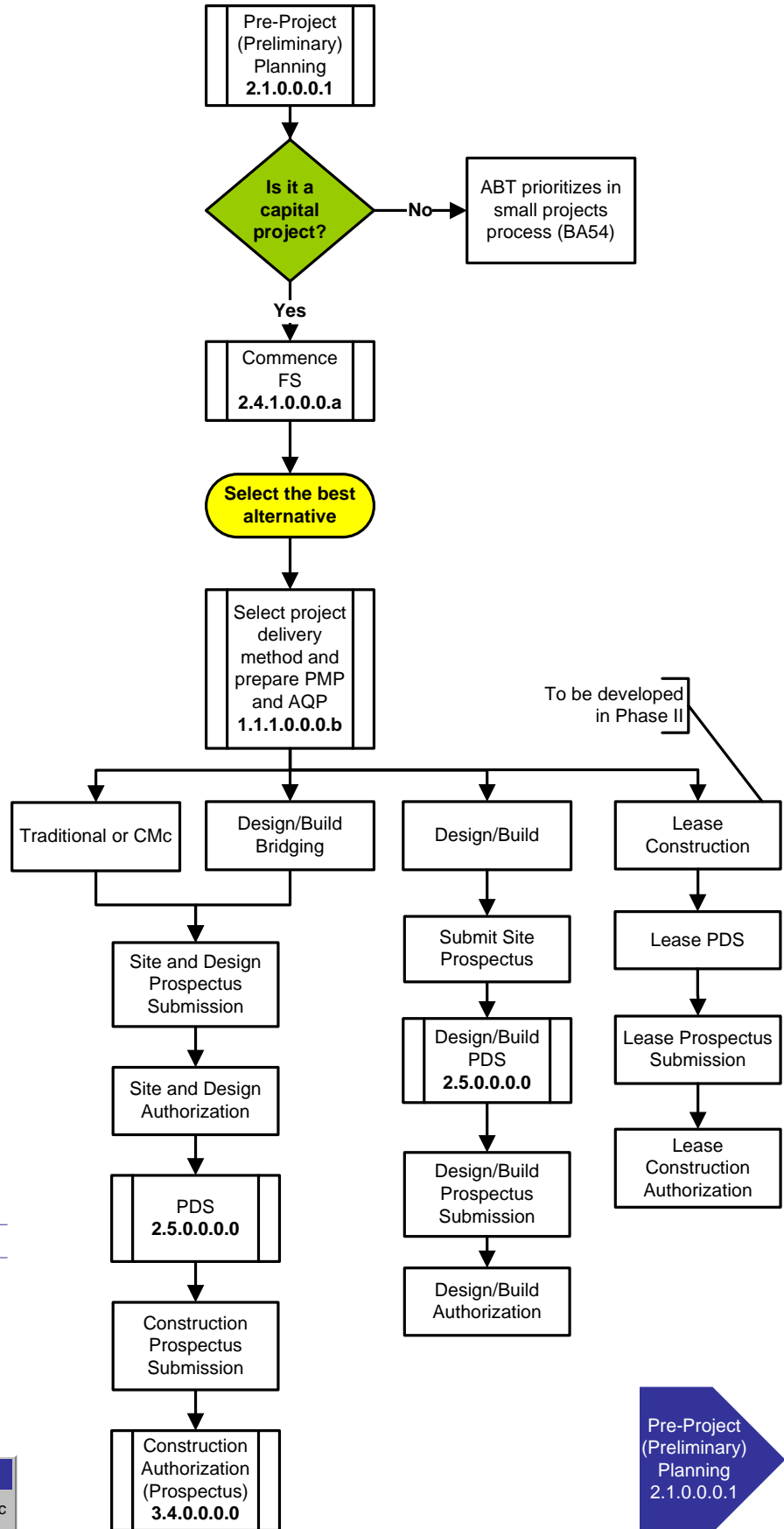
- Traditional
- D/B
- D/B-Bridging
- CMc



**2.1.0.0.0.0 Pre-Project Planning (Overview)**



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



**LINKS**



Project Coordination exists at every level

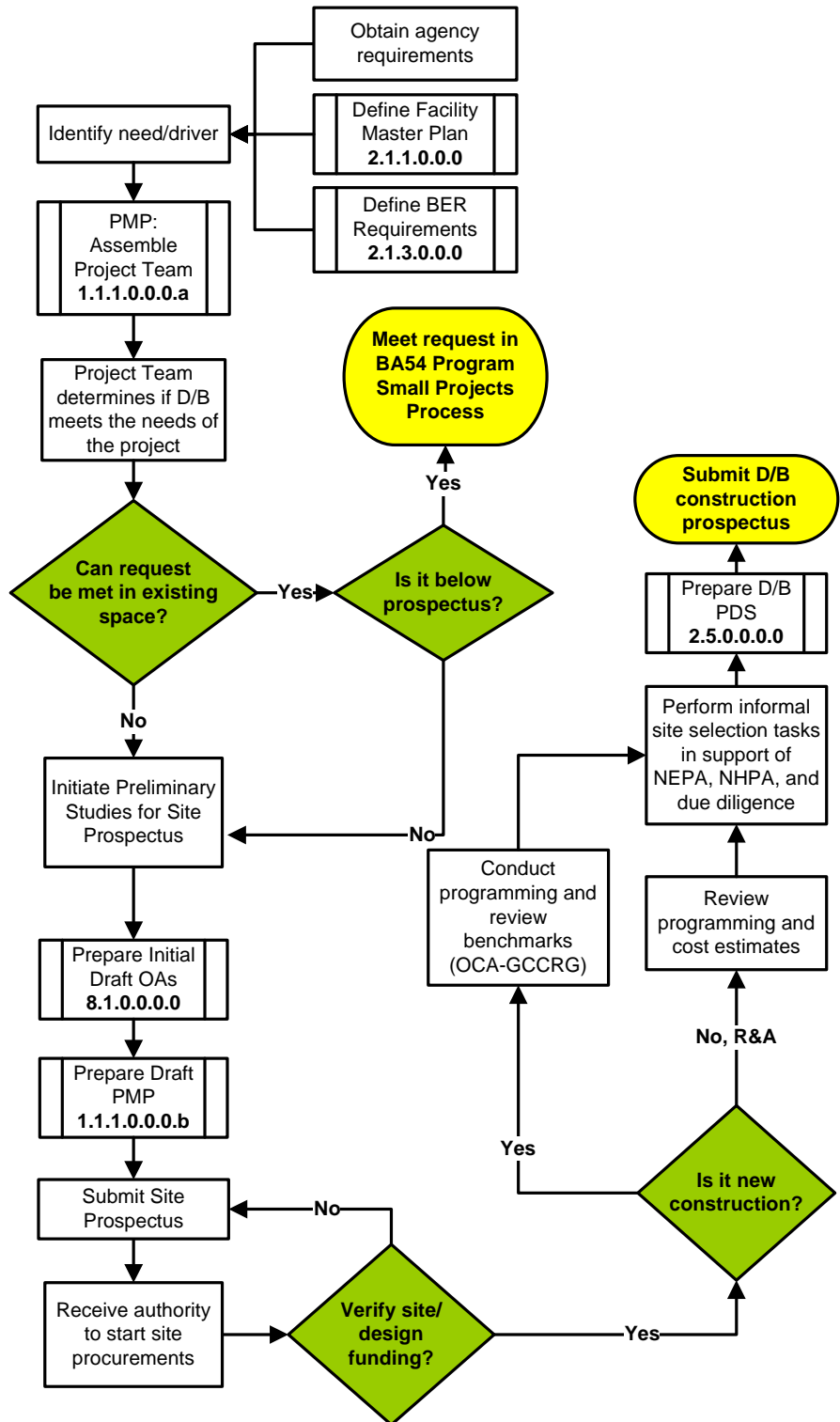
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Traditional  D/B  D/B-Bridging  CMc

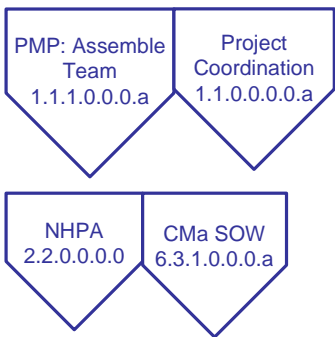


2.1.0.0.0.1 Pre-Project (Preliminary) Planning

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



LINKS



This page applies to:

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



# 1.0.0.0.0 Project Management Documents

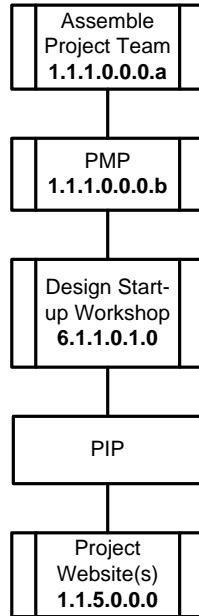
## Design/Build

### 1.1.0.0.0.a Project Coordination

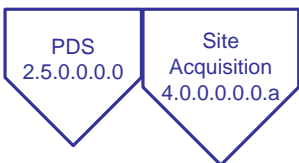
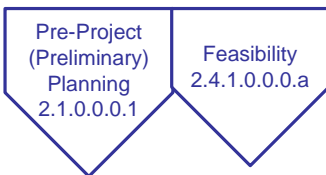
1.0.0.0.0 Project Management Documents

**1.1.0.0.0.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 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



#### LINKS



**This page applies to:**

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



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

1.0.0.0.0 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 Construction  
8.0.0.0.0 Tenant  
Occupancy

Asset Manager assembles Project Team

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

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

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

**LINKS**

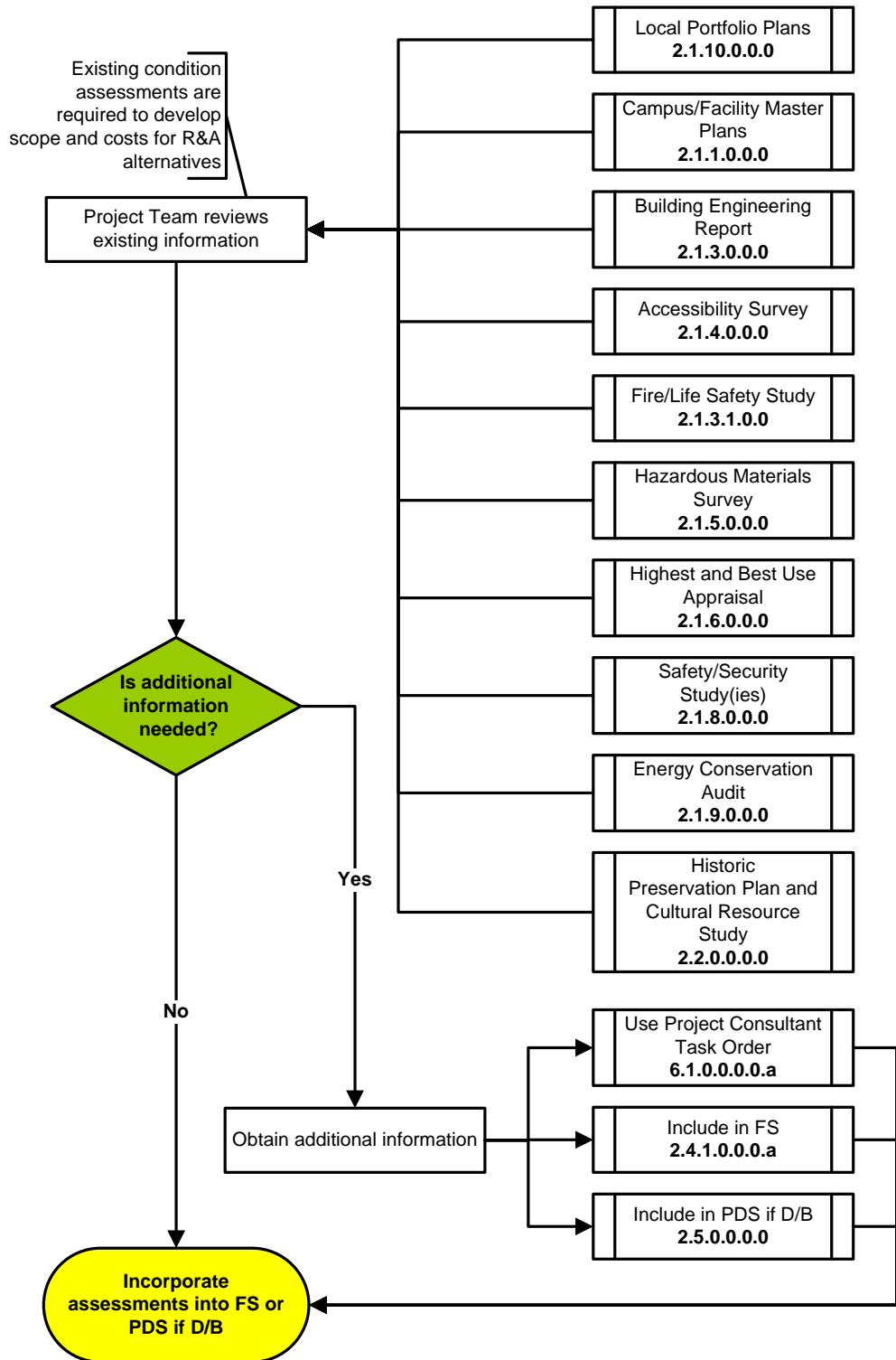


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**2.1.12.0.2.0 Existing Conditions Assessments**

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.12.0.2.0 Existing Conditions Assessments**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 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

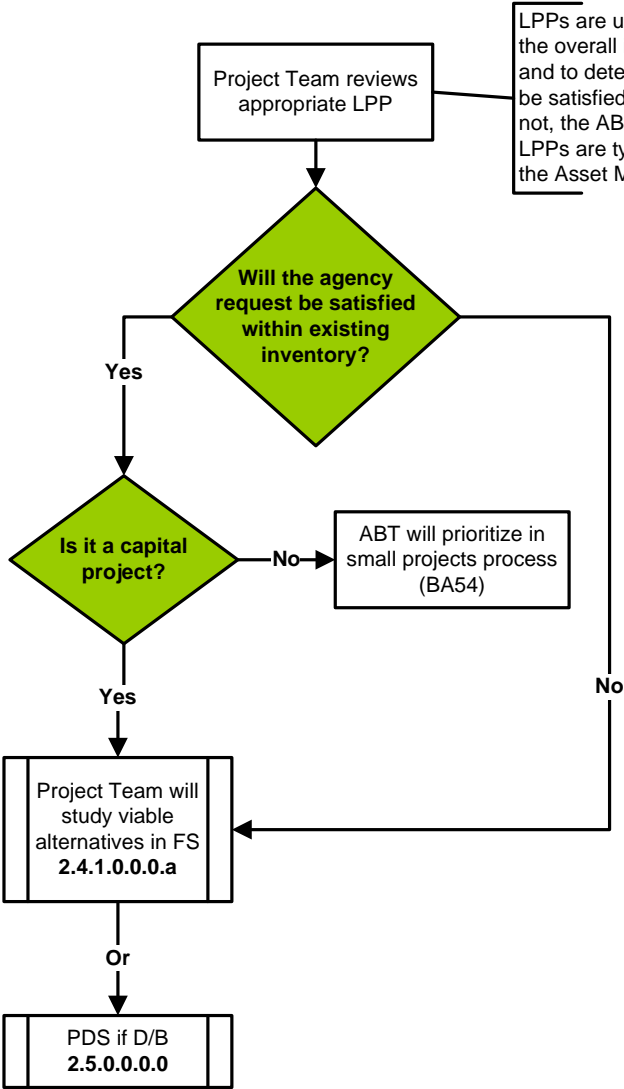


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**2.1.10.0.0.0 Local Portfolio Plans**

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



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

LINKS



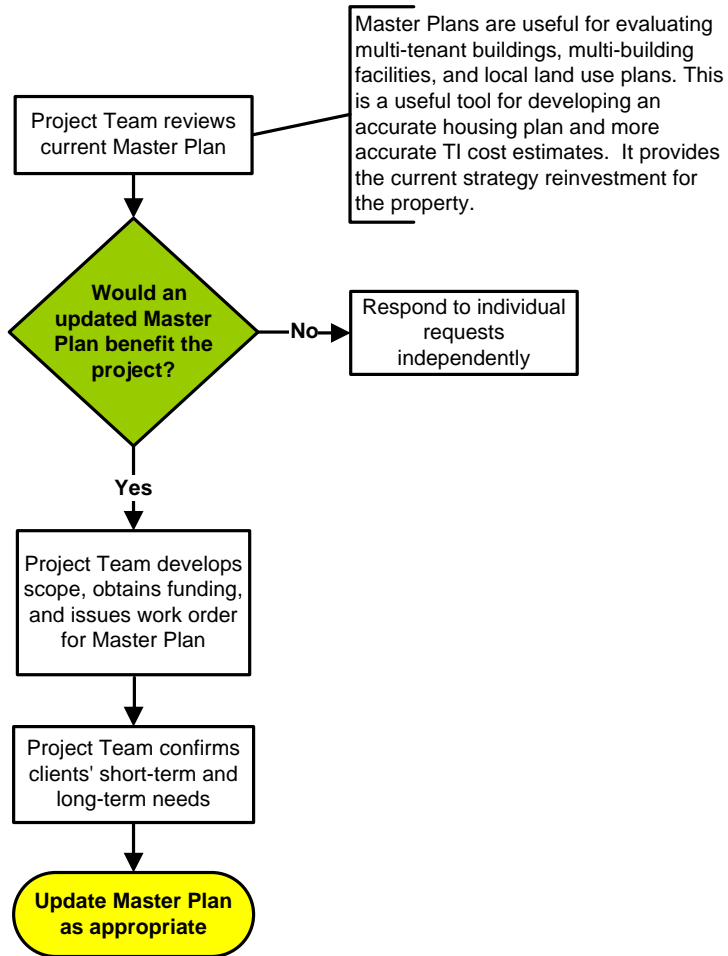
**This page applies to:**

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



**2.1.1.0.0.0 Campus/Facility Master Plans**

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



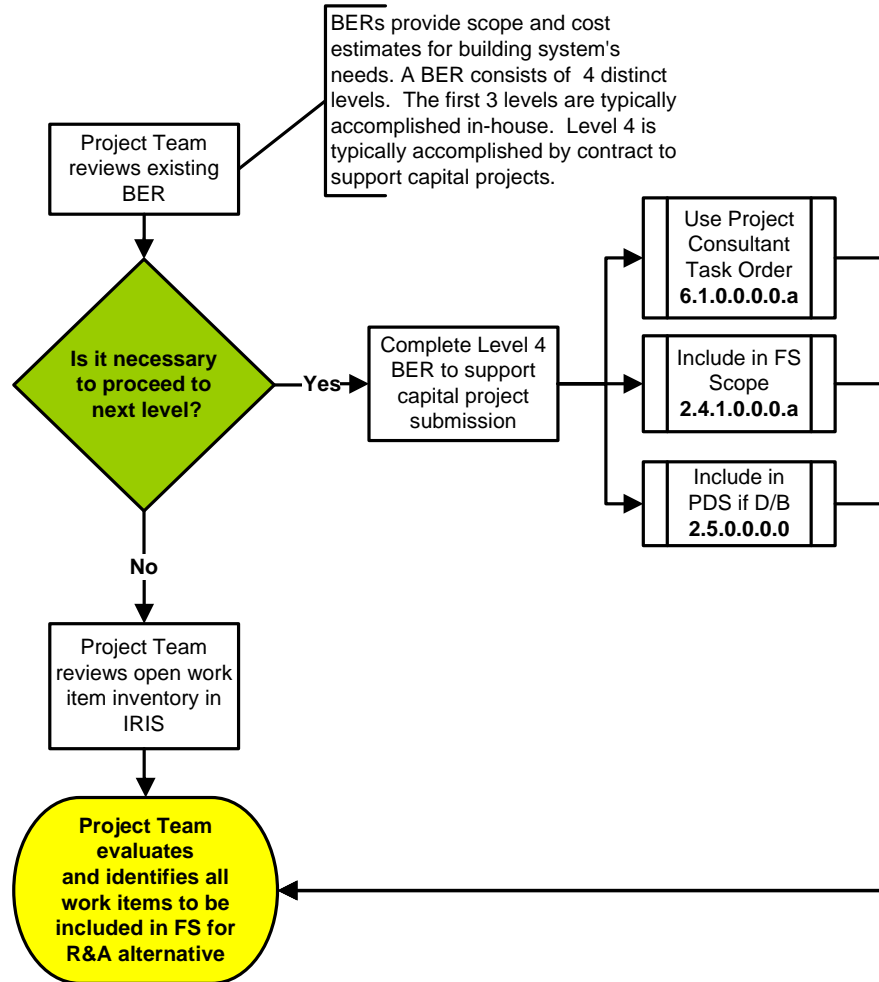
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**2.1.3.0.0.0 Building Engineering Report**

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

BERs provide scope and cost estimates for building system's needs. A BER consists of 4 distinct levels. The first 3 levels are typically accomplished in-house. Level 4 is typically accomplished by contract to support capital projects.

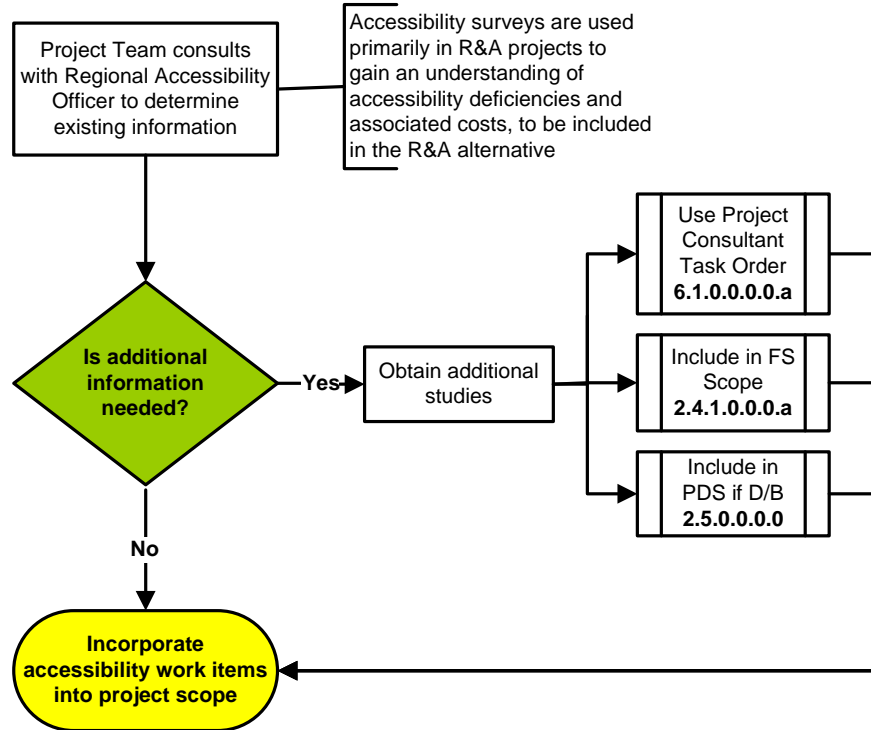


**Property Manager/ABT should be consulted to ensure all work items are addressed in BER**

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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



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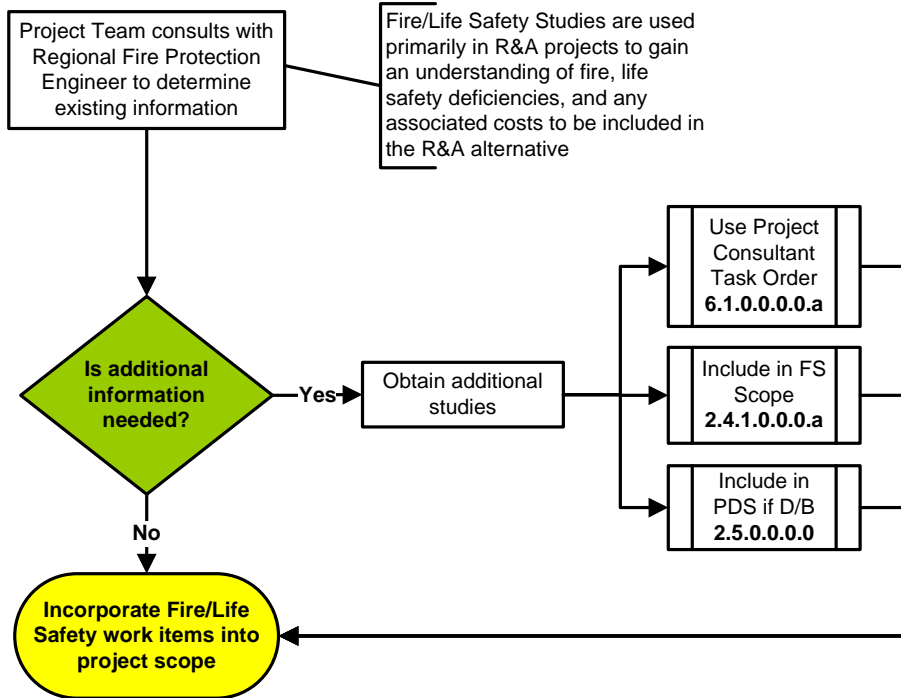
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This page applies to:

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

**2.1.3.1.0.0 Fire/Life Safety Study**

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



LINKS

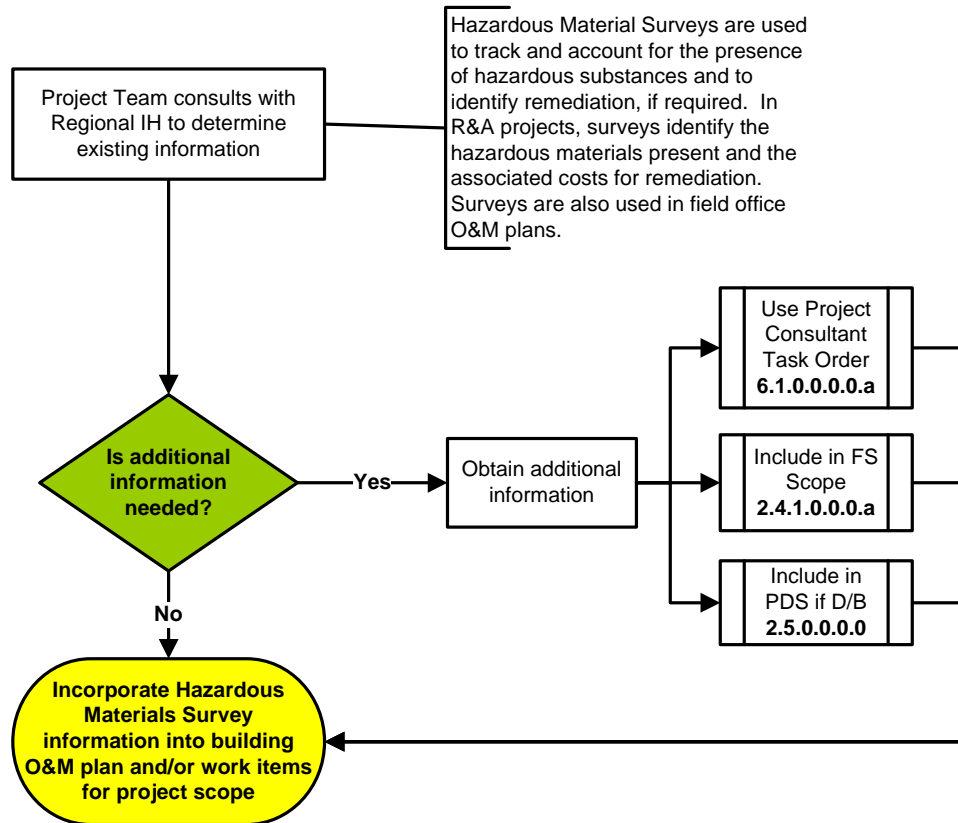
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This page applies to:

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

**2.1.5.0.0.0 Hazardous Materials Survey**

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



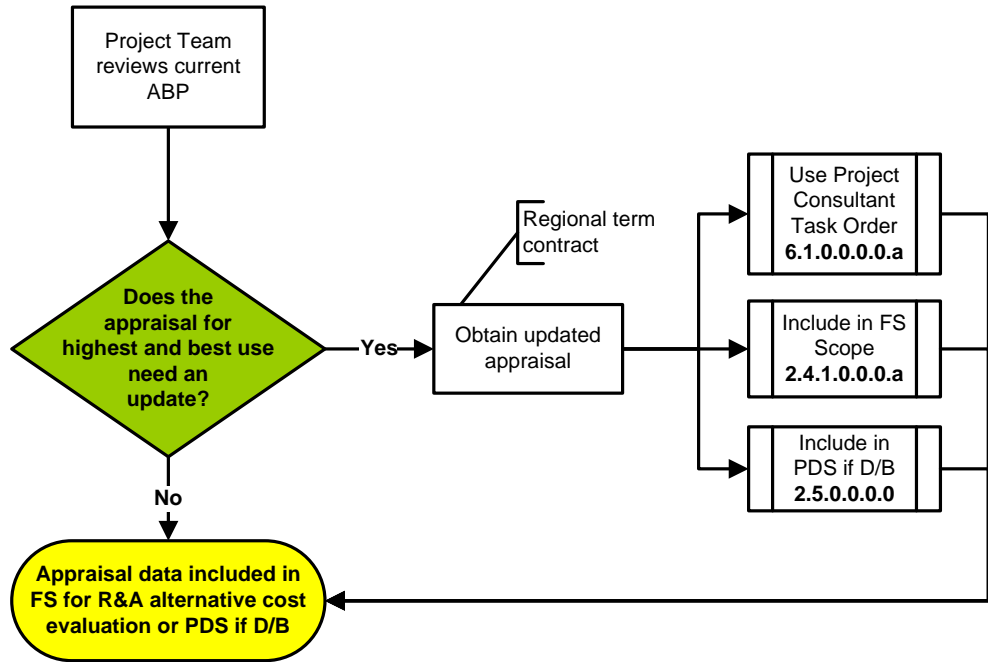
**This page applies to:**

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

**2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)**



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



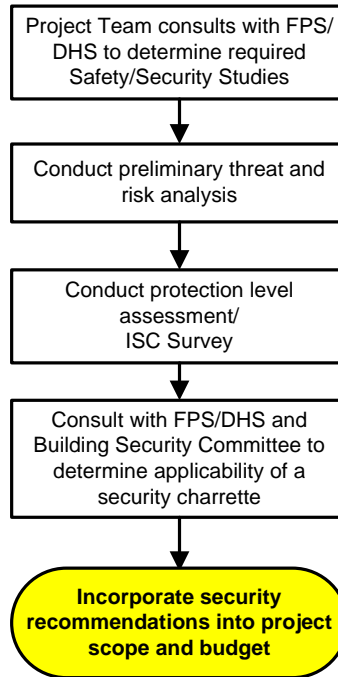
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**2.1.8.0.0.0 Safety/Security Study(ies)**

- 1.0.0.0.0 Project Management Documents
- 2.1.8.0.0.0 Safety/Security Study(ies)**
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



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

LINKS

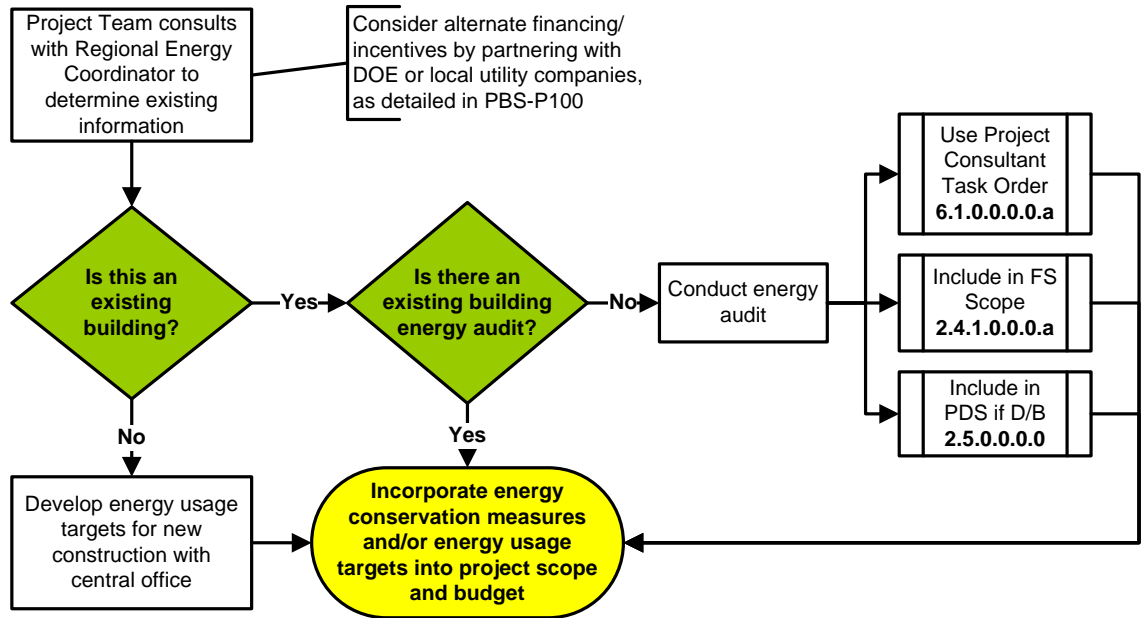
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This page applies to:

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

**2.1.9.0.0.0 Energy Conservation Audit**

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



LINKS

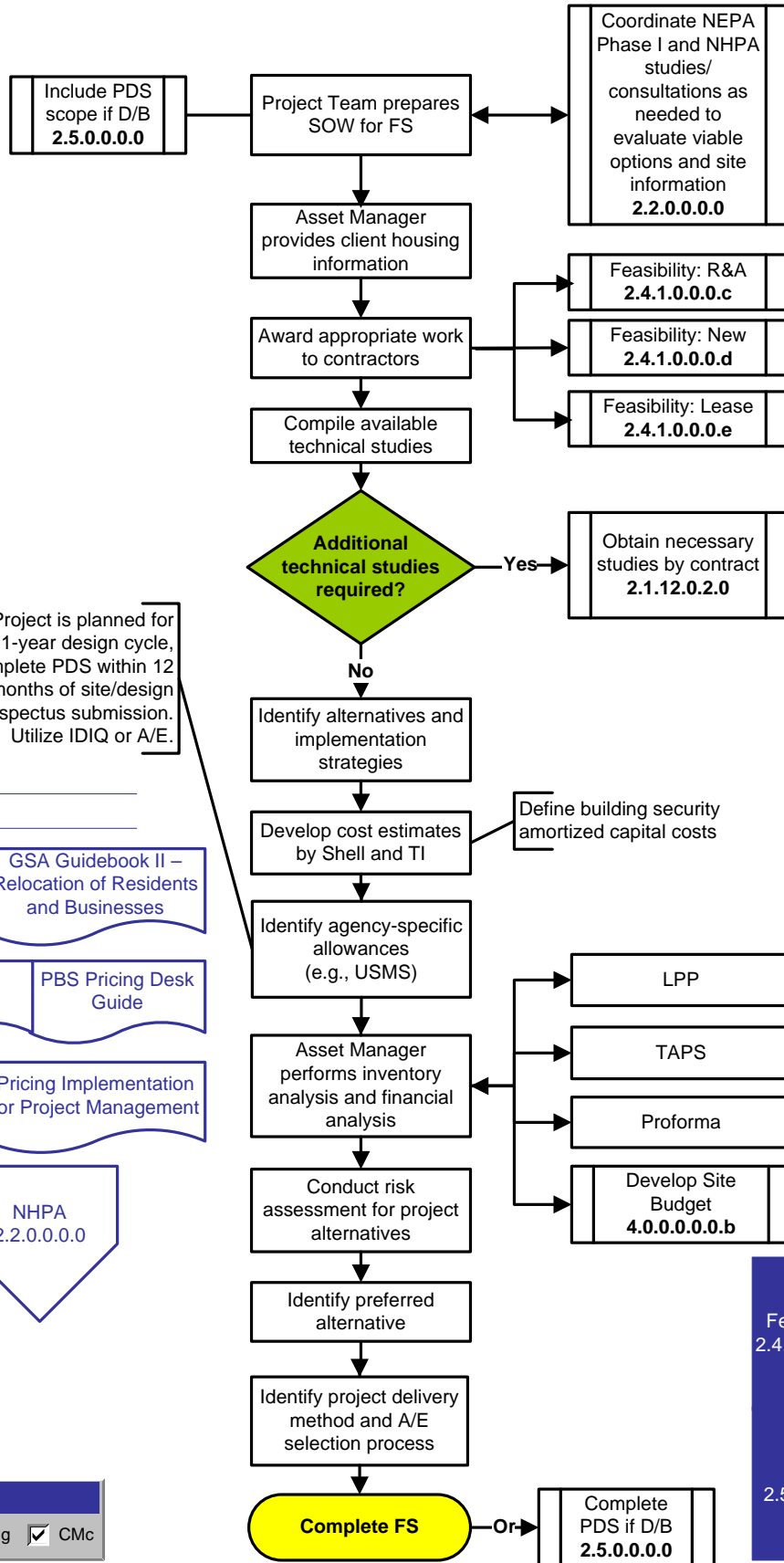
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**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.4.1.0.0.a Feasibility
- 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



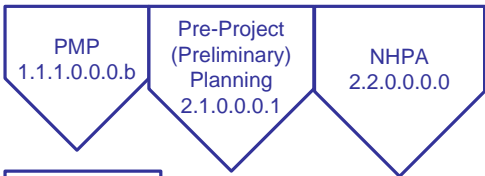
If Project is planned for 1-year design cycle, complete PDS within 12 months of site/design prospectus submission. Utilize IDIQ or A/E.

LINKS

DEP&P	GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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NEPA	NHPA	PBS Pricing Desk Guide
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Pre-Project Planning Guide	Preservation Desk Guide	Pricing Implementation for Project Management
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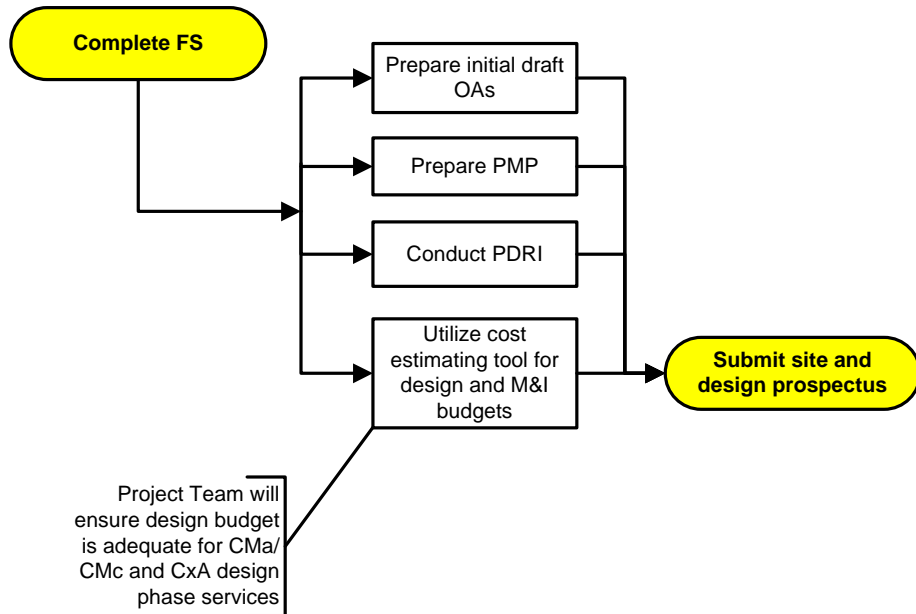
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Traditional  D/B  D/B-Bridging  CMc



**2.4.1.0.0.0.b Feasibility (Continued)**

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



**LINKS**

DEP&P      GSA Guidebook I – Acquisition of Real Property

GSA Guidebook II – Relocation of Residents and Businesses      NEPA

NHPA      PBS Pricing Desk Guide      Pre-Project Planning Guide

Pricing Implementation for Project Management      Professional Services Estimating Tool

PMP 1.1.1.0.0.0.b      Pre-Project (Preliminary) Planning 2.1.0.0.0.1      Existing Conditions Assessments 2.1.12.0.2.0

Site Acquisition 4.0.0.0.0.0.a      OAs and RENT (Overview) 8.1.0.0.0.0

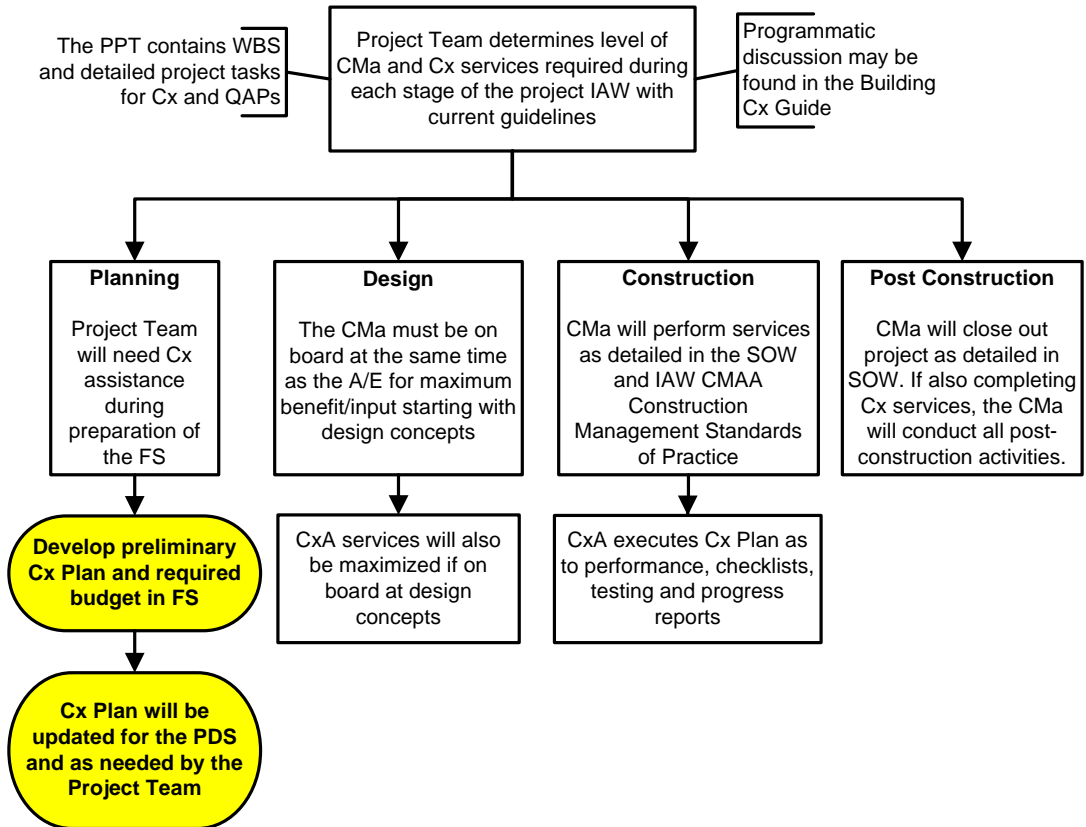
**This page applies to:**

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

**6.3.0.0.0 CMA/Commissioning Authority (Cx) Services**



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

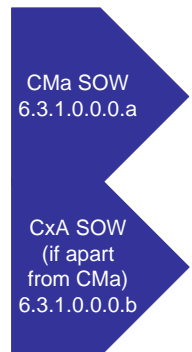


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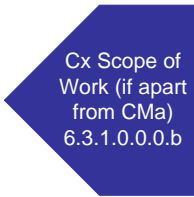
Building Cx Guide	PBS-P100	PPT
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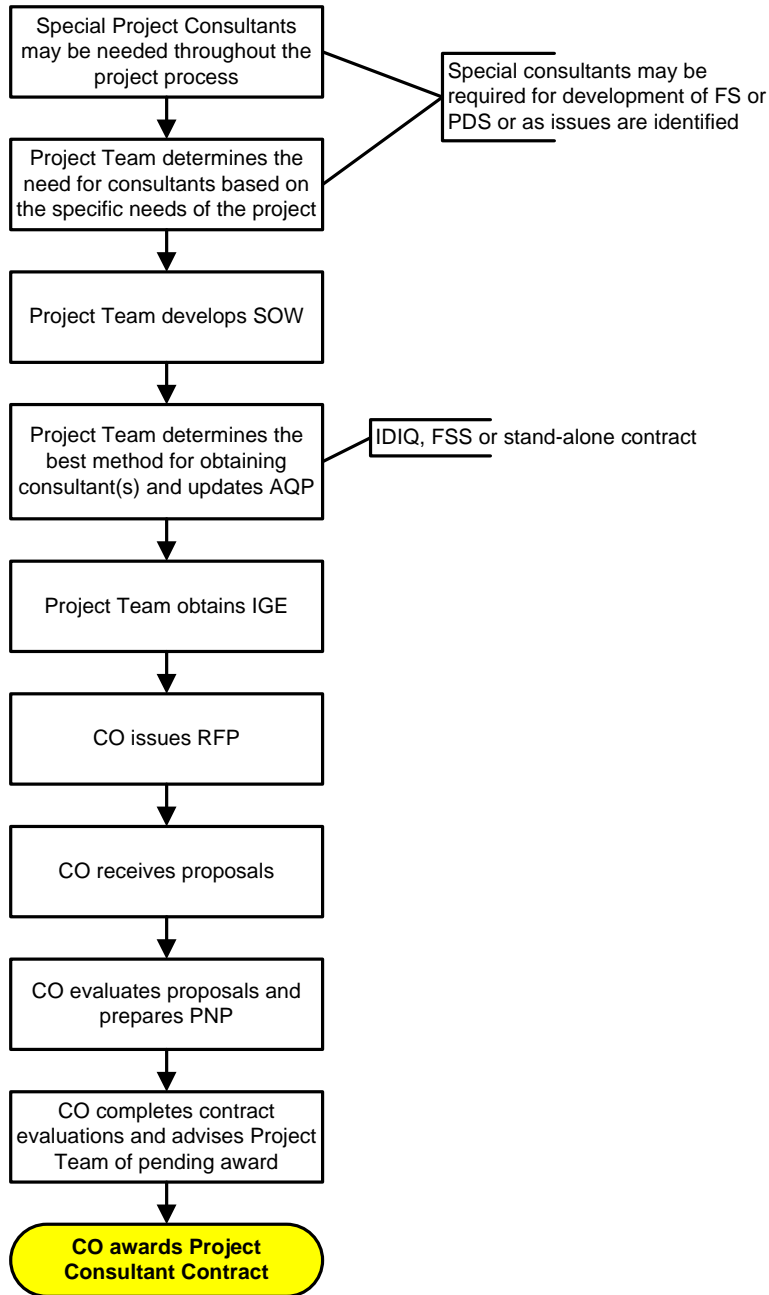
- Traditional
- D/B
- D/B-Bridging
- CMC



**6.1.0.0.0.a Project Consultant Task Order**



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



**LINKS**

Acquisition Plan	FS	PDS
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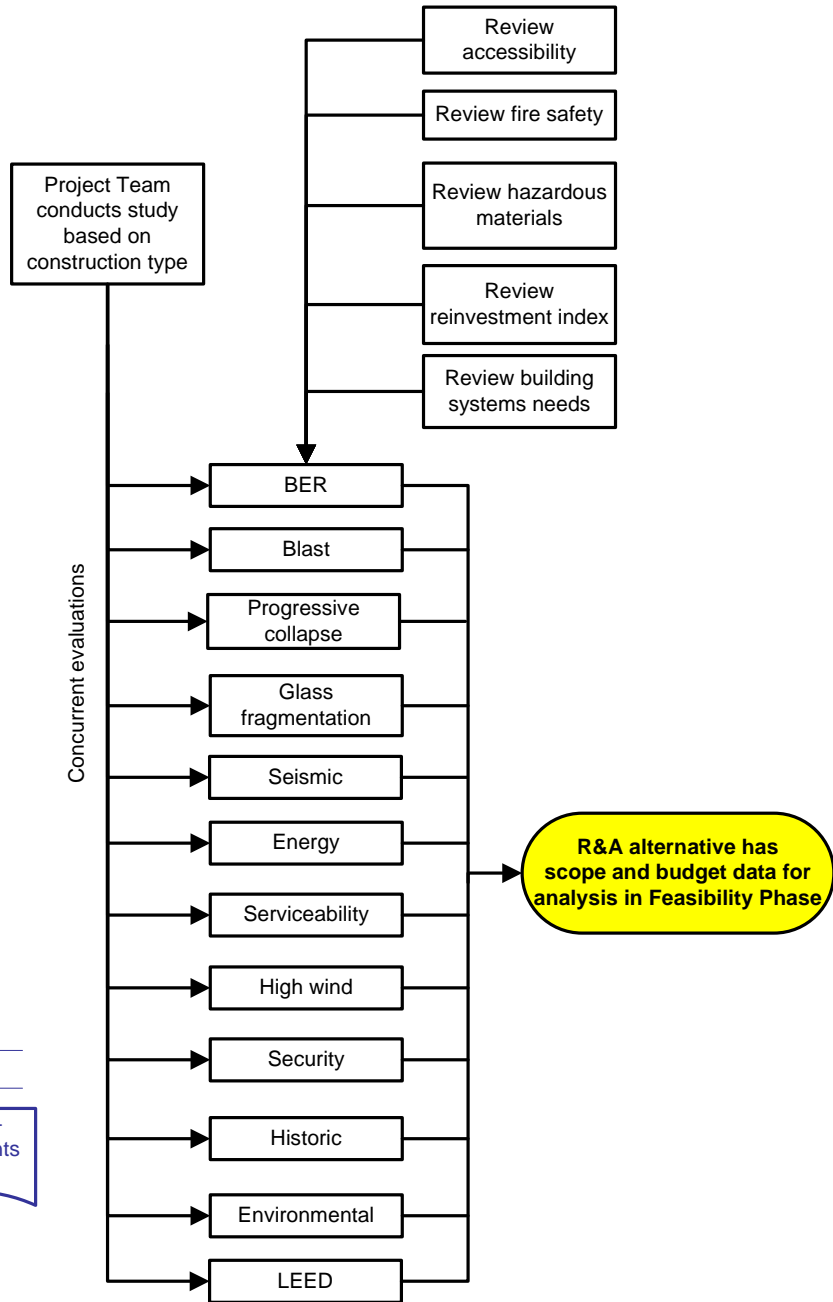
PMP Reference	Sample PNM	Sample PNP
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**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc



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



**LINKS**

GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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PBS-P100	WBDG	PMP 1.1.1.0.0.0.b
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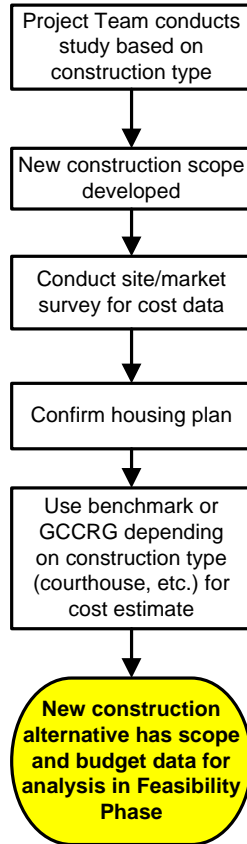
Existing Conditions Assessments 2.1.12.0.2.0	NHPA 2.2.0.0.0.0	NEPA 2.3.0.0.0.0
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**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**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: New Construction**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



**LINKS**

GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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PBS-P100	PMP 1.1.1.0.0.b
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Pre-Project (Preliminary) Planning 2.1.0.0.1	NEPA 2.3.0.0.0
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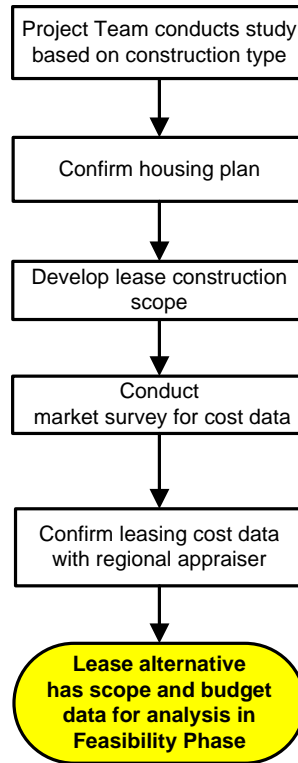
**This page applies to:**

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

**2.4.1.0.0.0.e Feasibility: Lease Construction**

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

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



**LINKS**

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

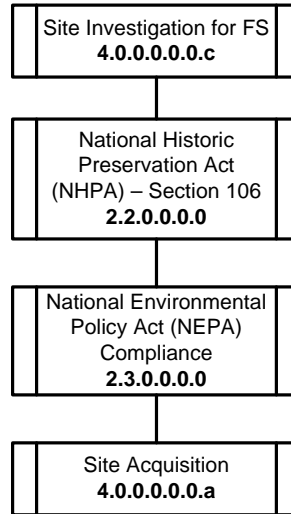
PBS-P100 | PMP 1.1.1.0.0.0.b | Pre-Project (Preliminary) Planning 2.1.0.0.0.1

NHPA 2.2.0.0.0.0 | NEPA 2.3.0.0.0.0

**This page applies to:**

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

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



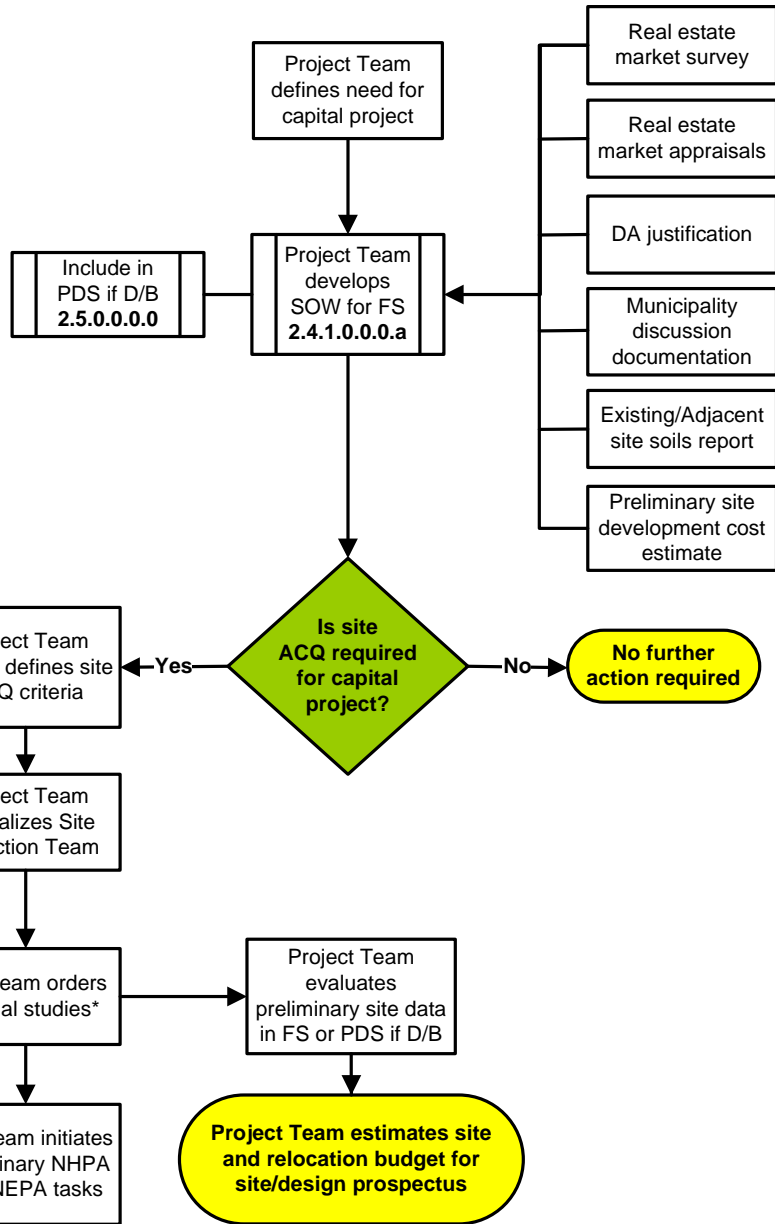
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



**4.0.0.0.0.b Site Investigation Tasks for FS**

- 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.b Site Investigation Tasks for FS**
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Fact Sheet on Executive Order 13006

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**4.0.0.0.0.c Site Investigation for FS**



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

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

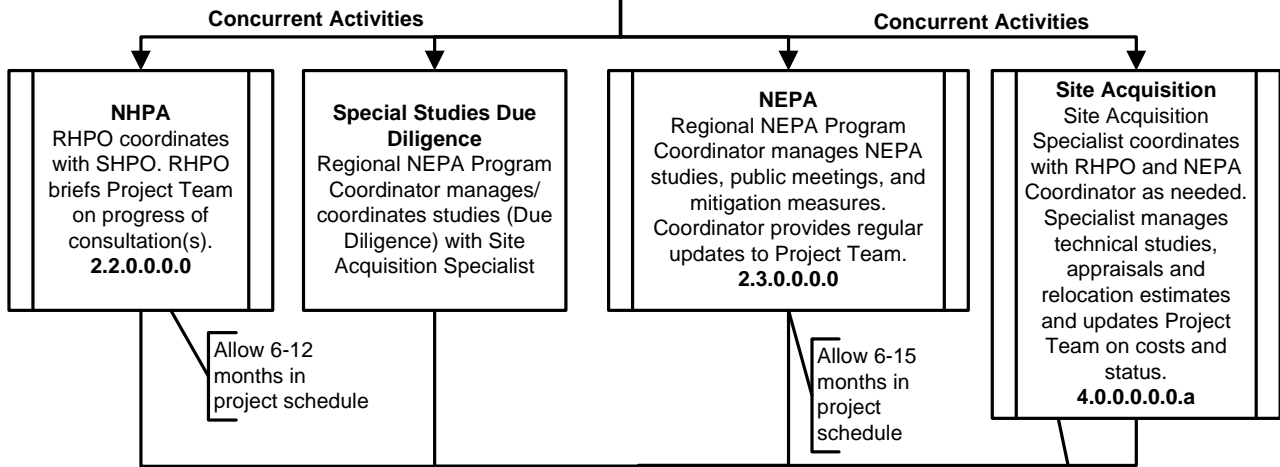
Project Team will examine project needs and determine the level of informal investigation to be completed prior to formal Site Selection process

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

Project Team assigns team roles and responsibilities

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

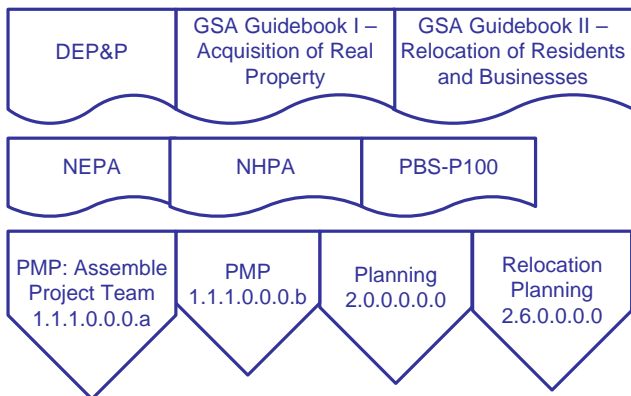
The process commences with the FS and continues through site selection, design and construction as project needs dictate



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

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

**LINKS**



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

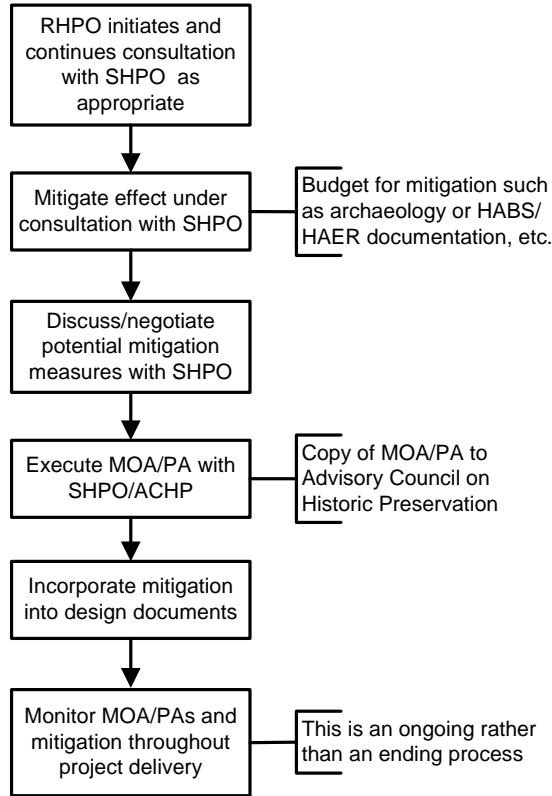


**This page applies to:**

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

**2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition**

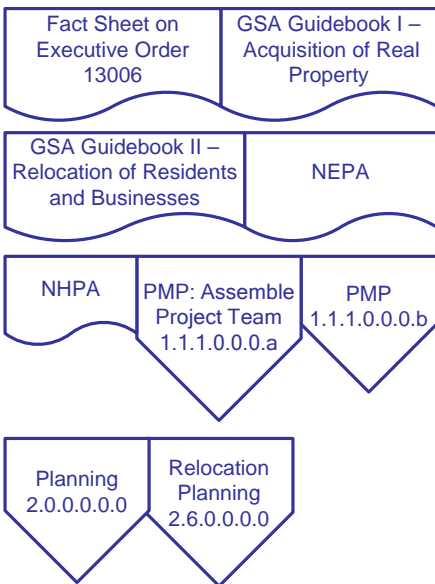
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



RHPO updates Project Team as needed

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

LINKS



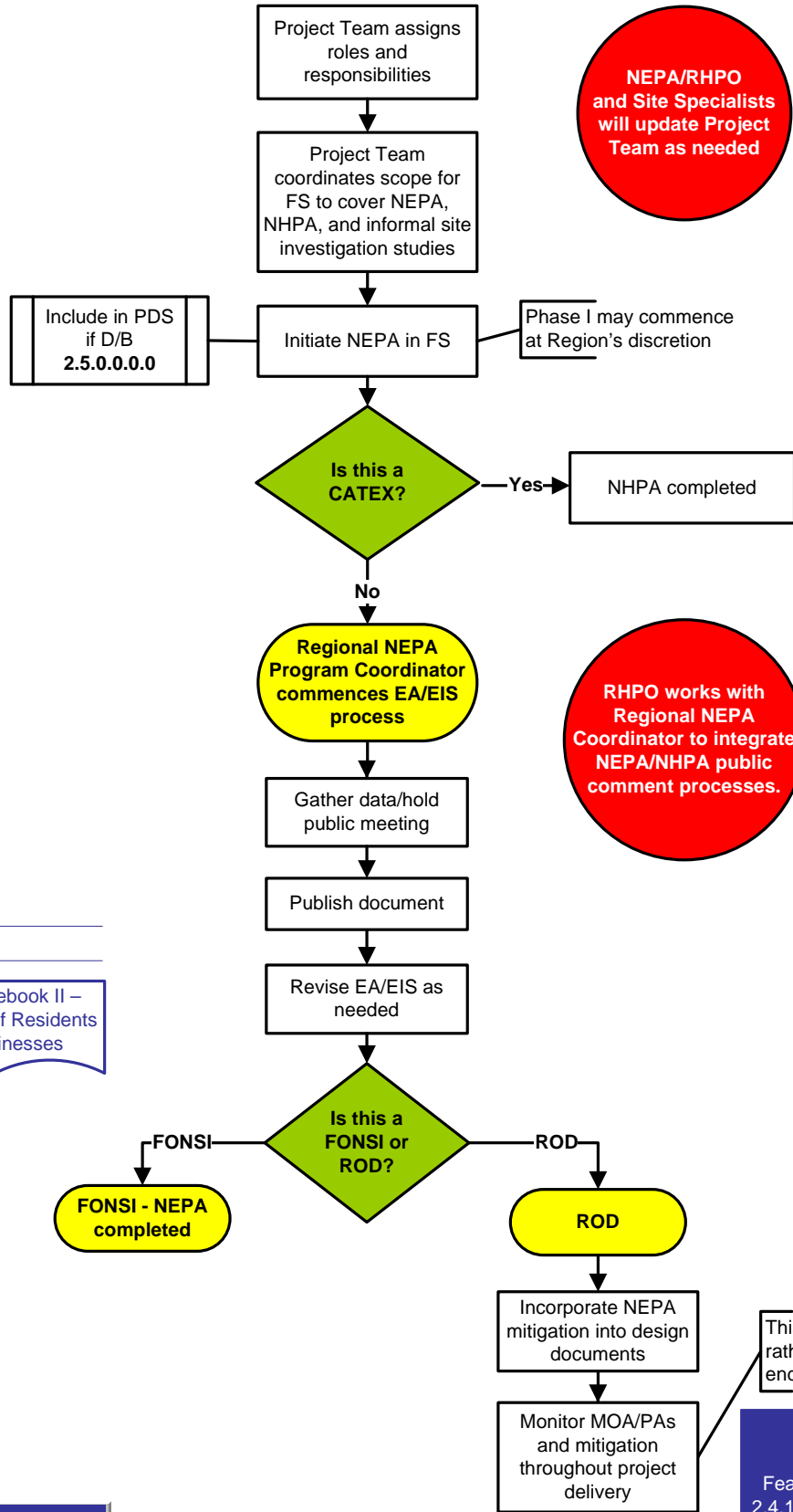
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**2.3.0.0.0.0 NEPA Tasks for FS through Site Acquisition**



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



LINKS

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

NEPA	NHPA
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PMP: Assemble Project Team 1.1.1.0.0.0.a	PMP 1.1.1.0.0.0.b
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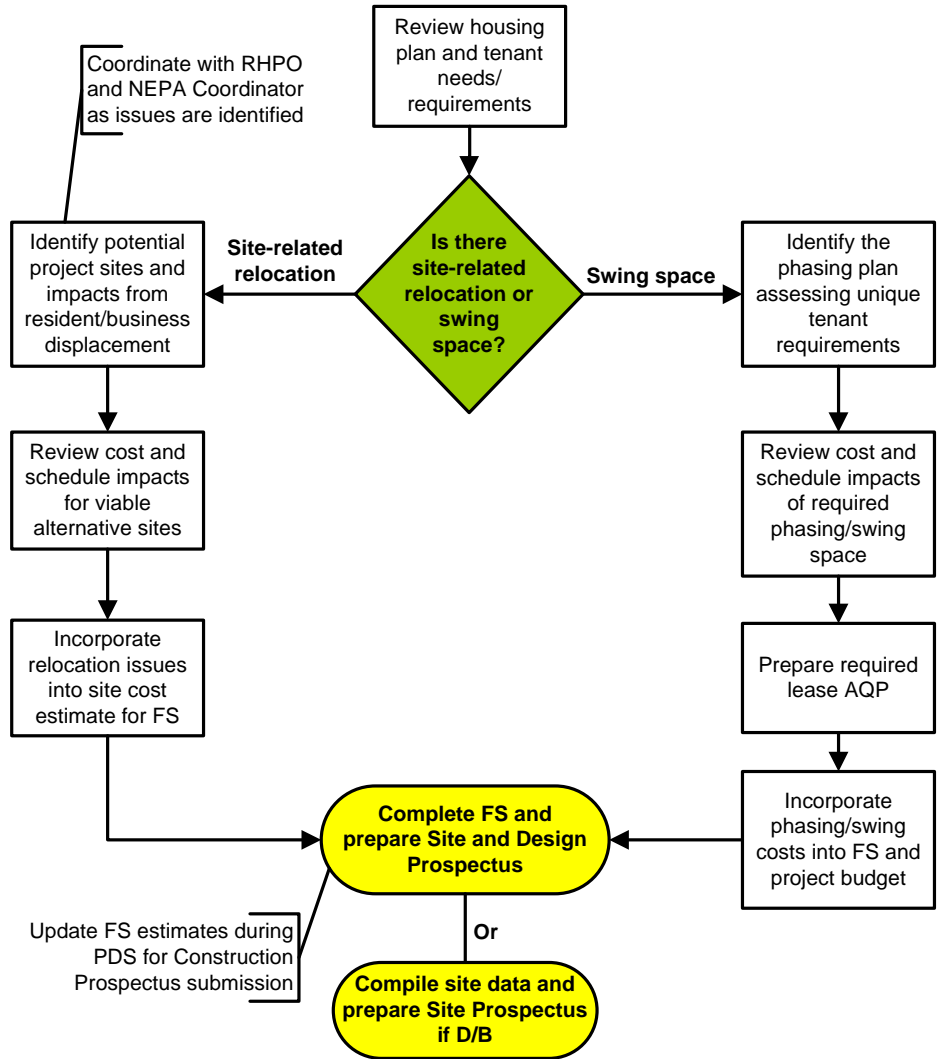
Planning 2.0.0.0.0.0	Relocation Planning 2.6.0.0.0.0
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**This page applies to:**

<input checked="" type="checkbox"/> Traditional	<input checked="" type="checkbox"/> CMc	<input checked="" type="checkbox"/> D/B	<input checked="" type="checkbox"/> D/B-Bridging
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- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.6.0.0.0.0 Relocation Planning**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

Fact Sheet on Executive Order 13006	GSA Guidebook I – Acquisition of Real Property
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GSA Guidebook II – Relocation of Residents and Businesses	PBS Pricing Desk Guide
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Planning 2.0.0.0.0.0.a	Site Acquisition 4.0.0.0.0.0.a
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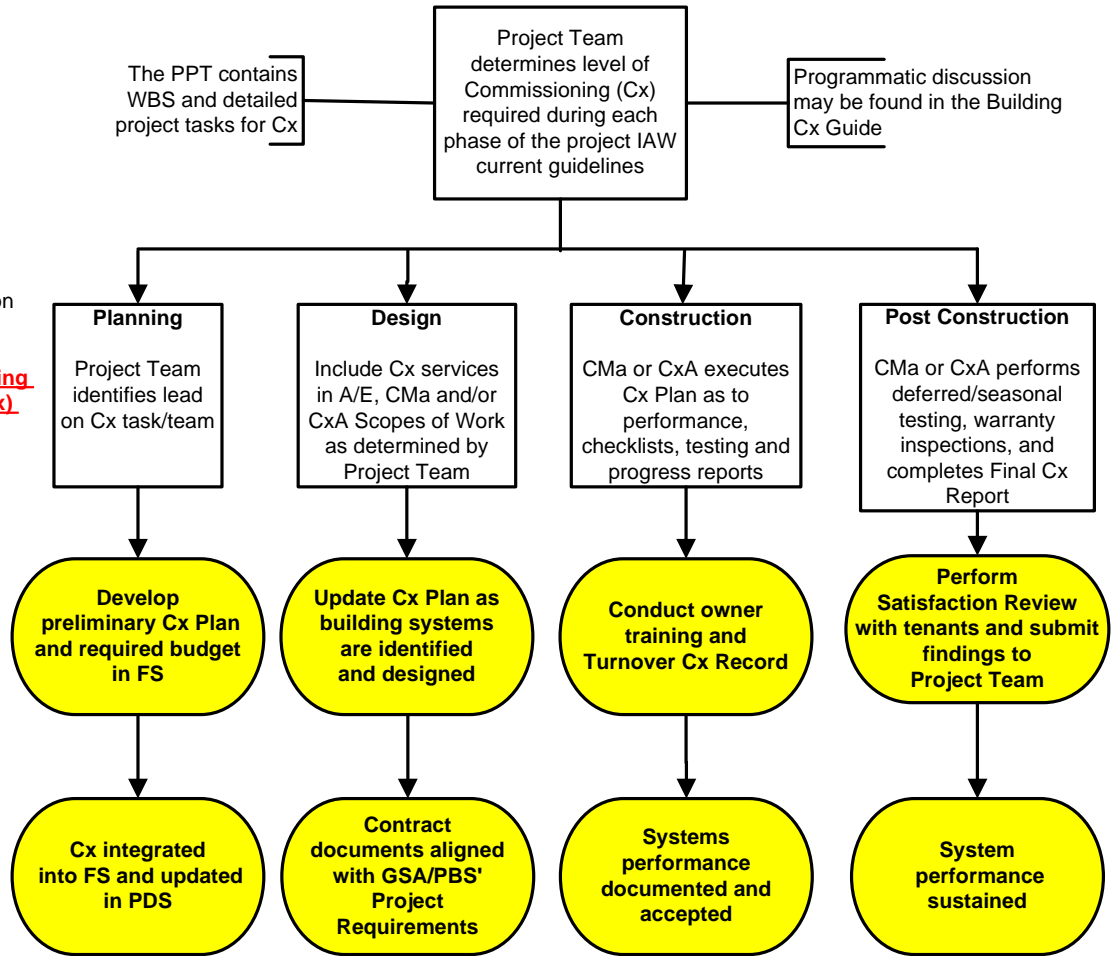
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**1.1.2.0.0.0 Commissioning Authority (Cx) (Overview)**



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



**LINKS**

Building Cx Guide	PBS-P100	PPT
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Professional Services Estimating Tool

**This page applies to:**

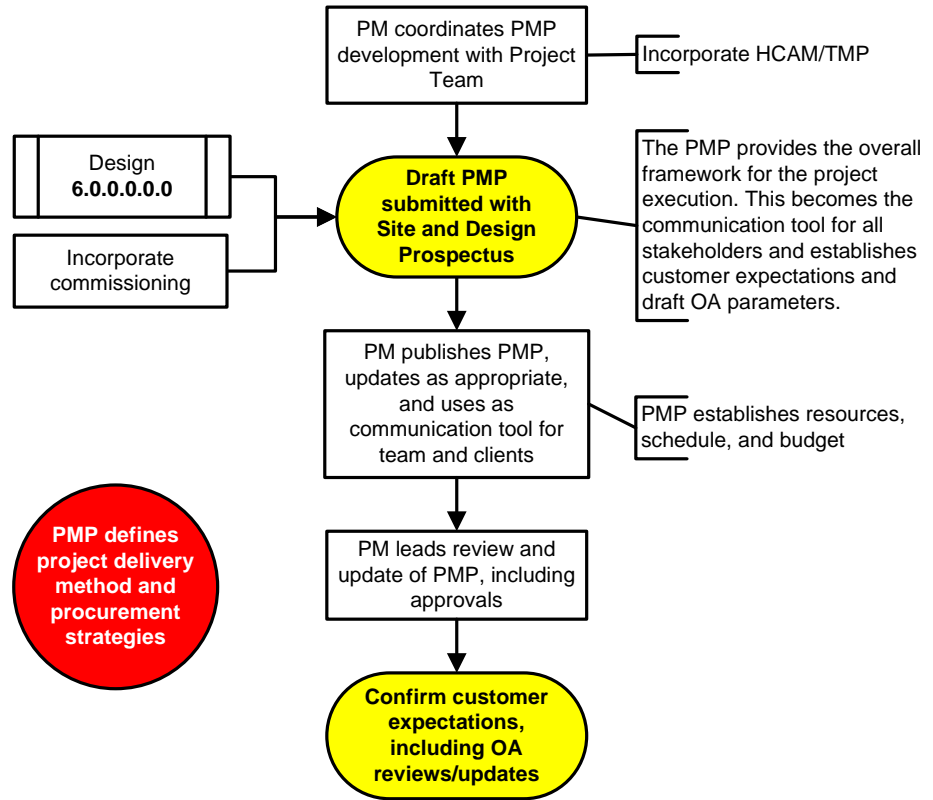
- Traditional
- D/B
- D/B-Bridging
- CMc

**1.1.1.0.0.0.b Project Management Plan (PMP)**

1.0.0.0.0.0 Project Management Documents

**1.1.1.0.0.0.b Project Management Plan (PMP)**

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



**LINKS**

Acquisition Plan FAR Part 7 | Building Cx Guide

PMP Examples | PMP Template (PIP)

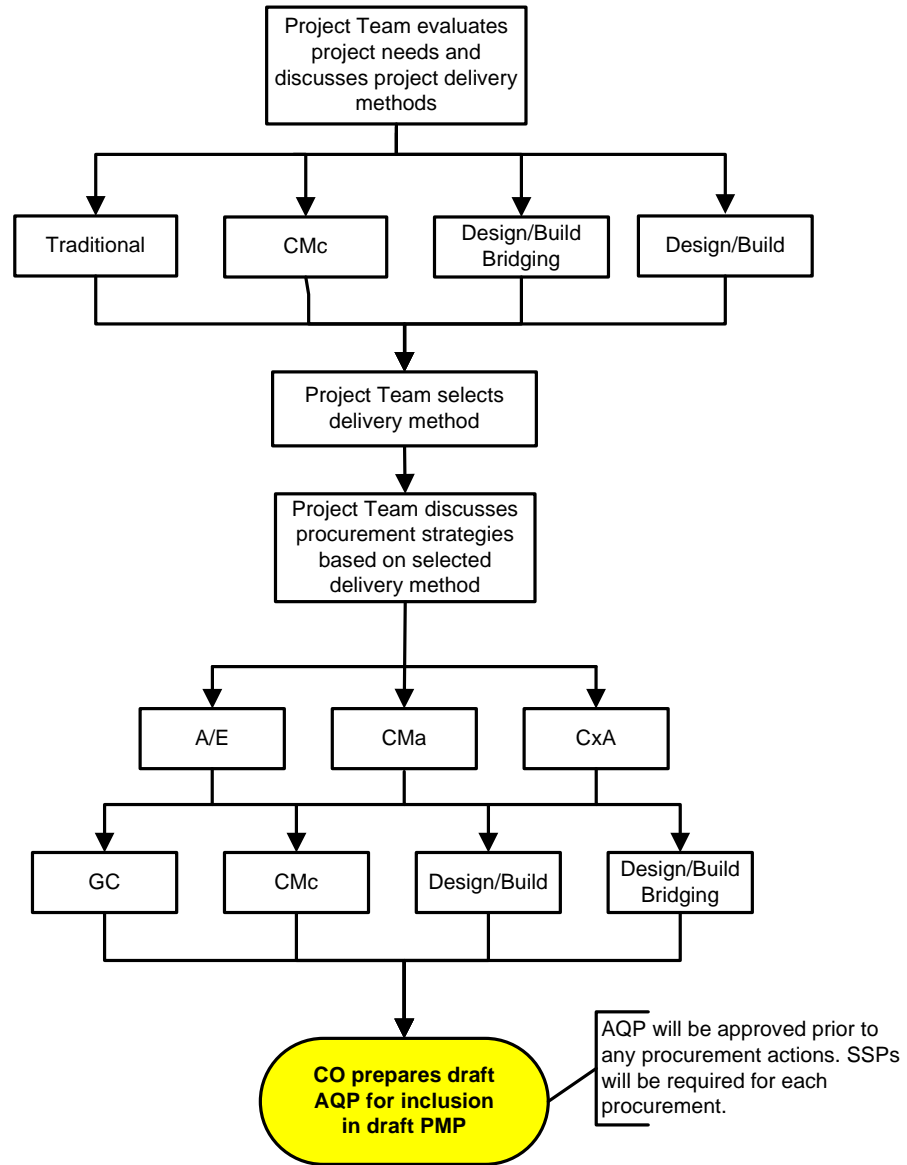
Feasibility  
2.4.1.0.0.0.a

**This page applies to:**

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

**1.1.1.0.0.c Acquisition Plan Program/Project**

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



**LINKS**

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

**This page applies to:**

- Traditional 
  D/B 
  D/B-Bridging 
  CMc





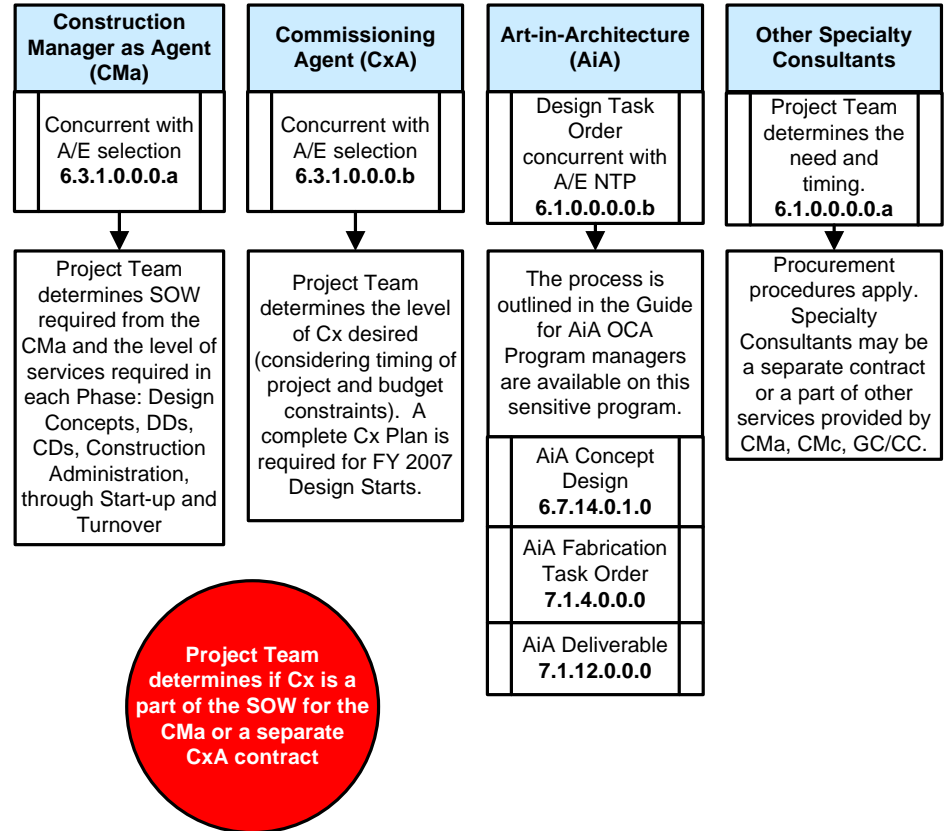
**1.1.1.0.0.0.e Procurement Snapshot (Continued)**

1.0.0.0.0 Project Management Documents

**1.1.1.0.0.0.e Procurement Snapshot (Continued)**

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

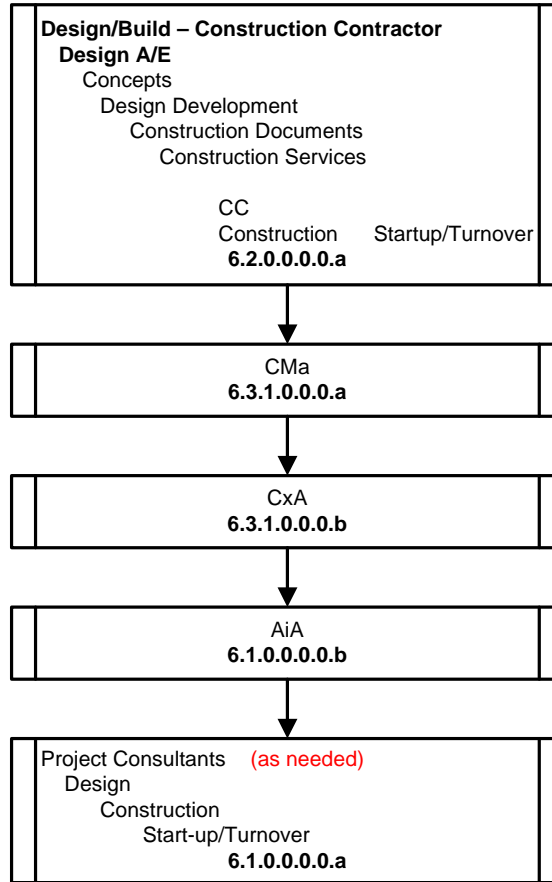
**REQUIRED PROFESSIONAL SERVICES FOR CAPITAL CONSTRUCTION PROJECTS:**



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

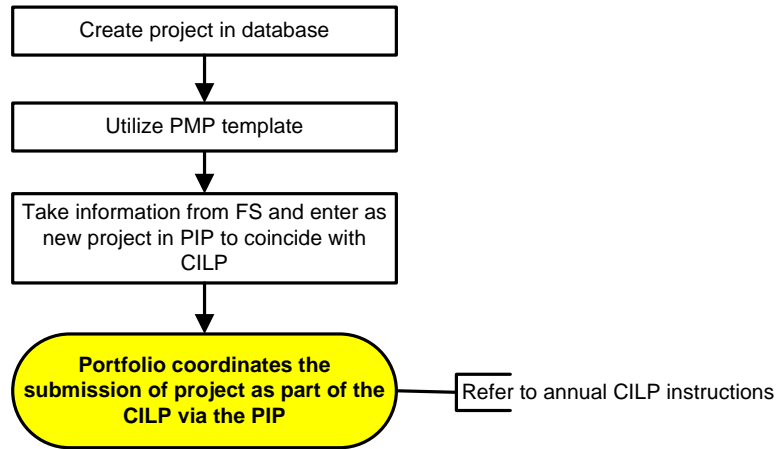
- 1.0.0.0.0.0 Project Management Documents
- 1.1.1.0.0.0.f Procurement Recap**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

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



**LINKS**



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

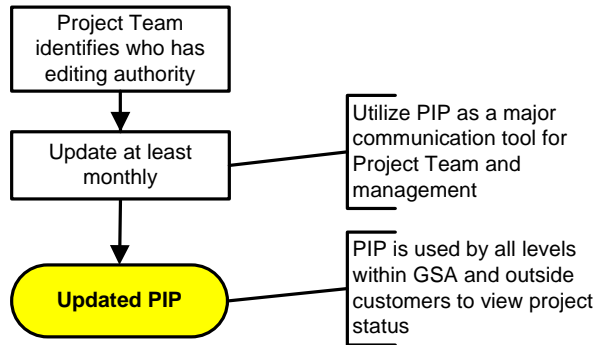




# 1.0.0.0.0 Project Management Documents Design/Build

## 1.1.3.2.0.0 Project Updates in PIP

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



### LINKS



**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc



1.0.0.0.0 Project Management Documents

**1.1.5.0.0.0 Project Website(s)**

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/Funding

4.0.0.0.0 Site Acquisition

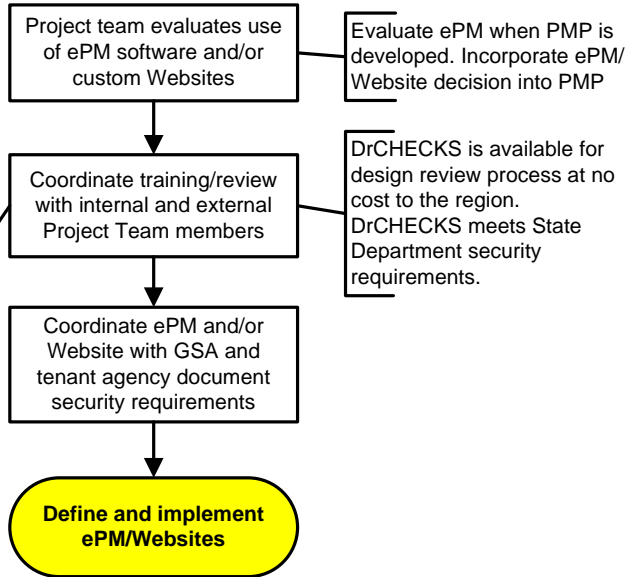
5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0 Tenant Occupancy

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



LINKS

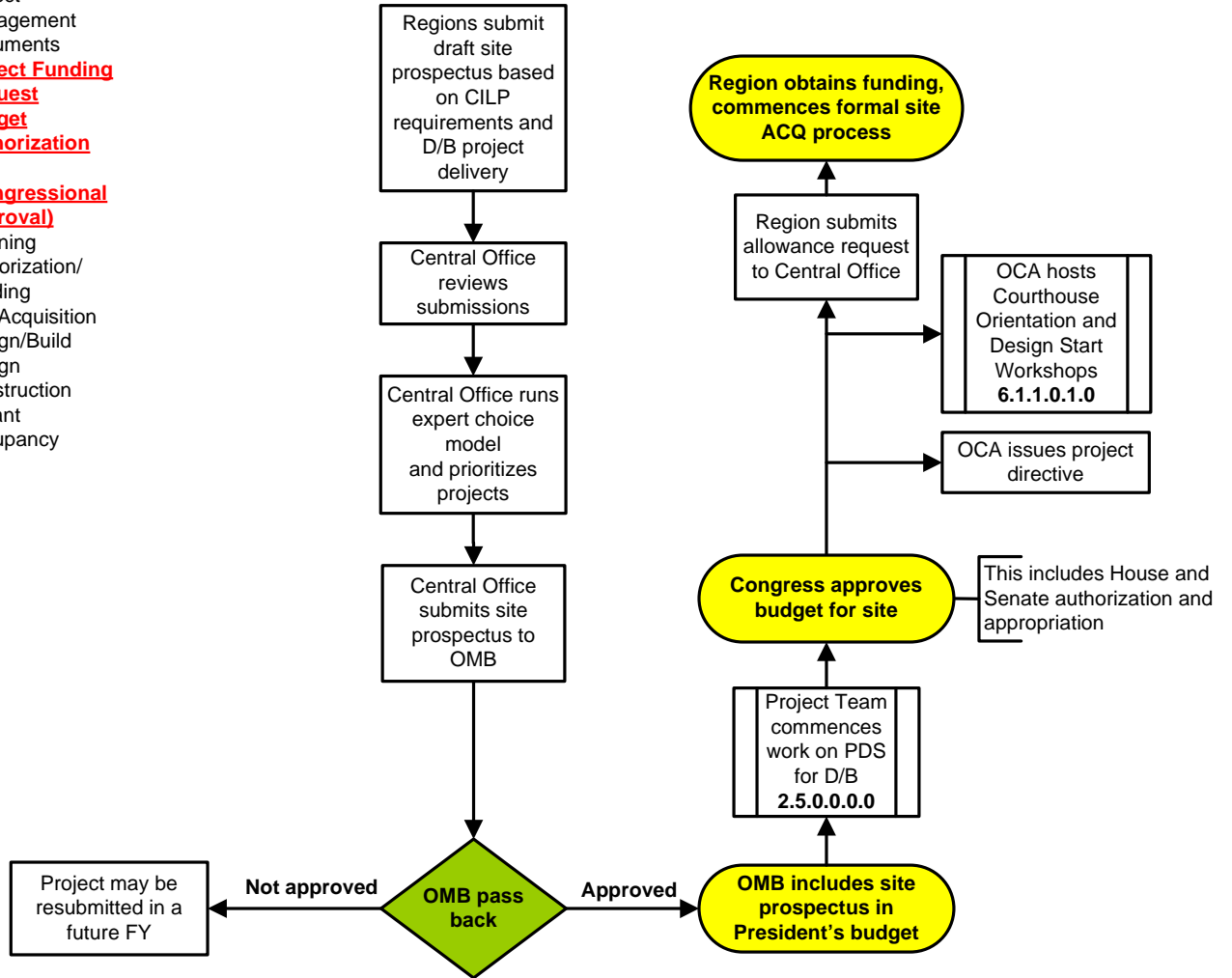
DrCHECKS | GSA Document Security Requirements

NISPOM (Classified Documents)

This is for sensitive but not classified documents

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

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

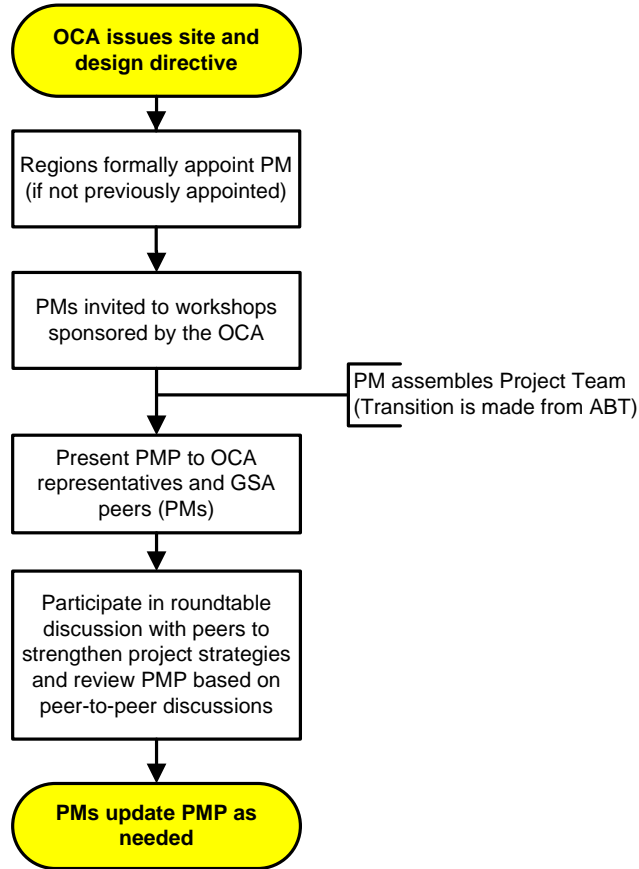


**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

**6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop**

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



LINKS

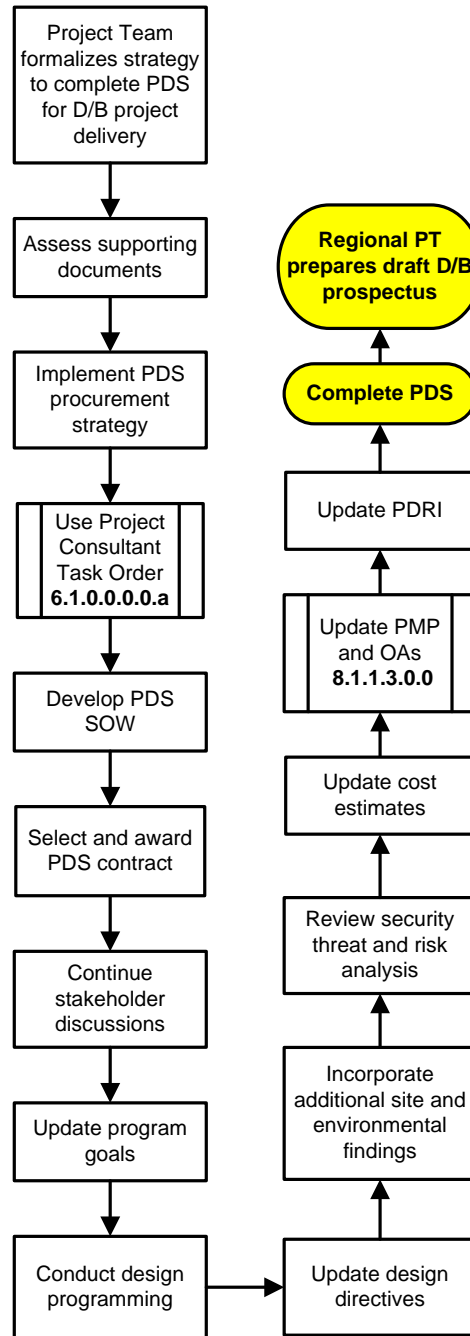
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



**2.5.0.0.0.0 Program Development Study (PDS)**

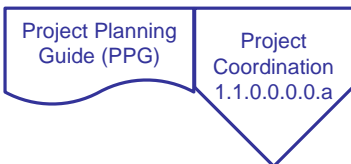
- 1.0.0.0.0.0 Project Management Documents
- 2.5.0.0.0.0 Program Development Study (PDS)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**If R&A:** Verify and revise FS estimate. Create uniform-Level III by Shell and TI.  
**If New Construction:** Review and update benchmarks.

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

LINKS

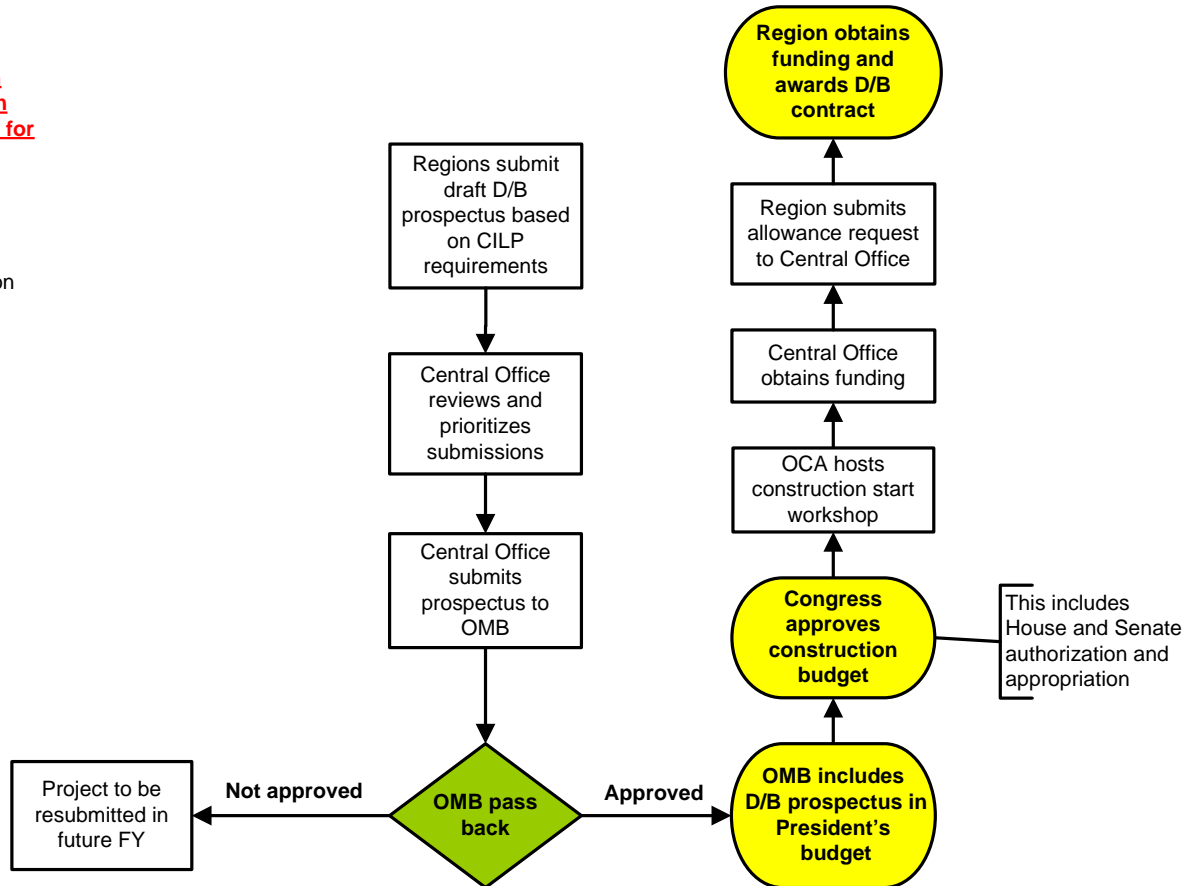


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**3.4.0.0.0.0 Construction Authorization (Prospectus) for  
D/B Project Delivery**

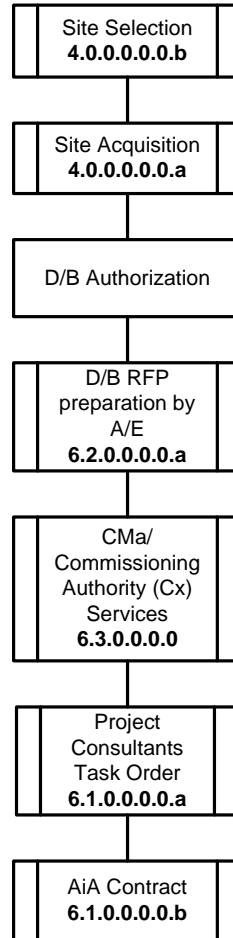
- 1.0.0.0.0.0 Project Management Documents
- 3.4.0.0.0.0 Construction Authorization (Prospectus) for D/B Project Delivery**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0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



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

- 1.0.0.0.0 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



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

**LINKS**

DEP&P      FAR

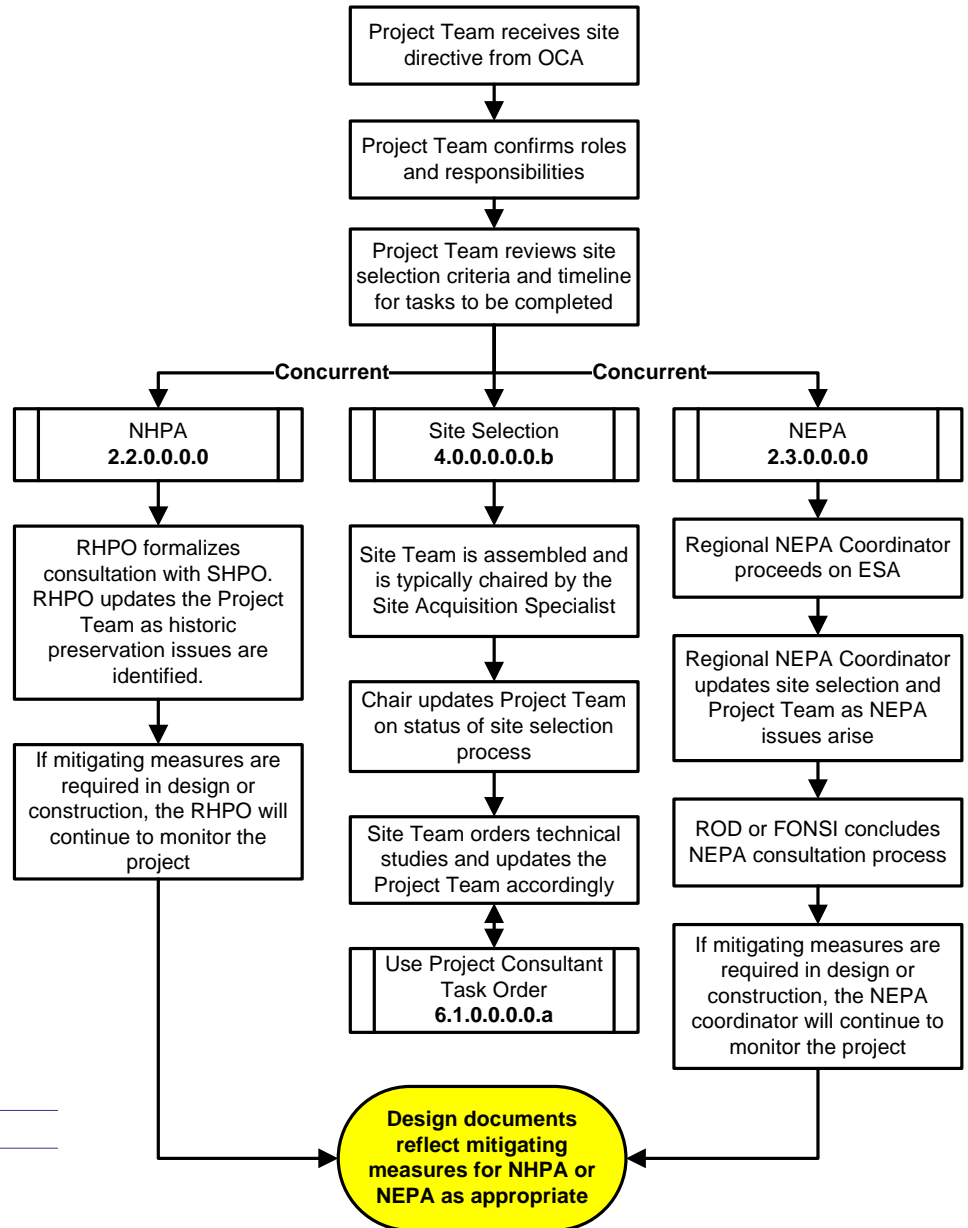
GSAM      Site Acquisition

**This page applies to:**

Traditional  
  D/B  
  D/B-Bridging  
  CMc

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

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



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

**LINKS**

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

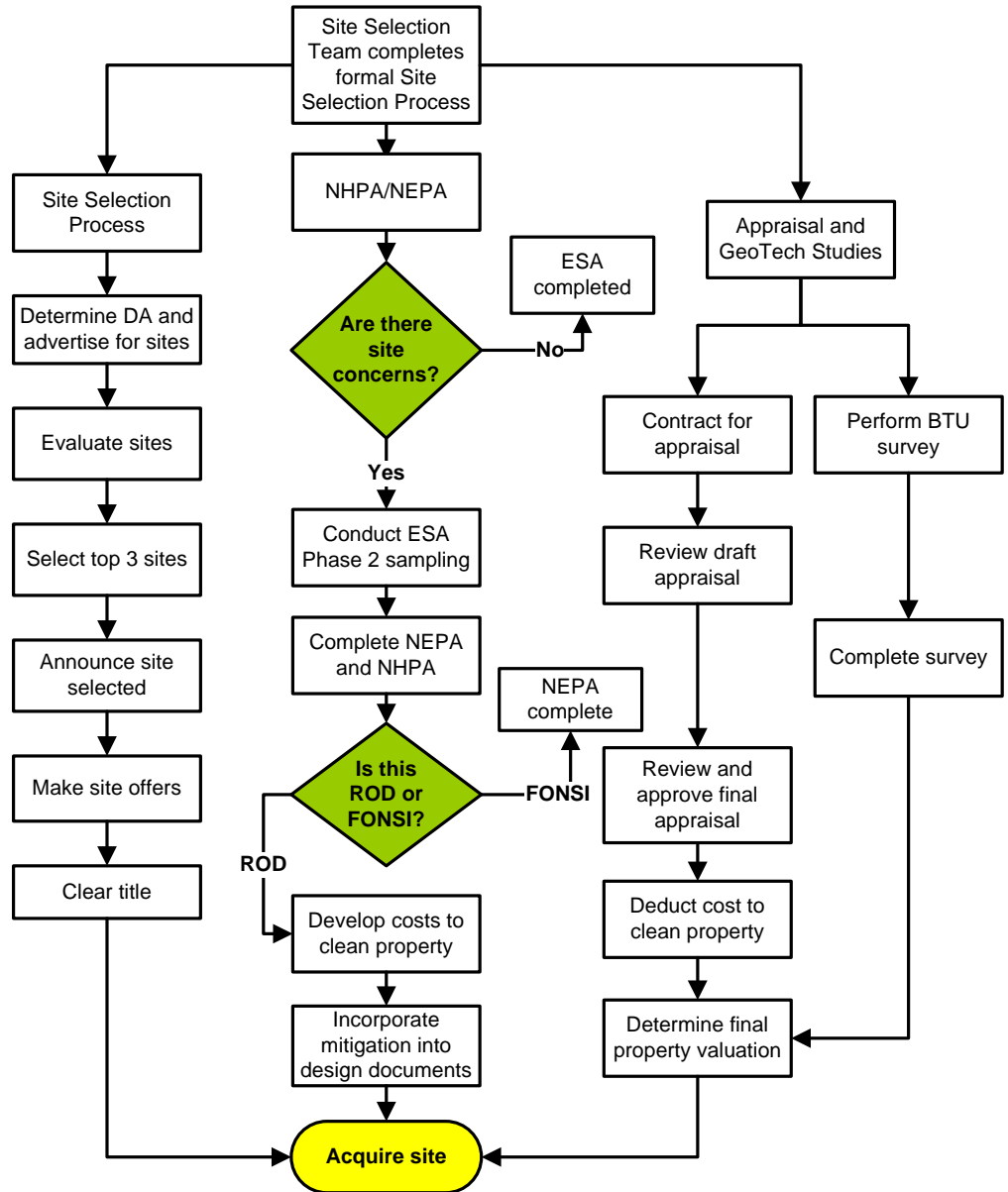
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

**4.2.0.0.0.0 Site Acquisition (Overview)**

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



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

Construction Award cannot occur without clear title to site

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

LINKS

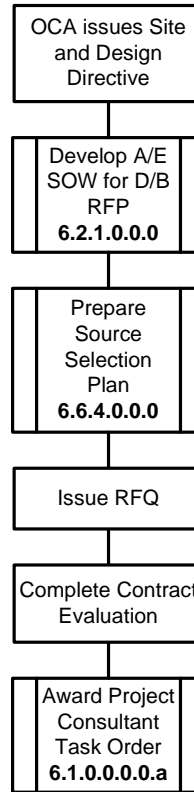
- GSA Guidebook I – Acquisition of Real Property
- Relocation Planning 2.6.0.0.0.0

**This page applies to:**

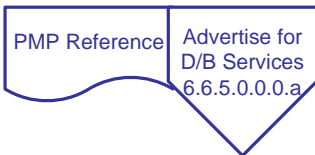
Traditional  D/B  D/B-Bridging  CMc

**6.2.0.0.0.a 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
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.0.0.0.a A/E Procurement (Overview)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



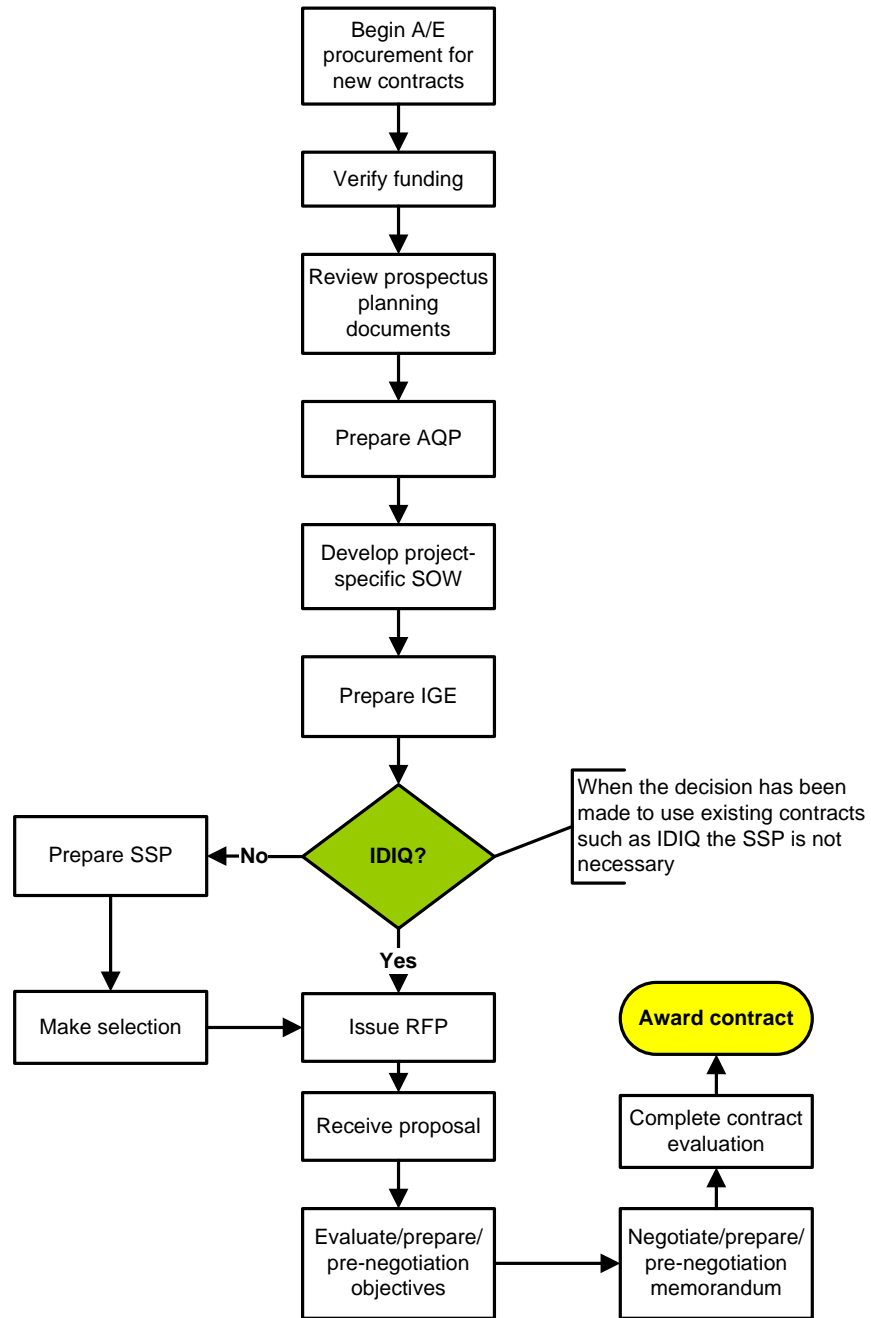
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc



**6.2.0.0.0.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
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.0.0.0.0.b A/E Procurement Task Order for D/B RFP Preparation**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

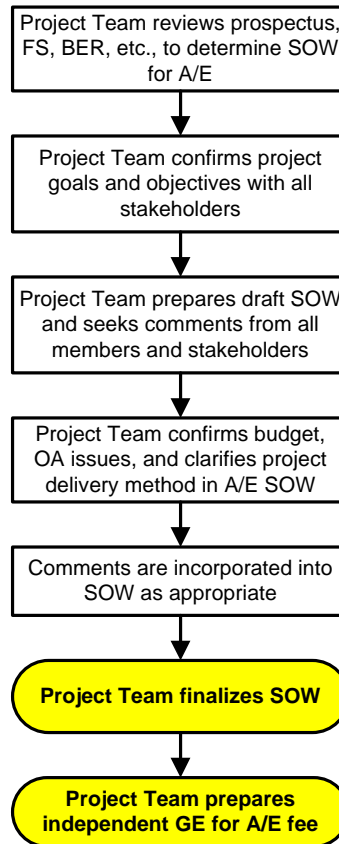
FS	PDS	PMP Reference
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This page applies to:

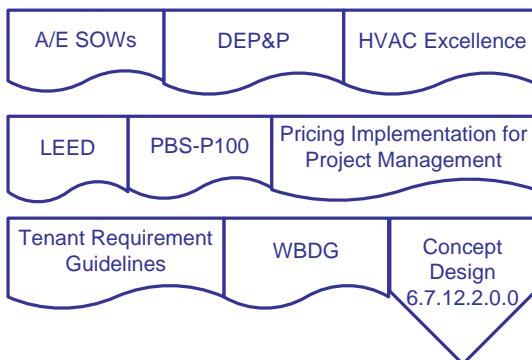
- Traditional 
  D/B 
  D/B-Bridging 
  CMc

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

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



**LINKS**



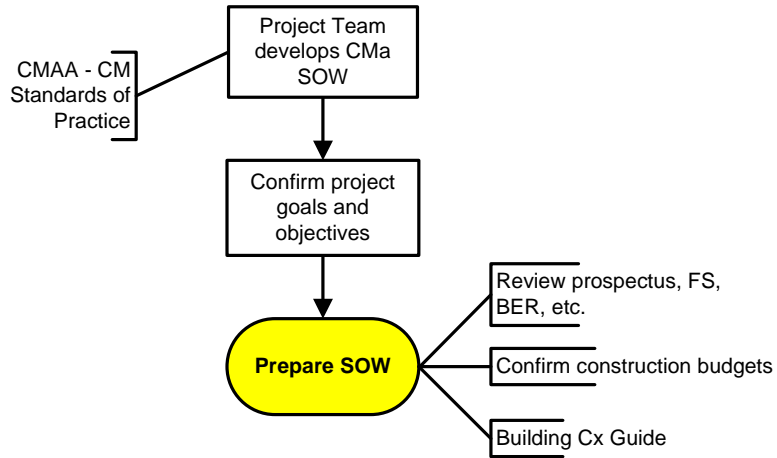
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc



**6.3.1.0.0.0.a CMA Scope of Work**

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



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

**LINKS**

CMAA Standards      DEP&P

HVAC Excellence      LEED      PBS-P100

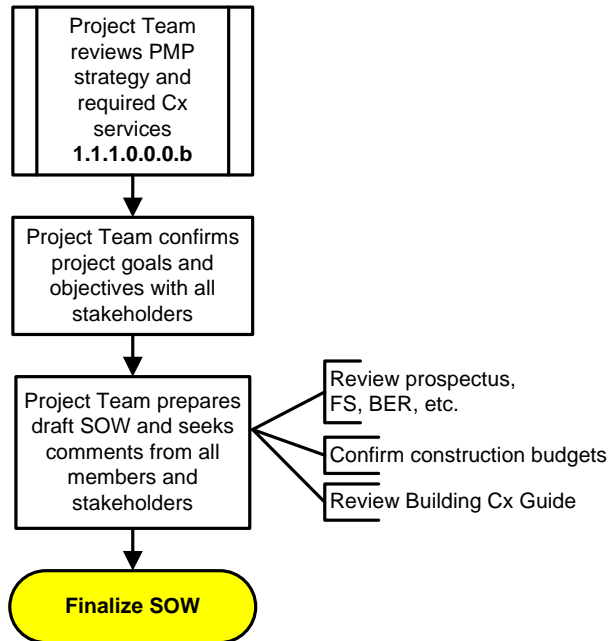
Pricing Implementation for Project Management      SOW Examples

**This page applies to:**

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

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

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



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

**LINKS**

Building Cx Guide    DEP&P    HVAC Excellence

LEED    PBS-P100

Pricing Implementation for Project Management    SOW Examples

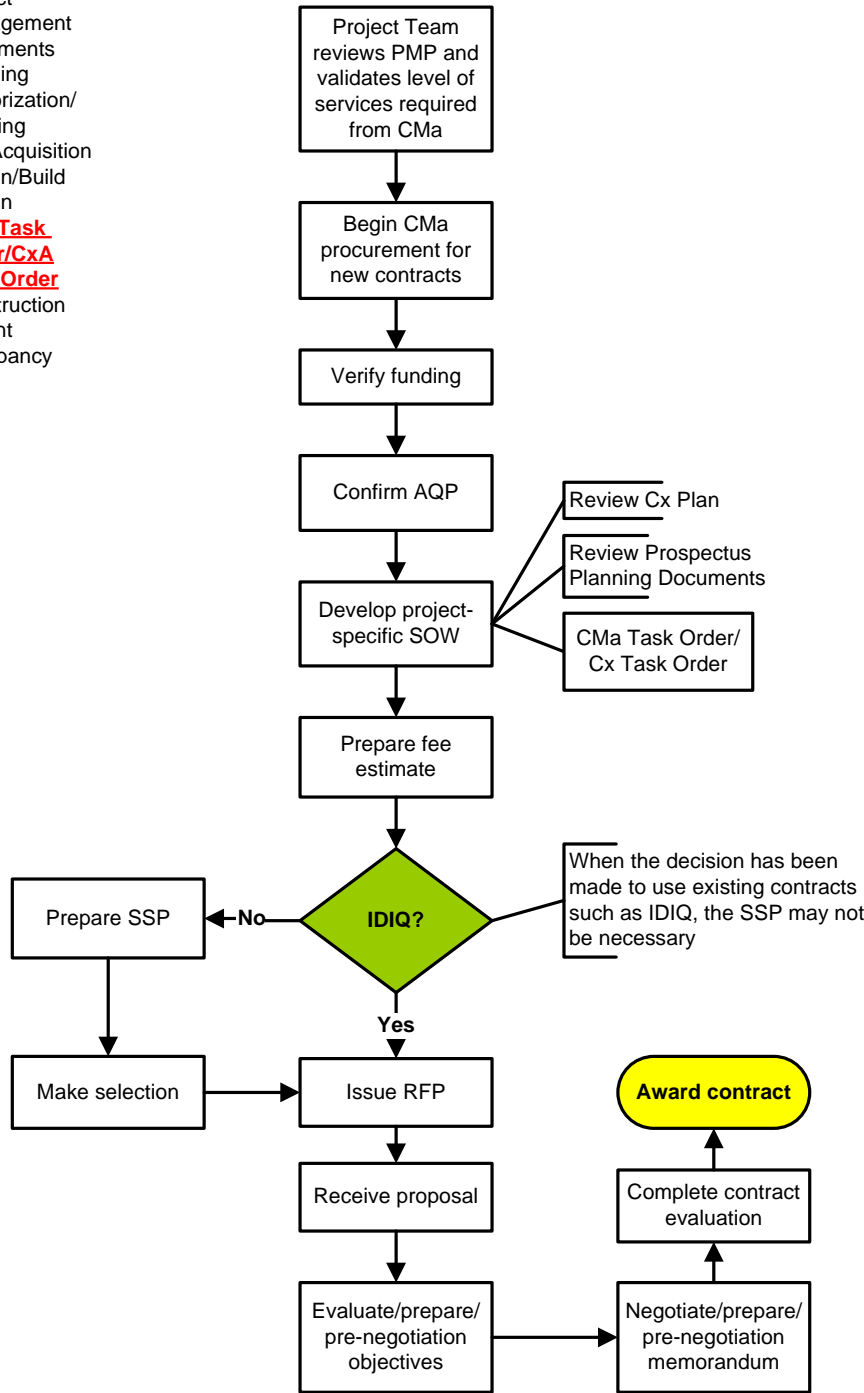
**This page applies to:**

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



**6.3.2.0.0.0 CMA Task Order/ CxA Task Order**

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



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

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

**LINKS**

FS	PDS	PMP Reference
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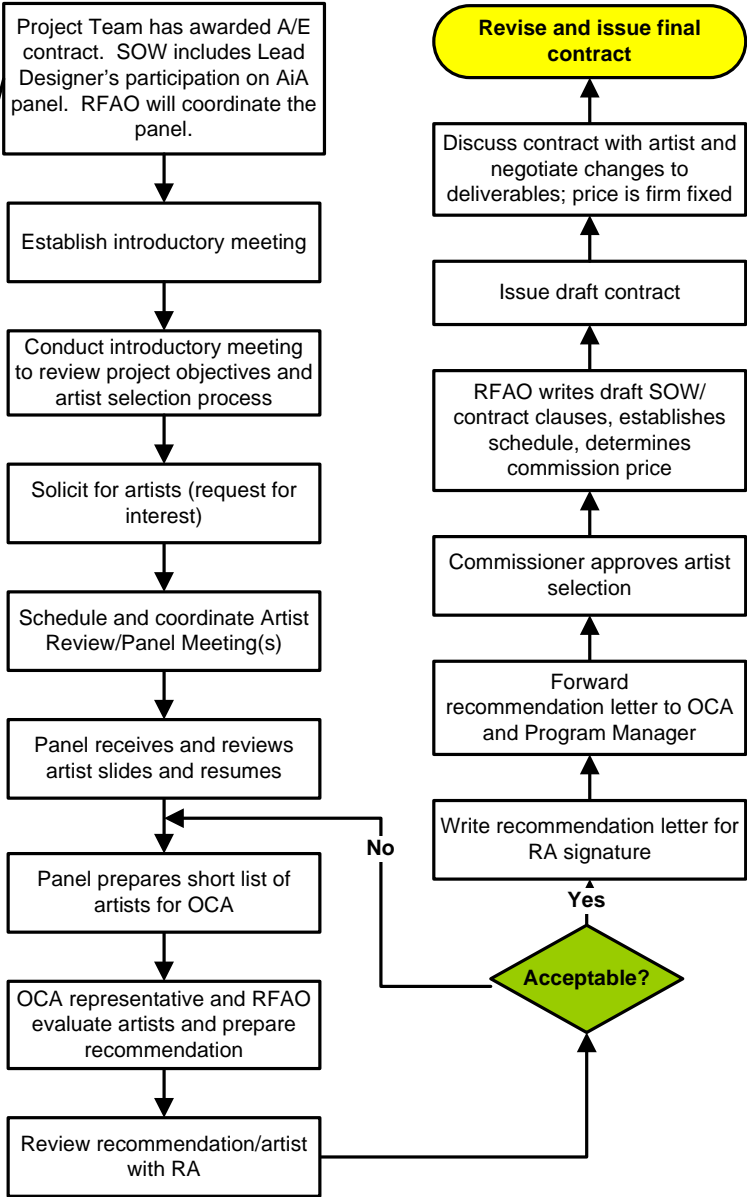
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.1.0.0.0.b Art-in-Architecture Contract**

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

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



LINKS

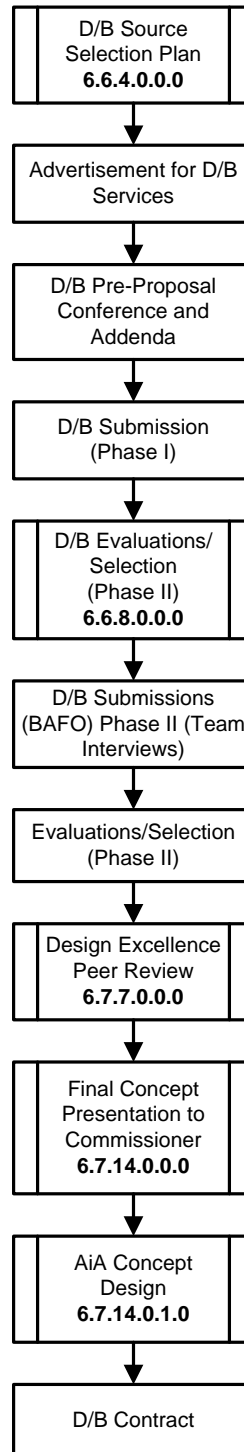
Fine Arts Desk Guide

This page applies to:

Traditional  D/B  D/B-Bridging  CMc

**6.6.0.0.0 Design/Build Procurement (Overview)**

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



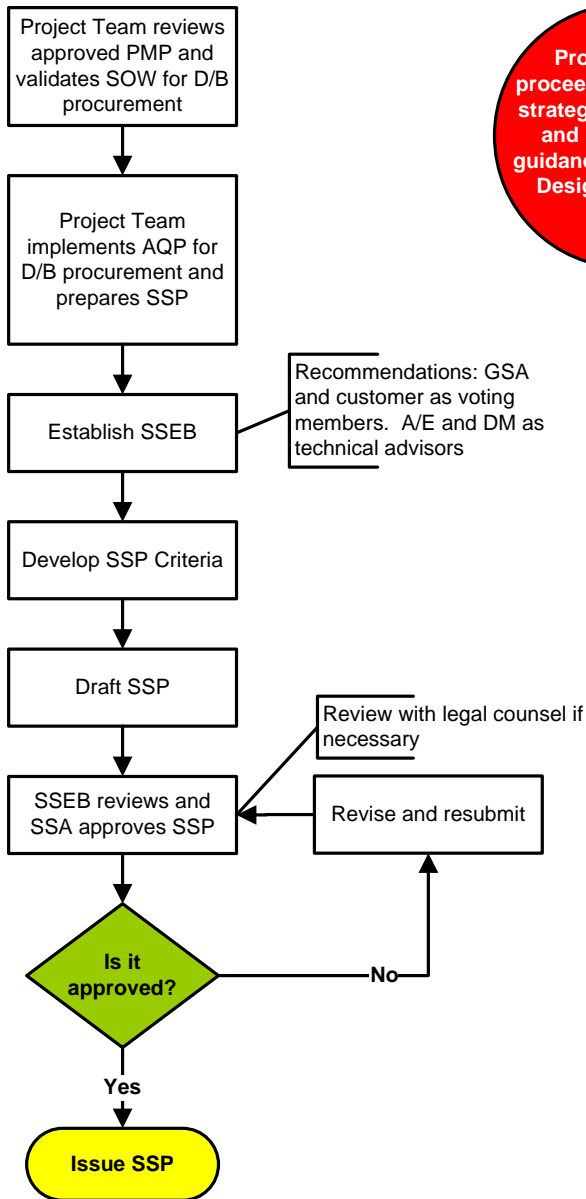
**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc

**6.6.4.0.0.0 D/B Source Selection Plan**

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

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



**LINKS**

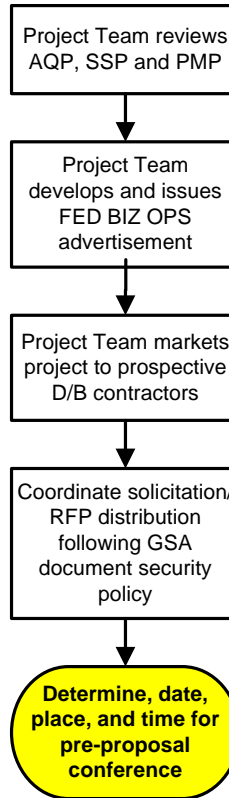
FAR	Sample SSP	Source Selection Guide
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**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

**6.6.5.0.0.0.a Advertisement for D/B Services**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.6.5.0.0.0.a Advertisement for D/B Services**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

D/B Source Selection Plan 6.6.4.0.0.0	Design Development (Overview) 6.8.0.0.0.0
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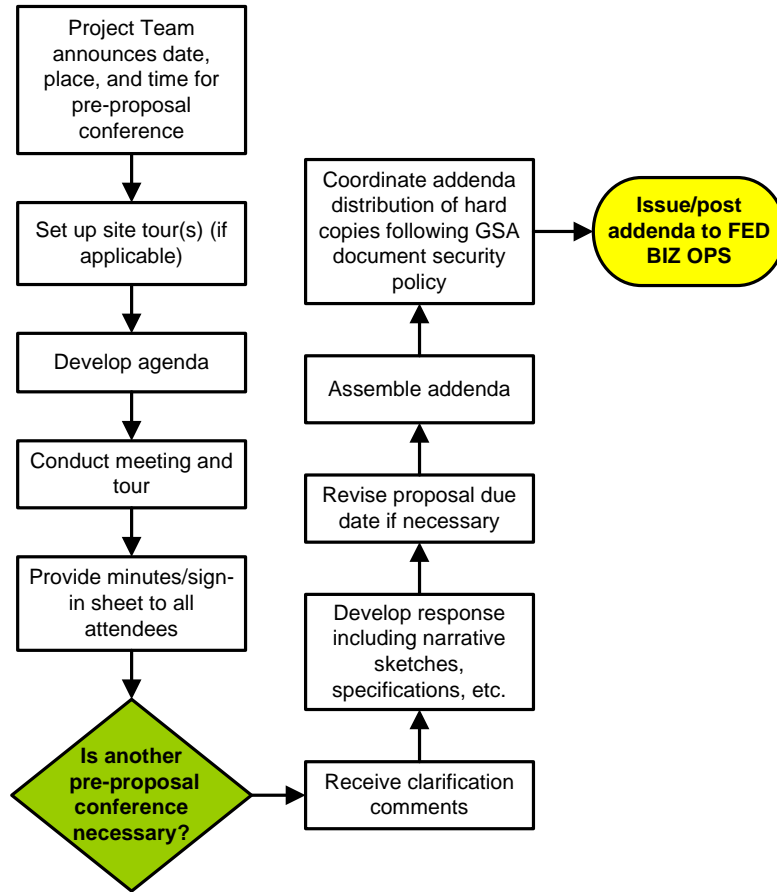
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

**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**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

GSA Document Security Requirement	Sample Agenda
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D/B Procurement 6.6.0.0.0.0	Advertisement for D/B Services 6.6.5.0.0.0.a
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**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

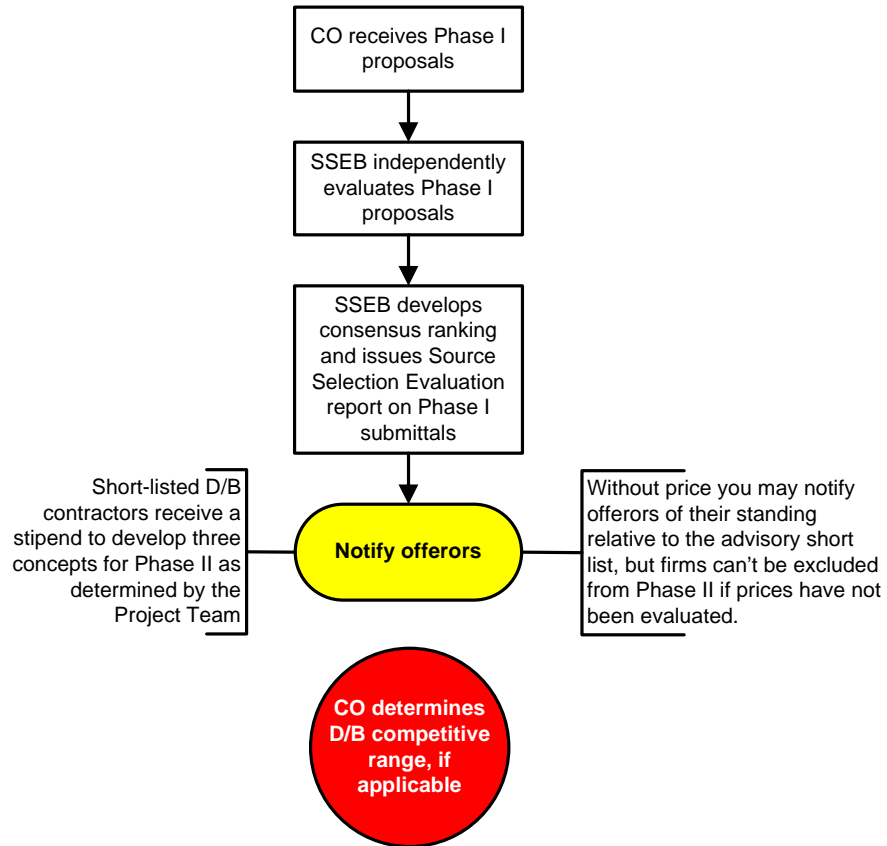




**6.6.6.0.0.0 D/B Submission (Phase I)**



- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.6.6.0.0.0 D/B Submission (Phase I)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS



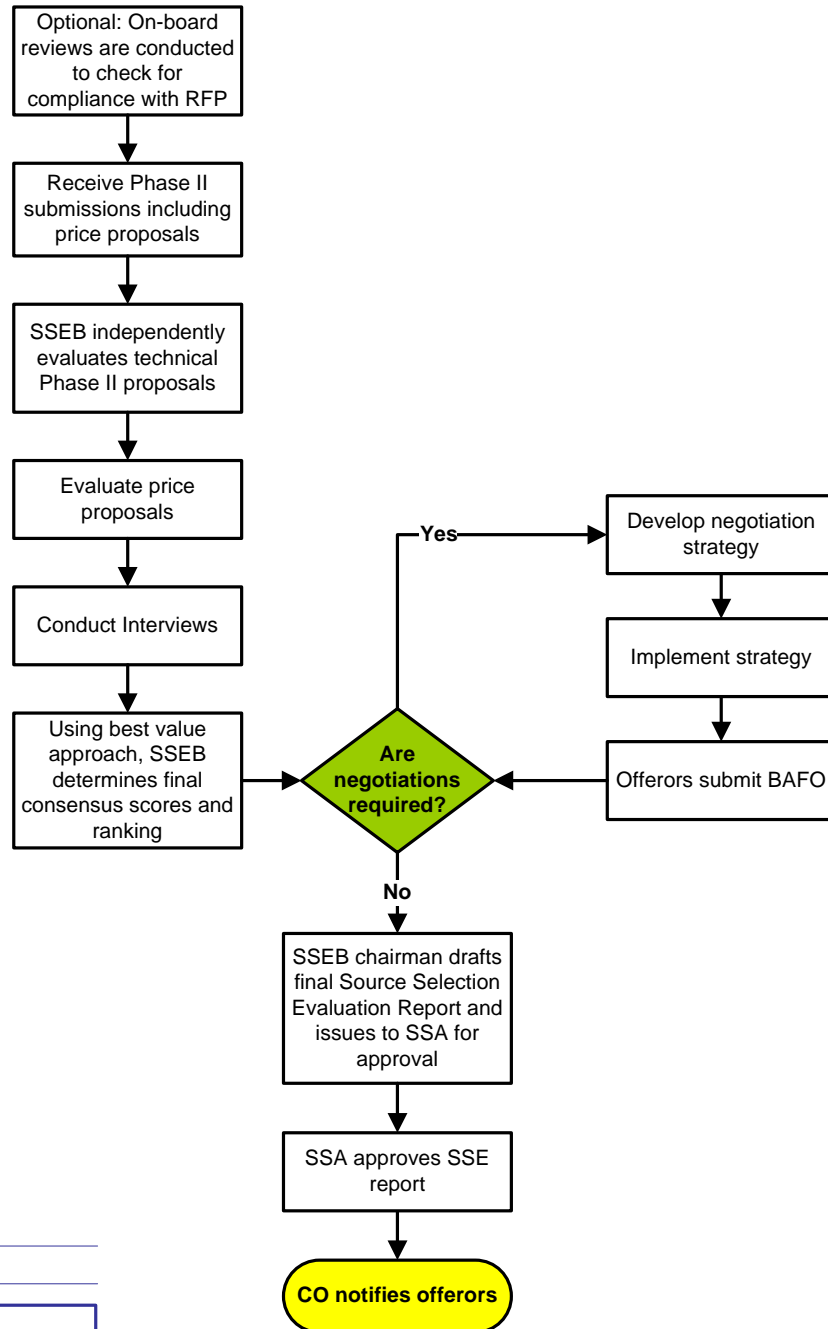
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc



**6.6.8.0.0.0 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
- 5.0.0.0.0.0 Design/Build
- 6.6.8.0.0.0 D/B Submission Phase (BFAO) (Phase II) (Team Interviews)**
- 6.6.9.0.0.0 D/B Evaluations/ Selection (Phase II)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

Sample RFP	D/B Procurement (Overview) 6.6.0.0.0.0	D/B Submission (Phase I) 6.6.6.0.0.0
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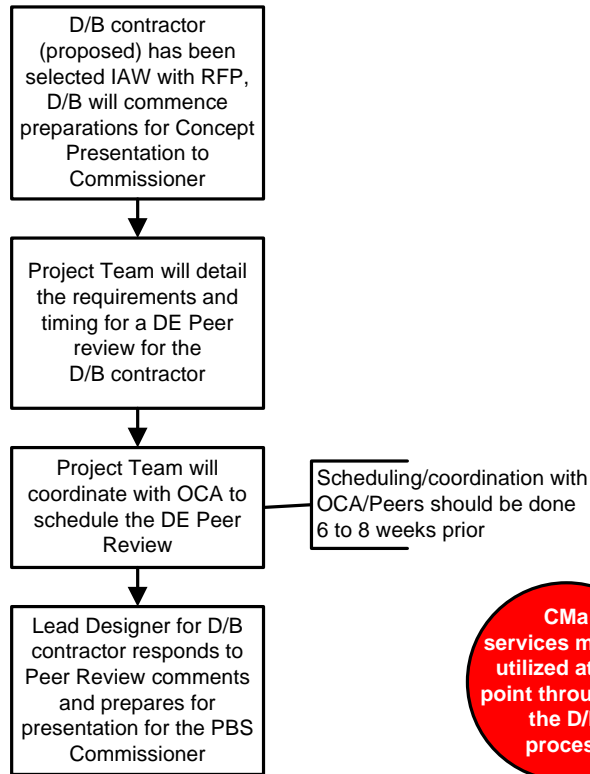
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.7.7.0.0.0 Design Excellence Peer Review**



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



**CMA services may be utilized at any point throughout the D/B process**

**LINKS**



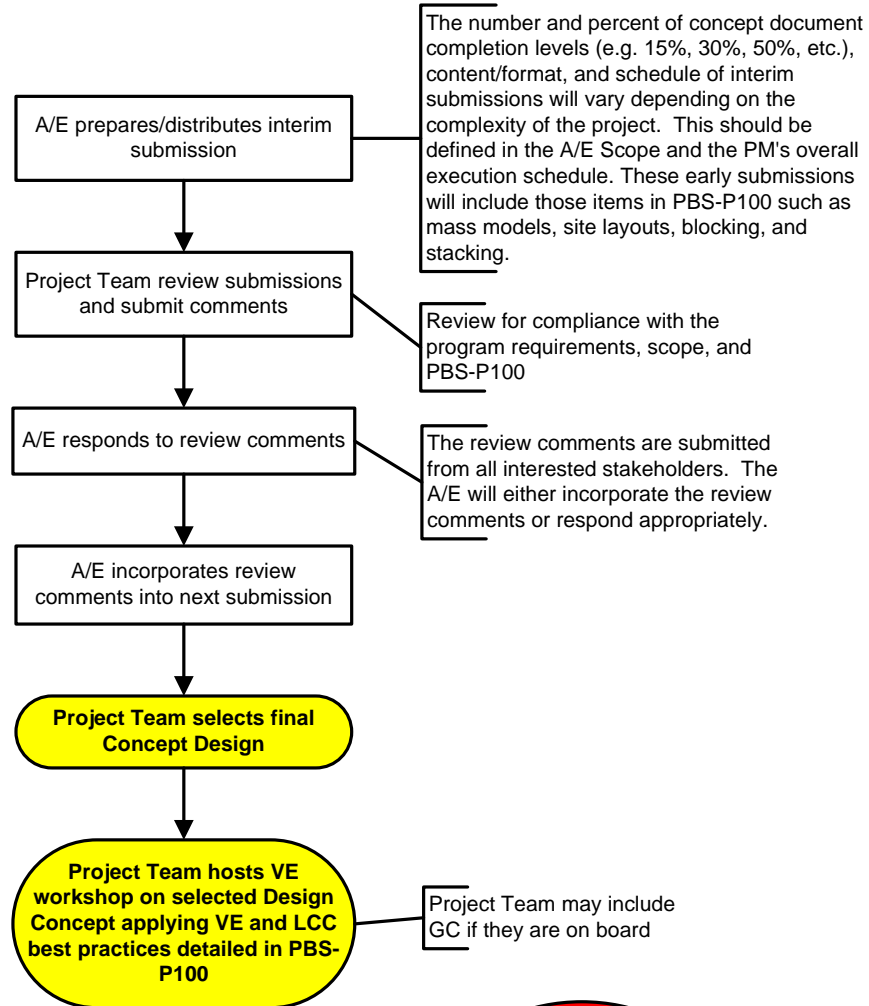
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc



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

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.6.3.0.0 Concept Design Review Comments Including Concept Design Selection and 6.7.9.0.0.0 VE Workshop**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



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

LINKS

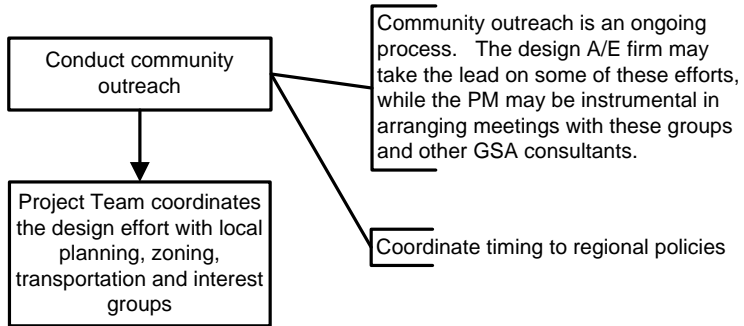
A/E SOW	DEP&P	Design Review Checklist
DrCHECKS	PBS-P100 - Appendix	Submission Checklist

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)**

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



**LINKS**

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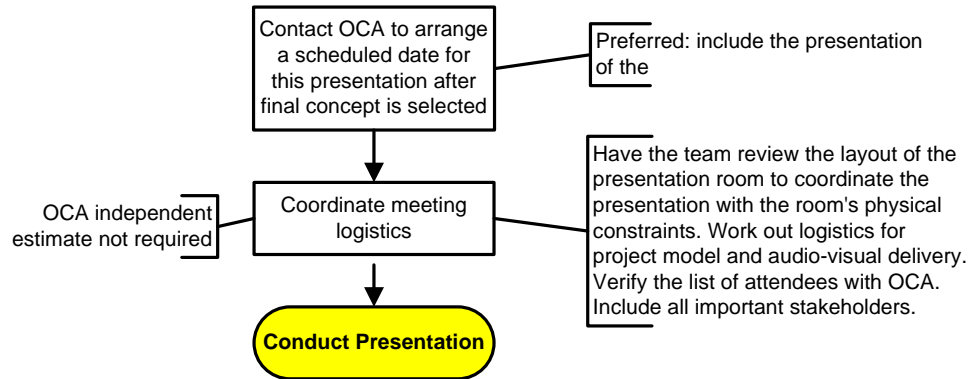
Project Planning Guide

**This page applies to:**

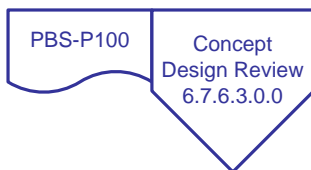
Traditional  D/B  D/B-Bridging  CMc

**6.7.14.0.0.0 Final Concept Presentation to the Commissioner**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.14.0.0.0 Final Concept Presentation to the Commissioner**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

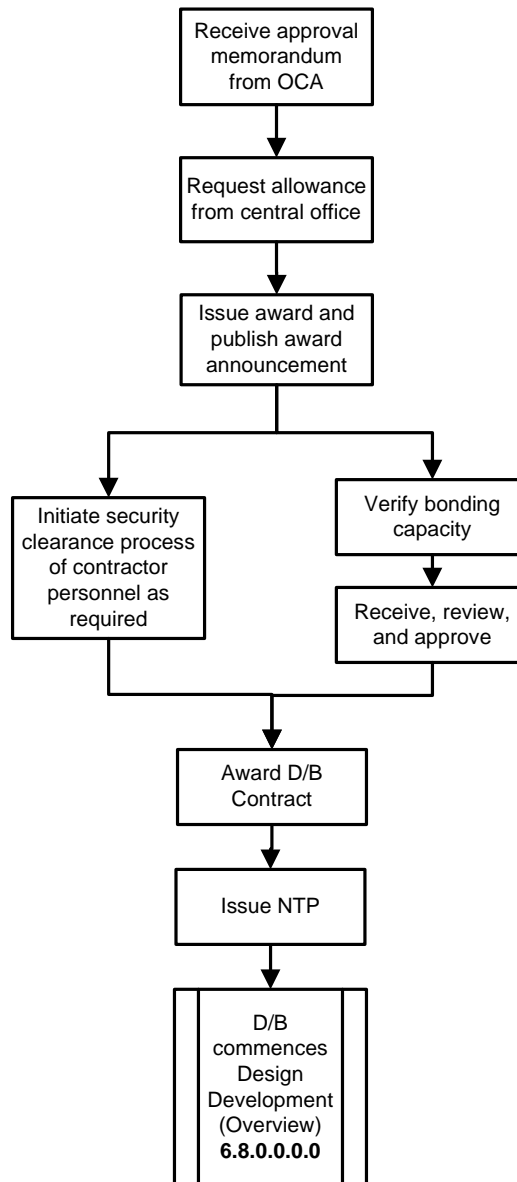


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



- 1.0.0.0.0 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
- 6.6.12.0.0.0 D/B Contract**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



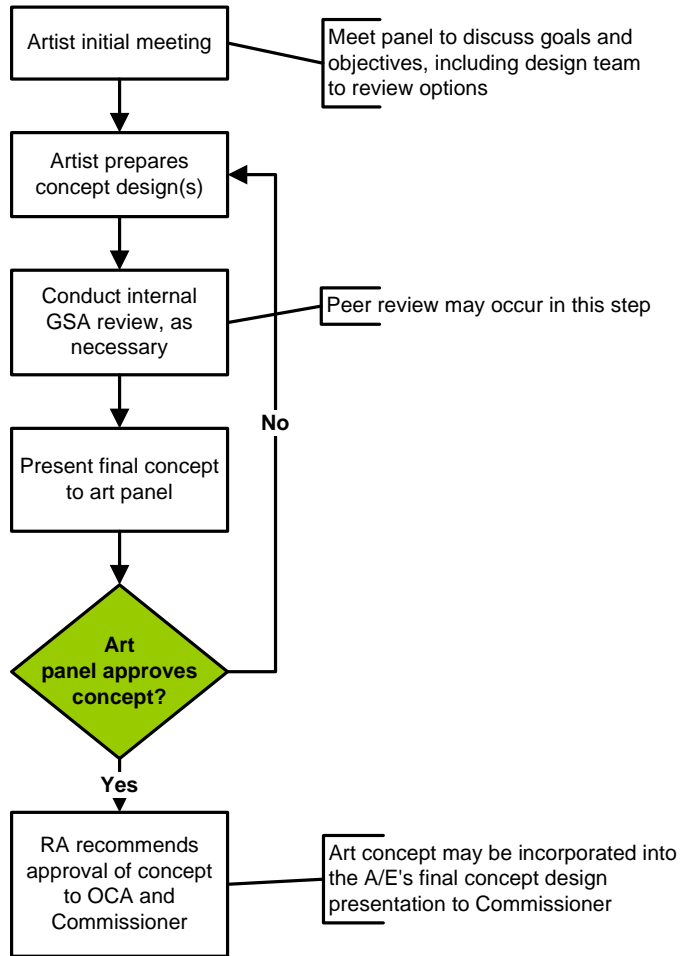
**This page applies to:**

- Traditional  D/B  D/B-Bridging  CMc

**6.7.14.0.1.0 Art-in-Architecture Concept Design**



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



LINKS



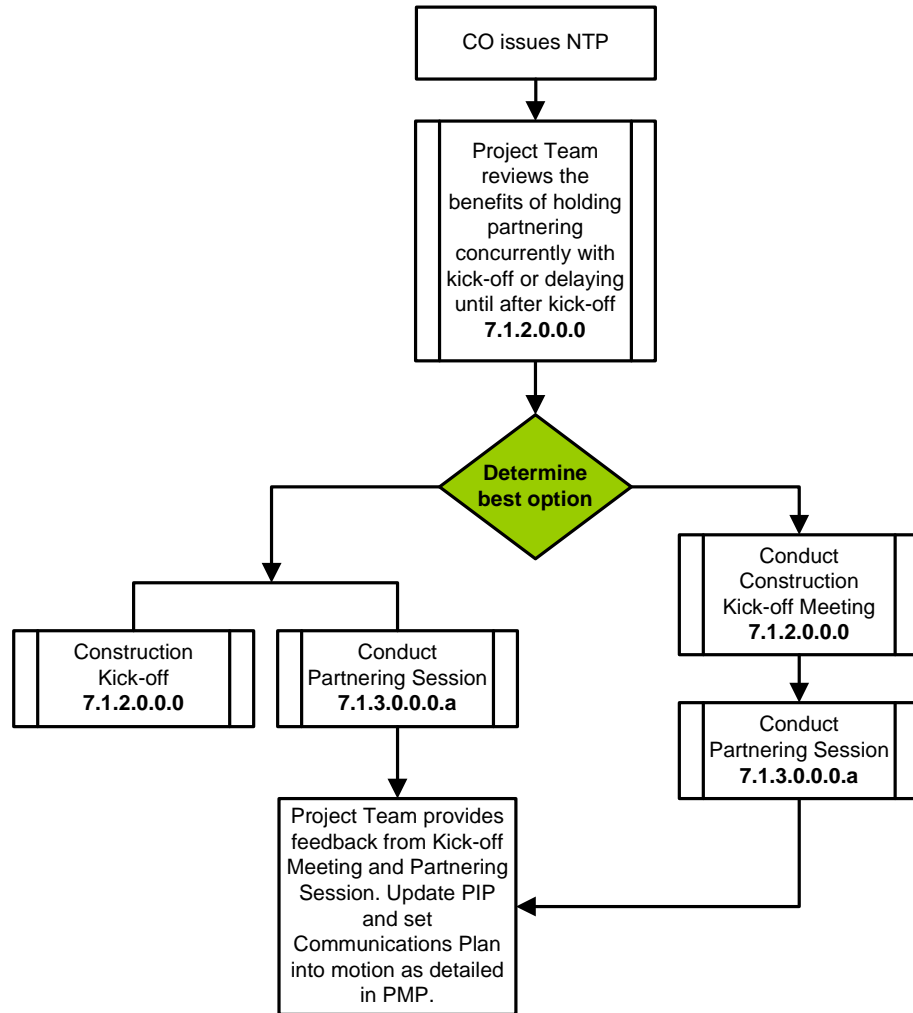
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc





- 1.0.0.0.0.0 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
- 6.6.14.0.0.0 D/B Notice to Proceed**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

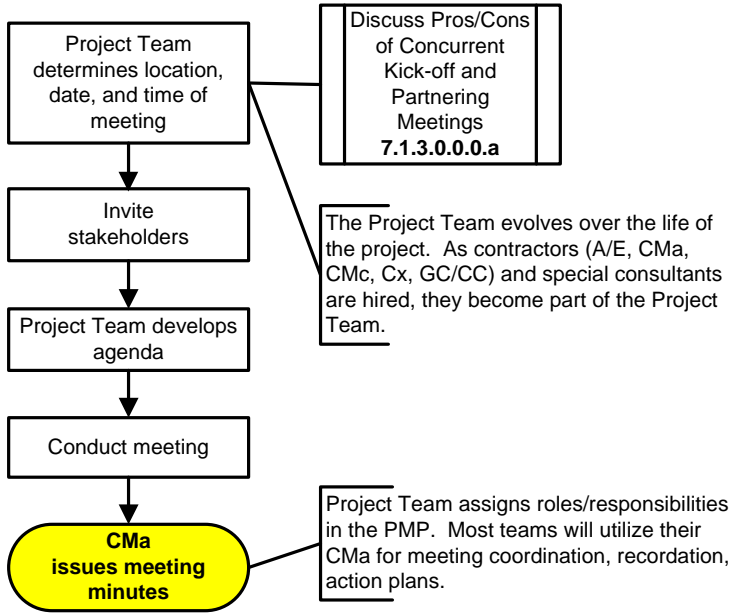
Sample NTP Letter

**This page applies to:**

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

**7.1.2.0.0.0 Construction Kick-off Meeting**

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



**LINKS**

<a href="#">Sample Kick-off Meeting Agenda</a>	<a href="#">Suggested Stakeholders Invitation List</a>
--	--

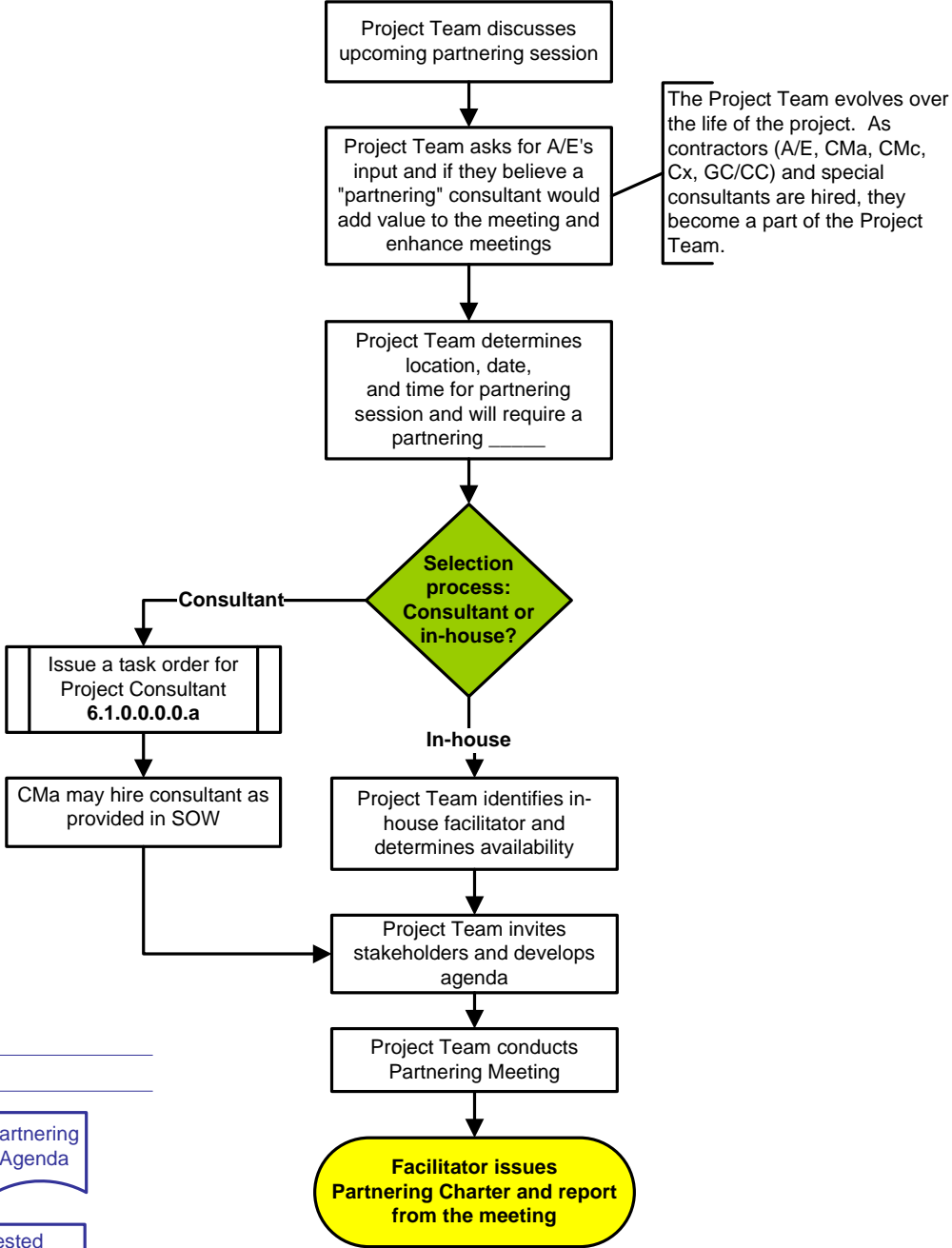
PMP  
1.1.1.0.0.0.b

**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

**7.1.3.0.0.0.a Partnering Session**

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



**LINKS**

Sample Charters and Reports | Sample Partnering Session Agenda

Sample Partnering Techniques | Suggested Attendees List

Follow-up Partnering Session  
7.1.10.0.0.0

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

Partnering Session: Timing Benefits and Drawbacks  
7.1.3.0.0.0.b

**7.1.3.0.0.0.b Partnering Session: Timing Benefits and Drawbacks**

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

**Option A: Holding partnering concurrently with kick-off:**

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

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

**Option B: Delaying partnering until after kick-off:**

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

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

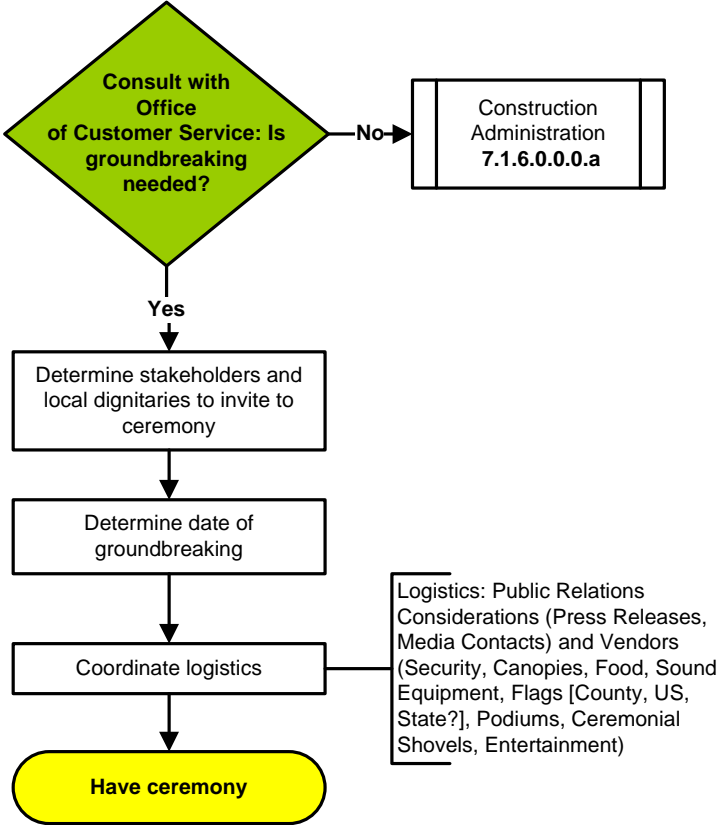
**A/E Meeting:  
Discuss  
with the A/E team  
planning trigger for  
whether the team feels  
an outside consultant  
for the Partnering  
Meeting is  
necessary.**

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.5.0.0.0 Groundbreaking/Construction Start**

- 1.0.0.0.0 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
- 7.1.5.0.0.0 Groundbreaking/Construction Start**
- 8.0.0.0.0 Tenant Occupancy

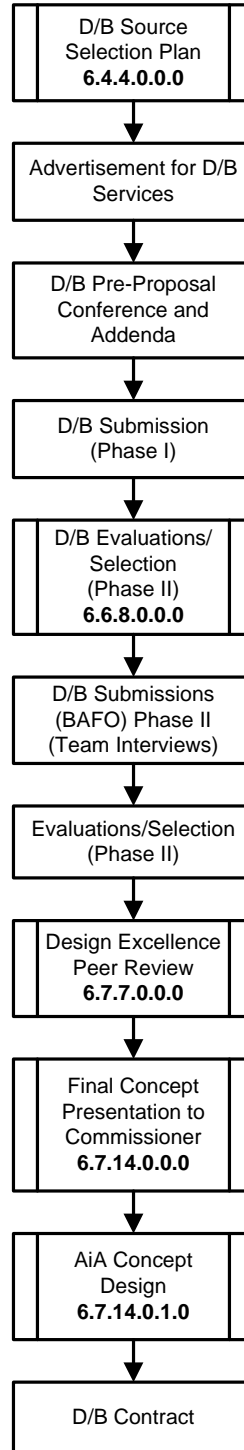


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**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 Occupancy

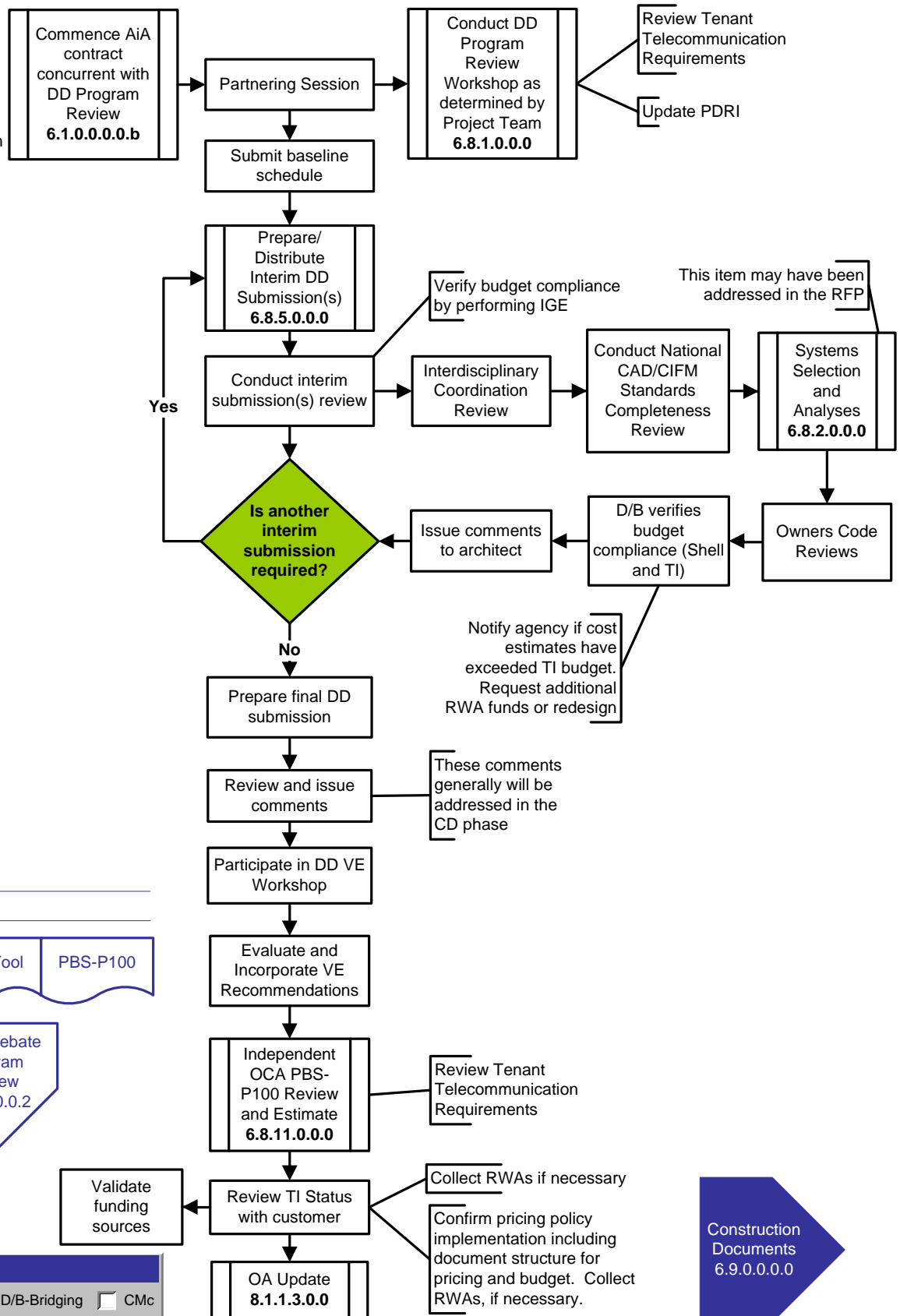


**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

6.8.0.0.0.1 Design Development (Process)

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



LINKS

National CAD/CIFM Standards | OA Tool | PBS-P100

PDRI | Utility Rebate Program Review 6.8.0.0.0.2

OA (Accepted Draft): During Construction 8.1.1.3.1.0

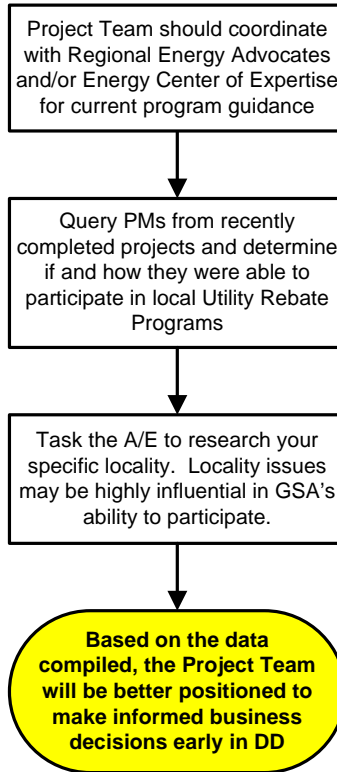
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



**6.8.0.0.2 Utility Rebate Program Review**

- 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
- 6.8.0.0.2 Utility Rebate Program Review**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



**LINKS**

HVAC Excellence	PBS-P100
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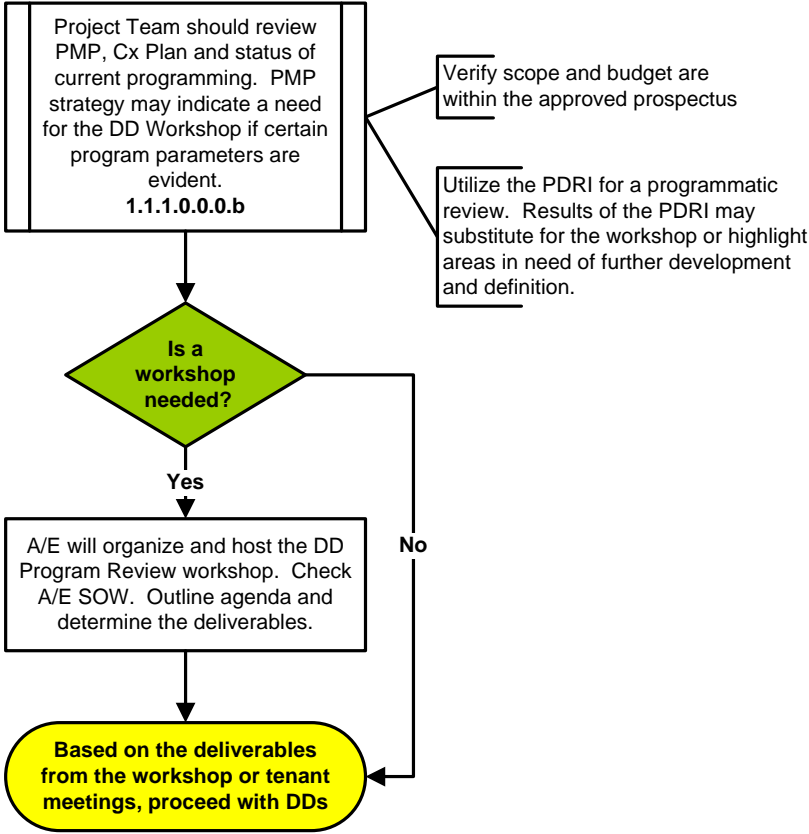
**This page applies to:**

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



**6.8.1.0.0.0 DD Program Review Workshop**

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

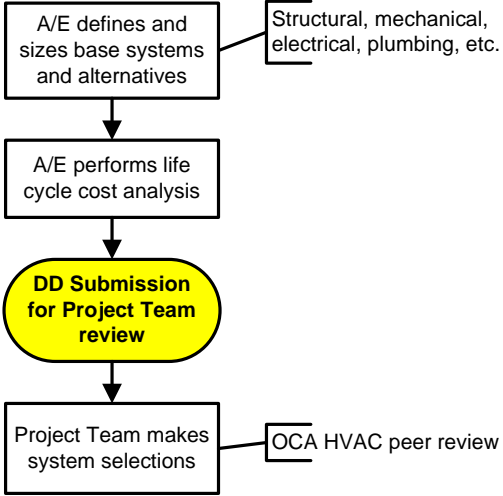


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.8.2.0.0.0 DD Systems Selection Analyses**

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



Must be aligned with LEED goals

LINKS

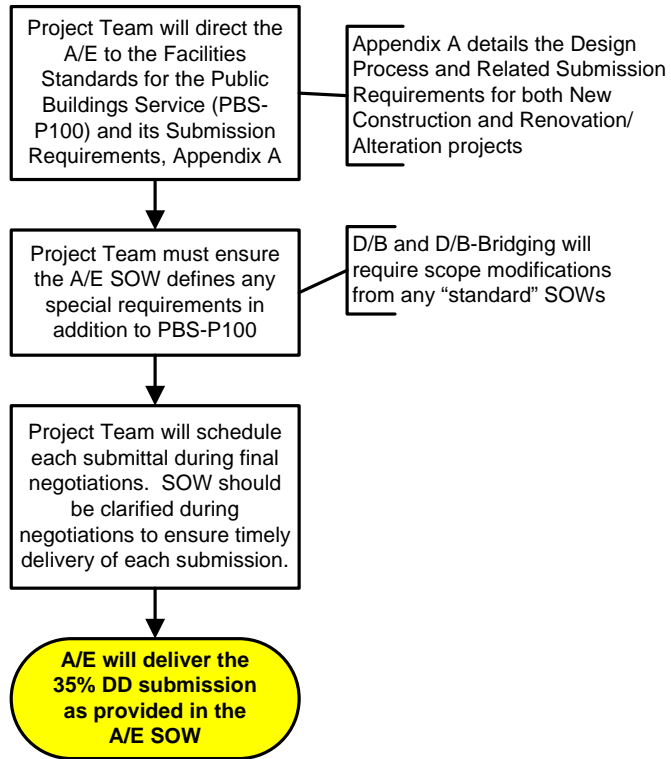
HVAC Excellence	PBS-P100	PMP Reference
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**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.8.5.0.0.0 DD Submission (35%)**

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



LINKS

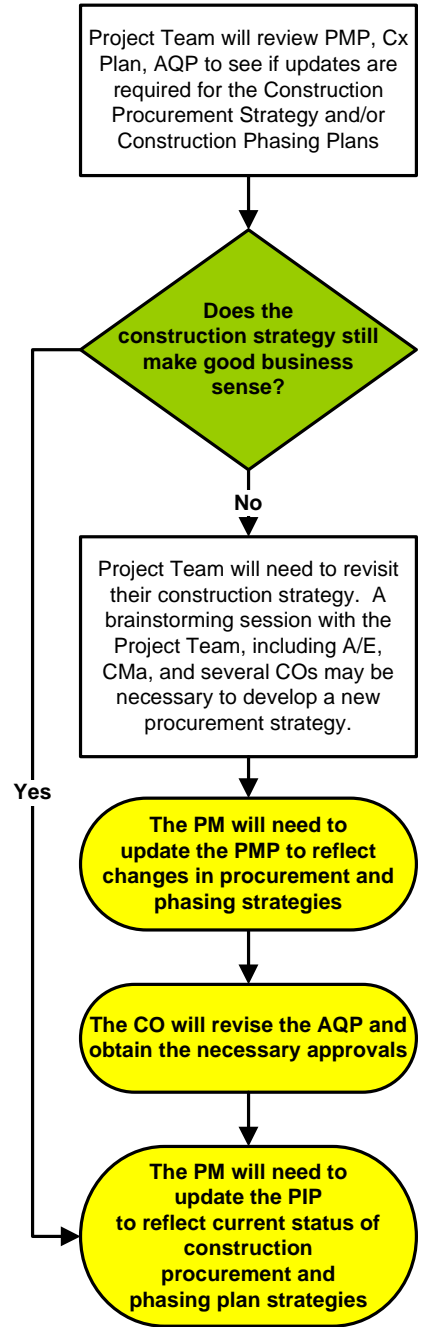
PBS-P100

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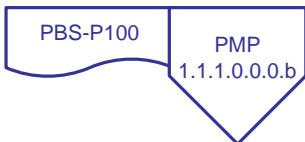
Traditional  D/B  D/B-Bridging  CMc

**6.8.9.0.0.0 Construction Strategy/Phasing Plan**

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



LINKS



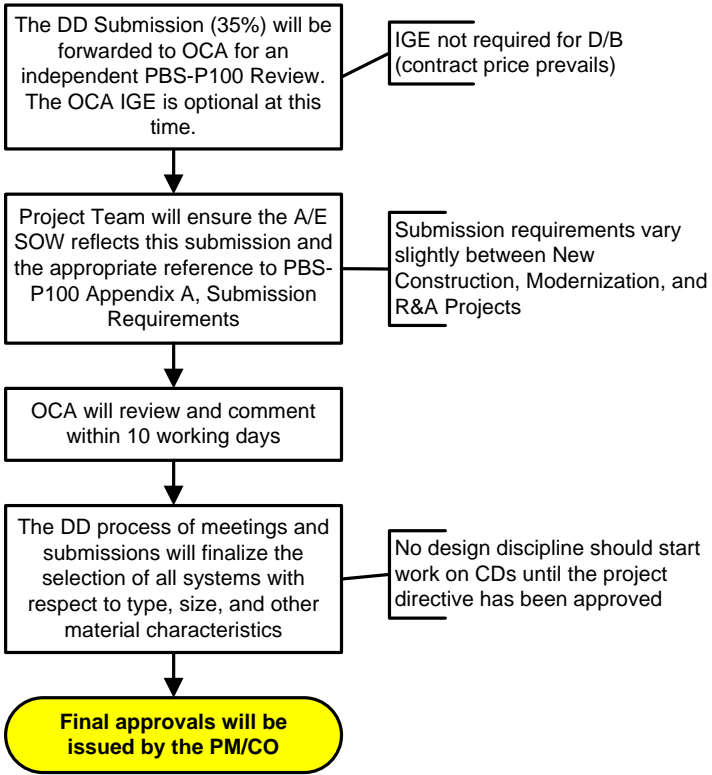
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

Independent  
OCA  
PBS-P100  
Review  
6.8.11.0.0.0

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

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



**LINKS**

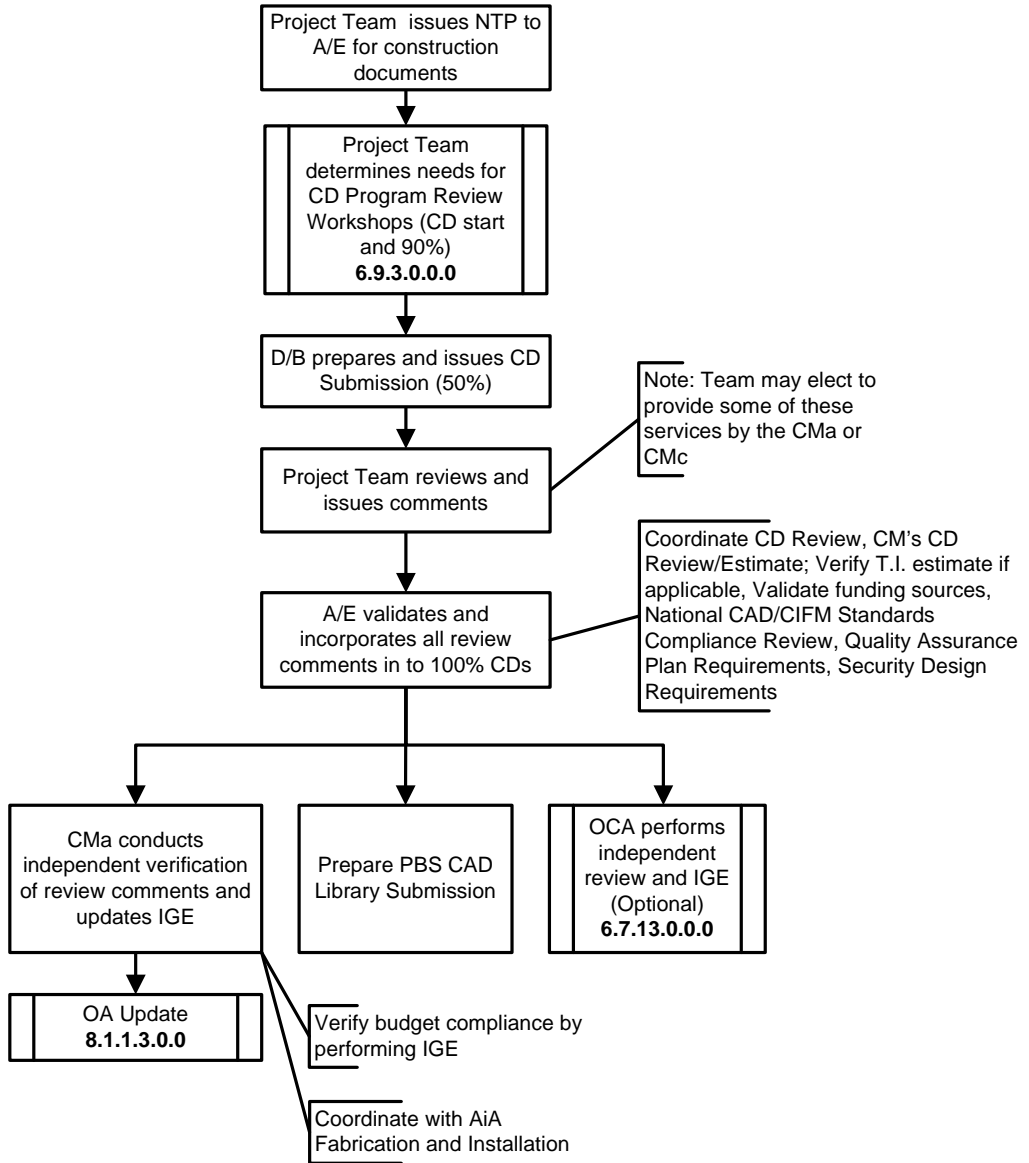
PBS-P100

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**6.9.0.0.0 Construction Documents**

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



**LINKS**

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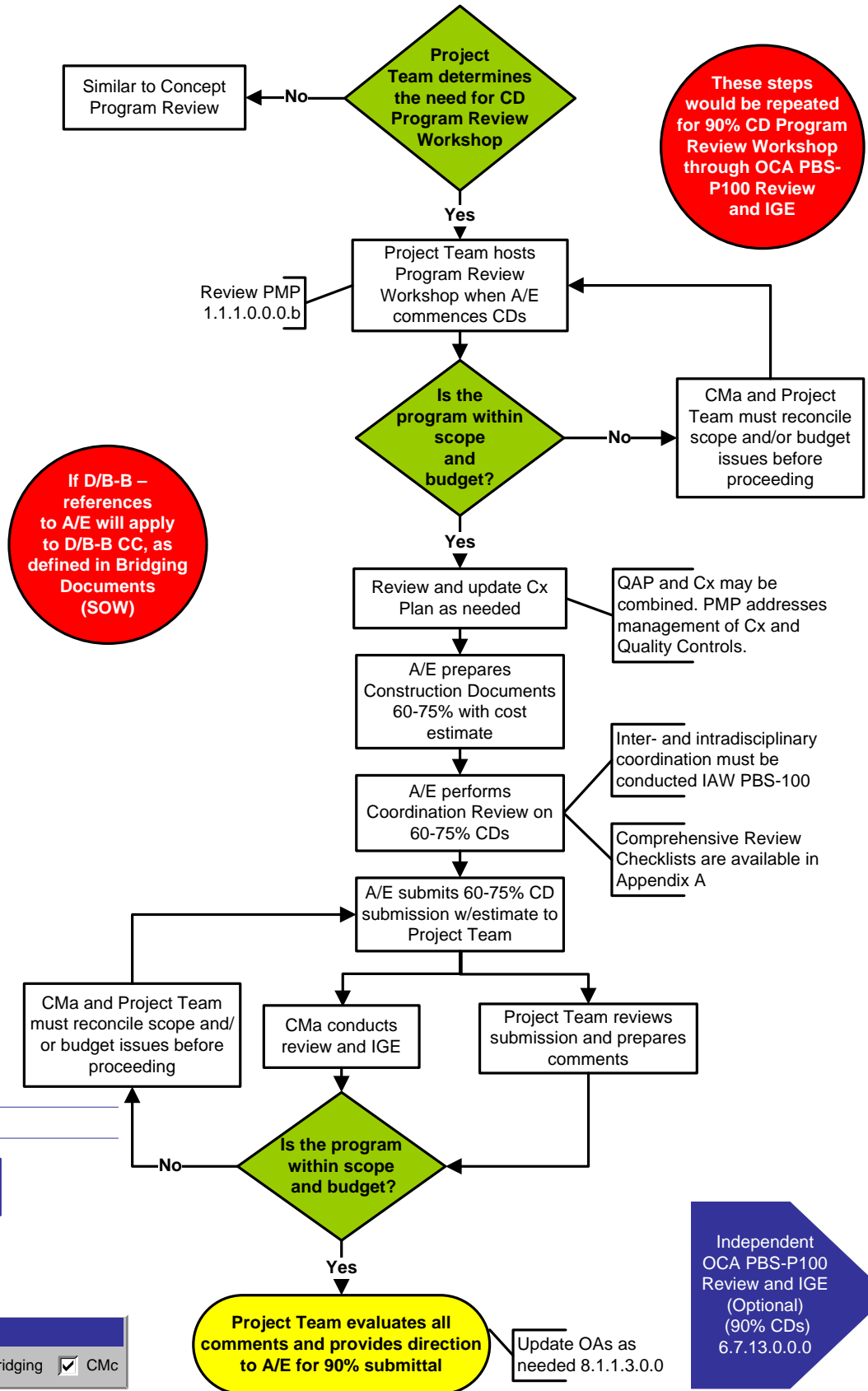
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc



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

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



If D/B-B – references to A/E will apply to D/B-B CC, as defined in Bridging Documents (SOW)

These steps would be repeated for 90% CD Program Review Workshop through OCA PBS-P100 Review and IGE

**LINKS**

PBS-P100 | PMP Reference

Professional Services Estimating Tool

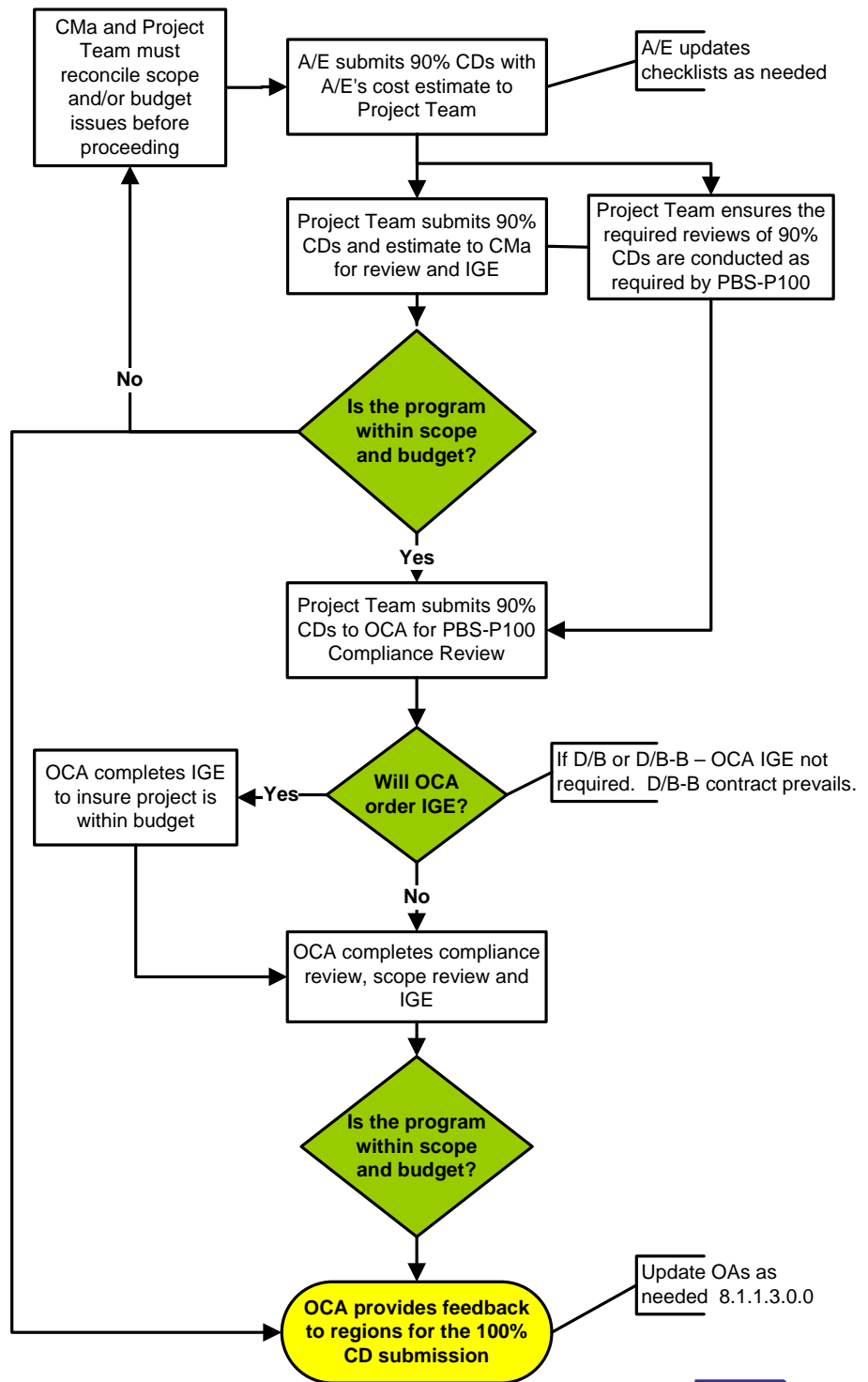
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

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

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



LINKS

PBS-P100 PMP Reference

Professional Services Estimating Tool

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

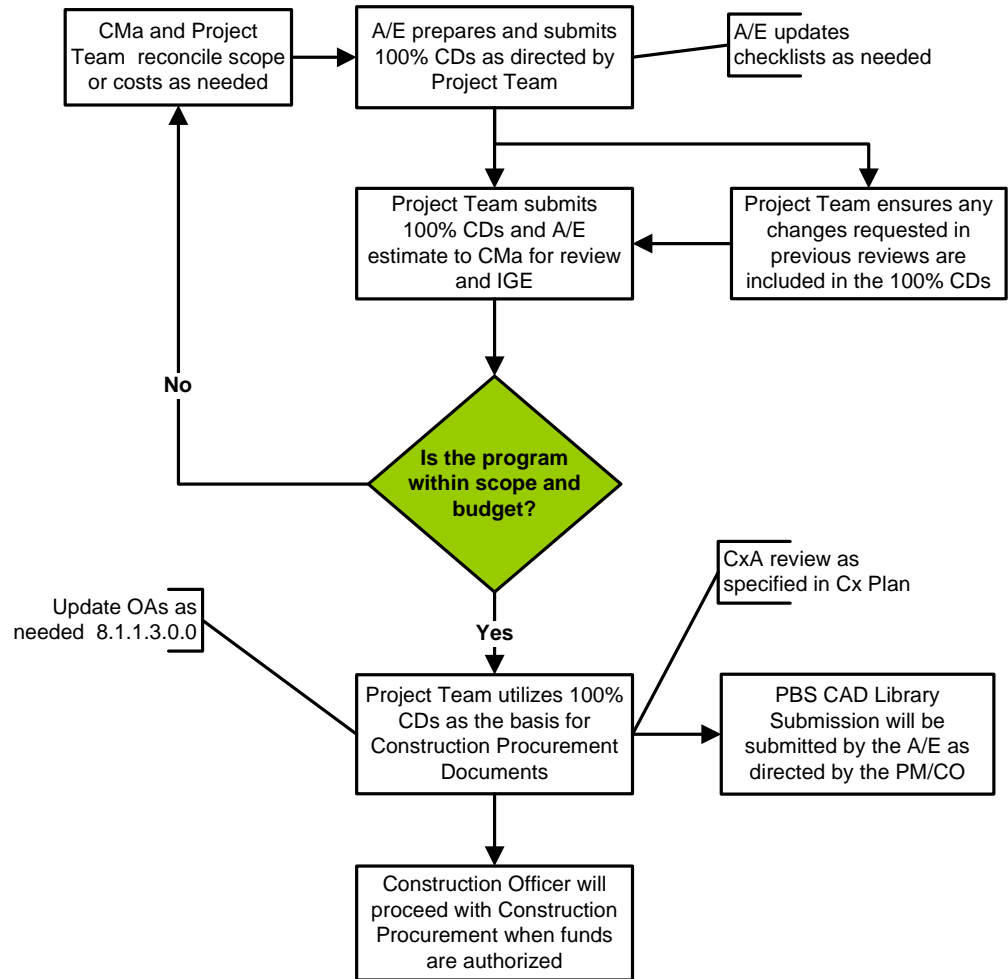
CMA's CD Review/  
Estimate  
(100% CDs)  
6.7.12.0.0.0



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

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

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



LINKS

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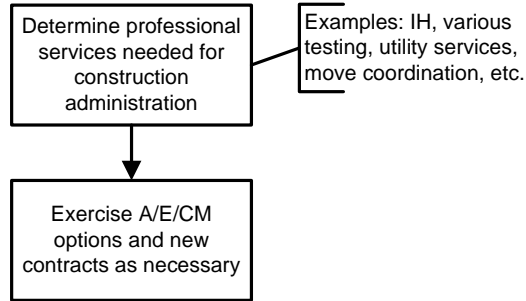
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMC



**6.10.16.0.0.0 Professional Services Task Orders (Construction)**

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

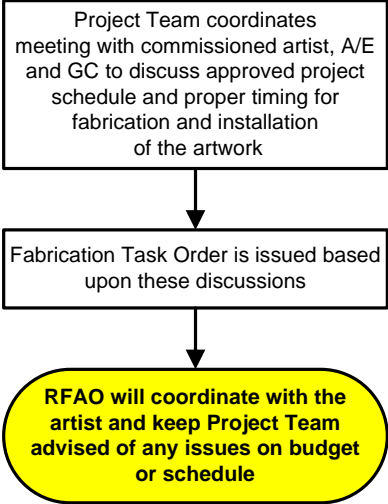


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order**

- 1.0.0.0.0.0 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
- 7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order**
- 8.0.0.0.0.0 Tenant Occupancy



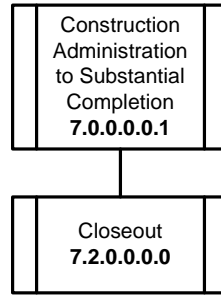
**LINKS**



**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

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

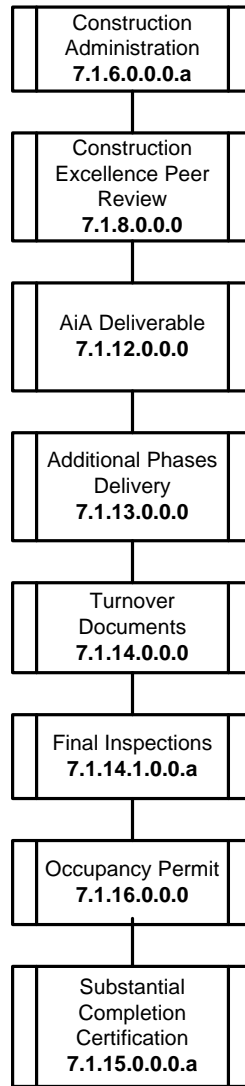


**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc

**7.0.0.0.1 Construction Administration to Substantial Completion**

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



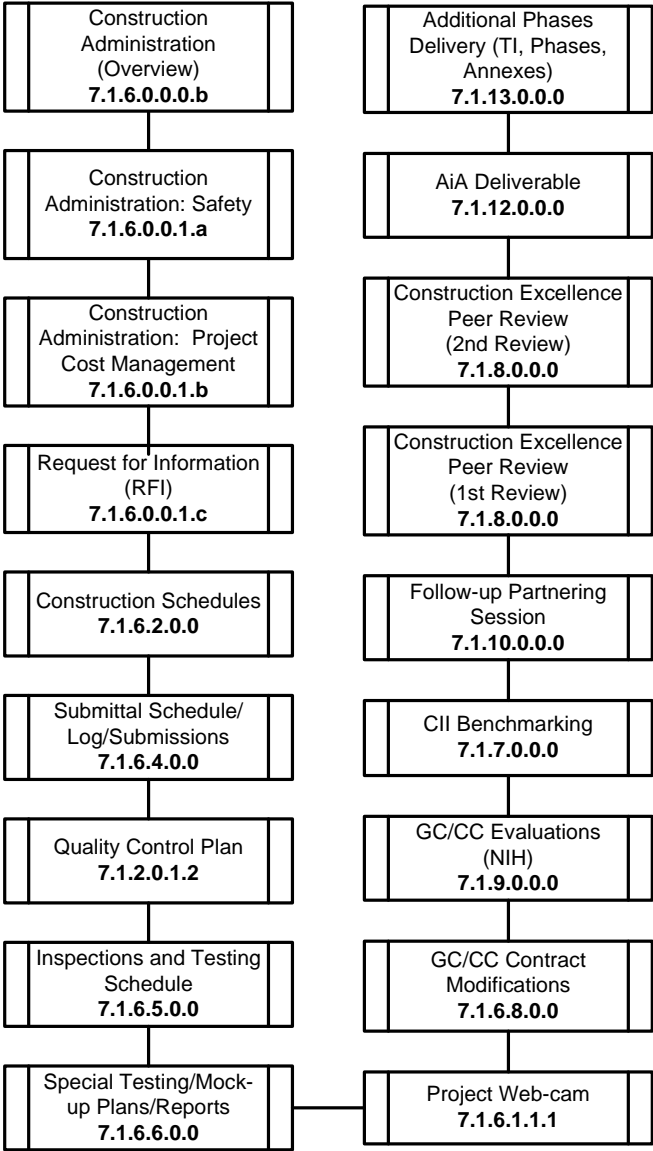
**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc

**7.1.6.0.0.a Construction Administration**

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

Some processes may be concurrent

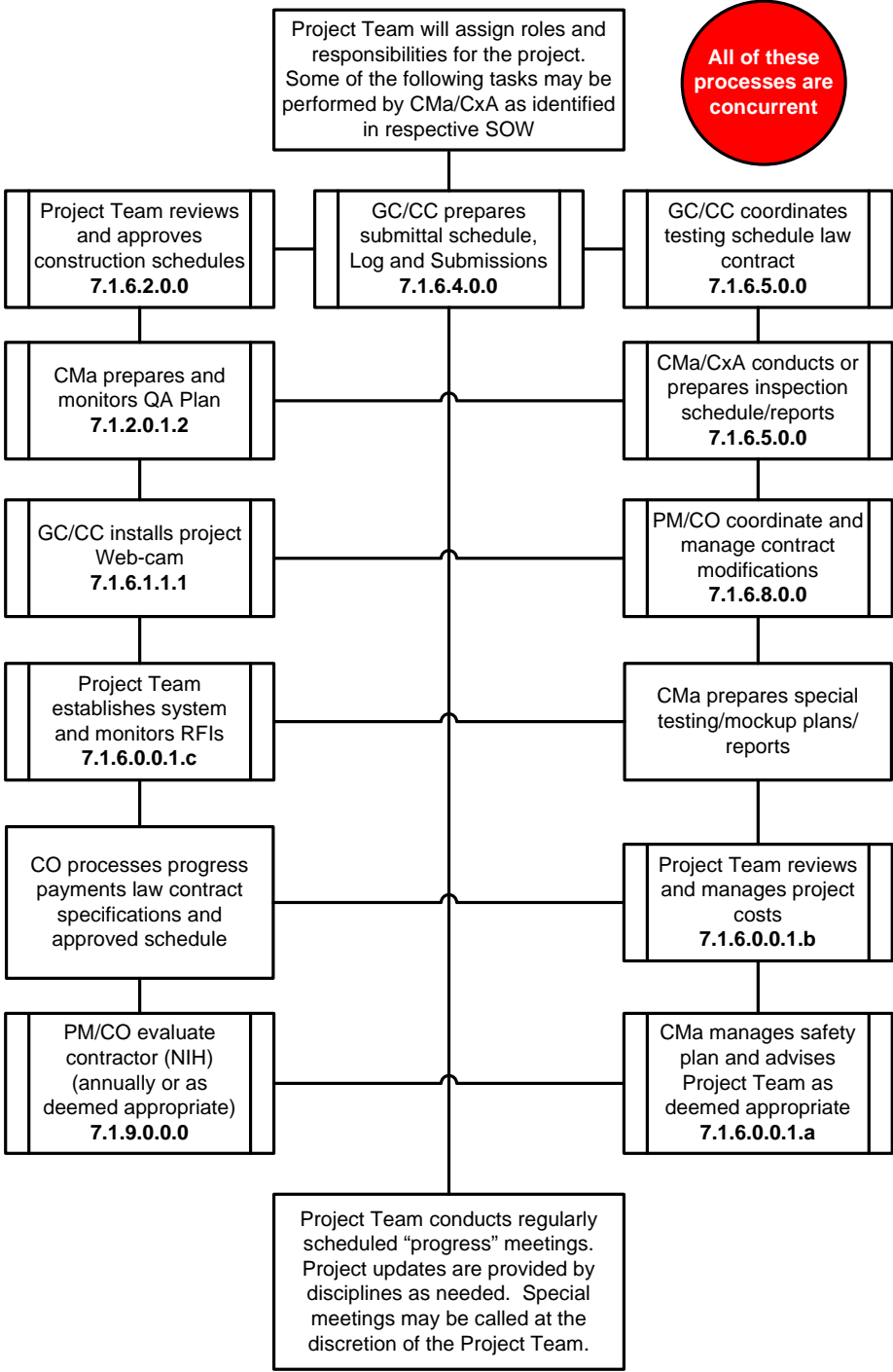


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

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

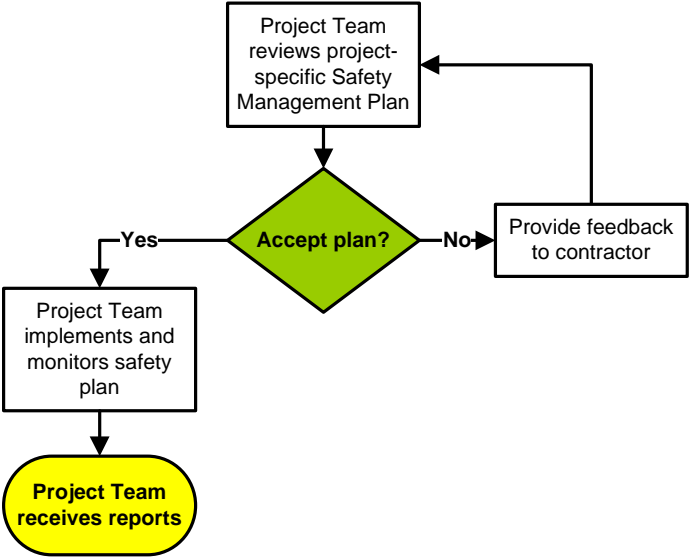


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.6.0.0.1.a Construction Administration: Safety**

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



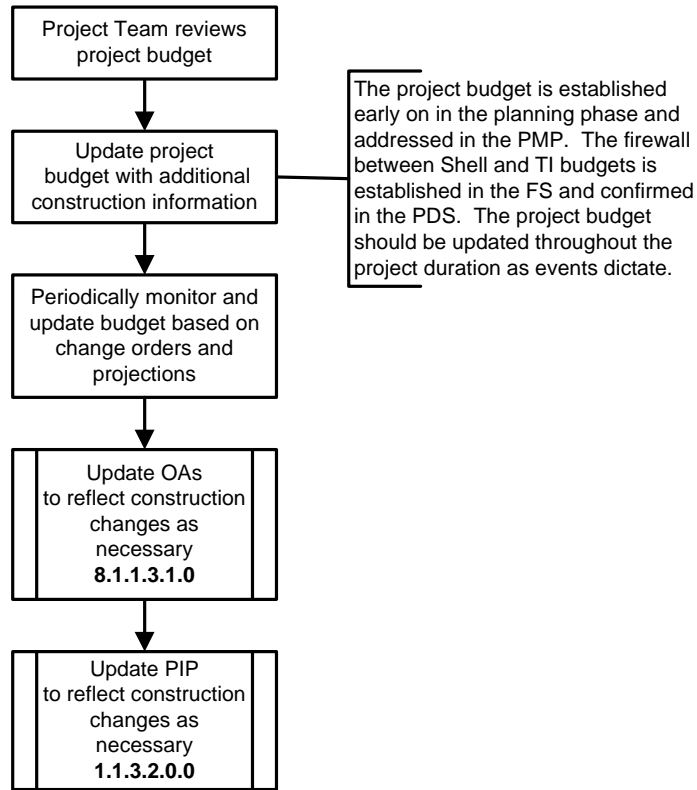
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



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

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

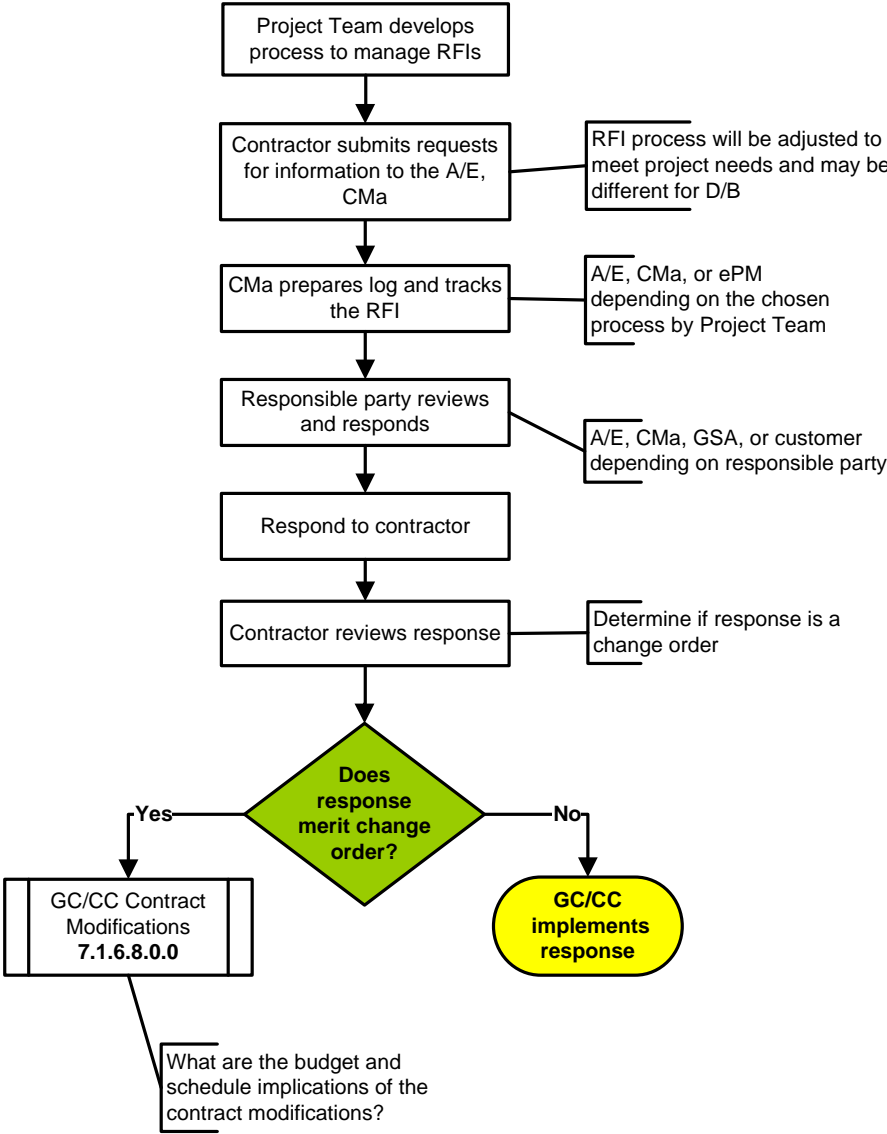


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.6.0.0.1.c Requests for Information (RFI)**

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

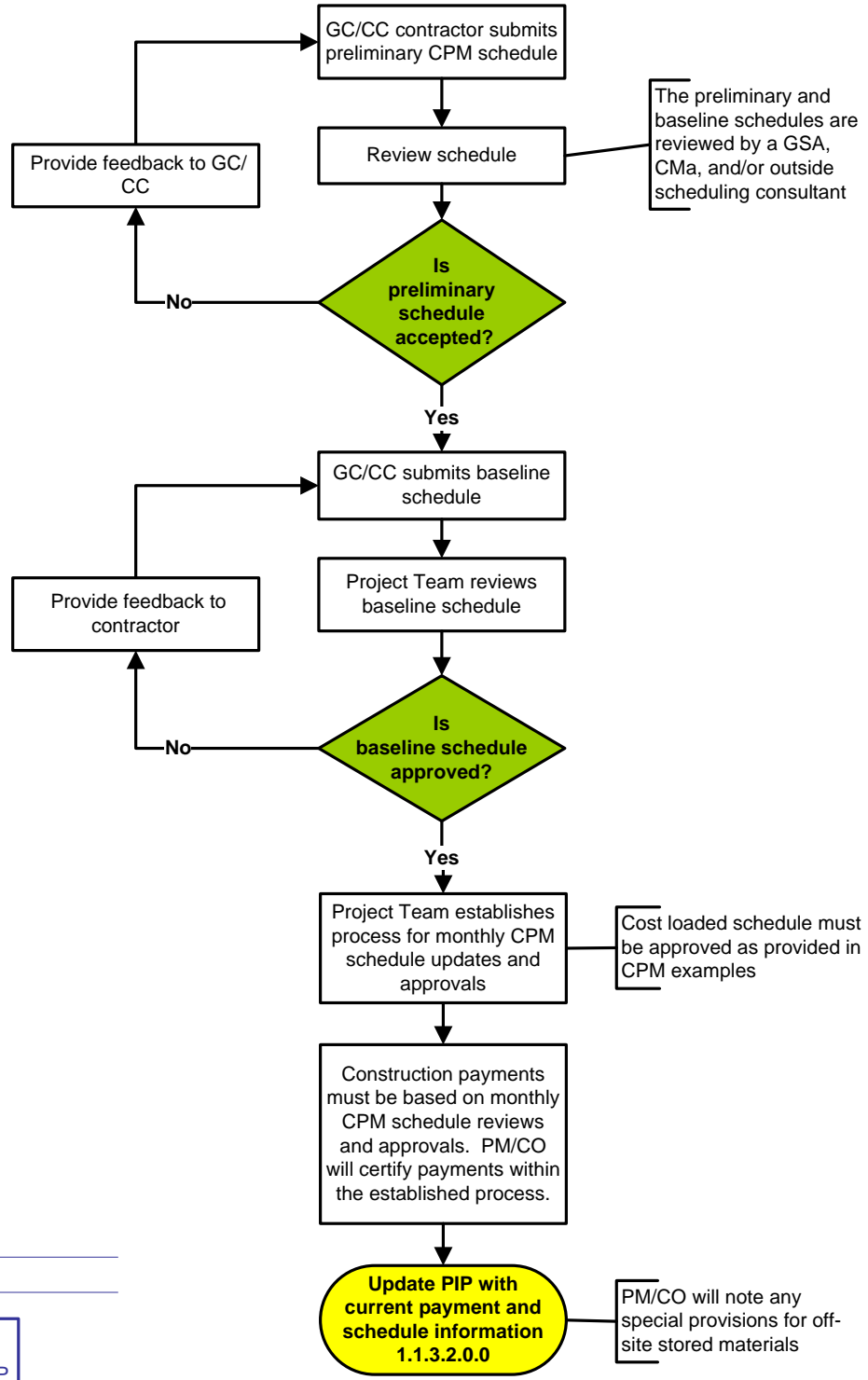


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.6.2.0.0 Construction Schedules**

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



LINKS

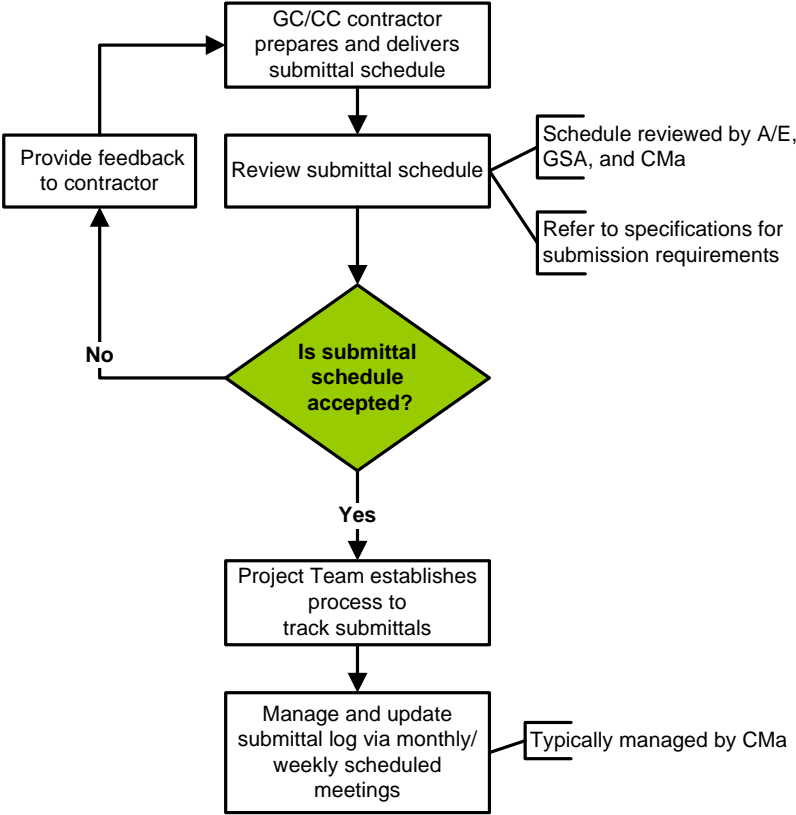
CPM Examples	Project Updates in PIP 1.1.3.2.0.0
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**This page applies to:**

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

**7.1.6.4.0.0 Submittal Schedule/Log/Submissions**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.4.0.0 Submittal Schedule/Log/Submissions**
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

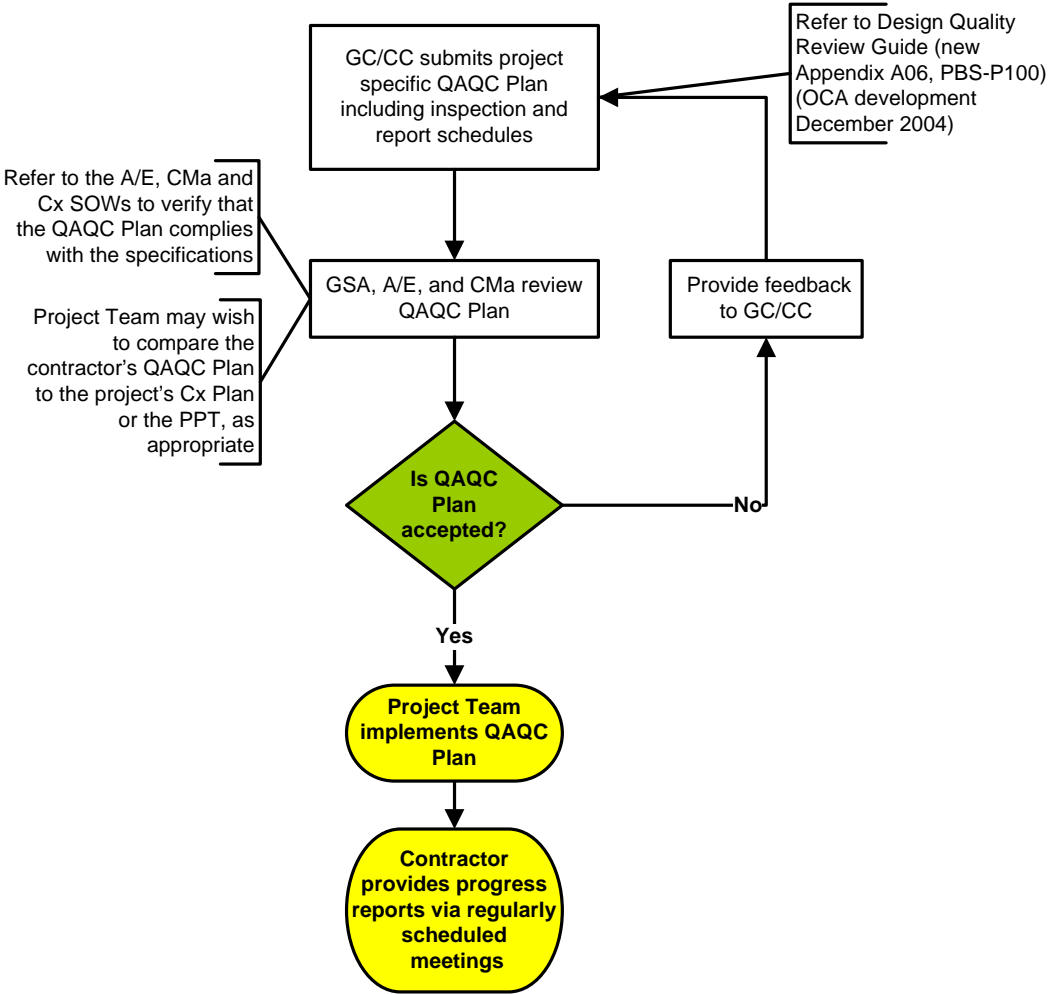
Sample Submittal Schedule

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

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



**LINKS**

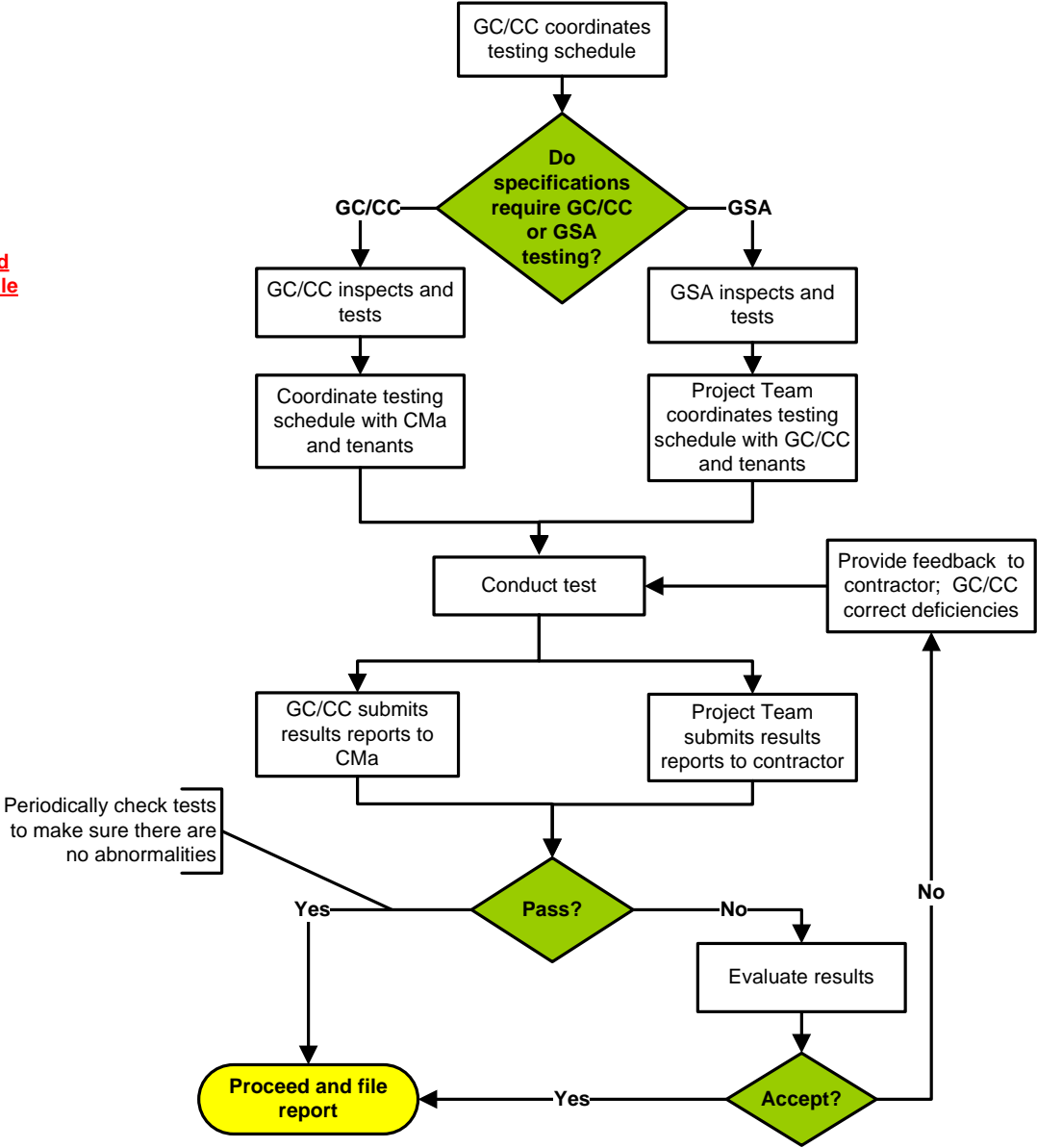
Building Cx Guide	Cx Plan	PBS-P100
PPT	Inspections and Testing Schedule 7.1.6.5.0.0	

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.6.5.0.0 Inspections and Testing Schedule**

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



LINKS

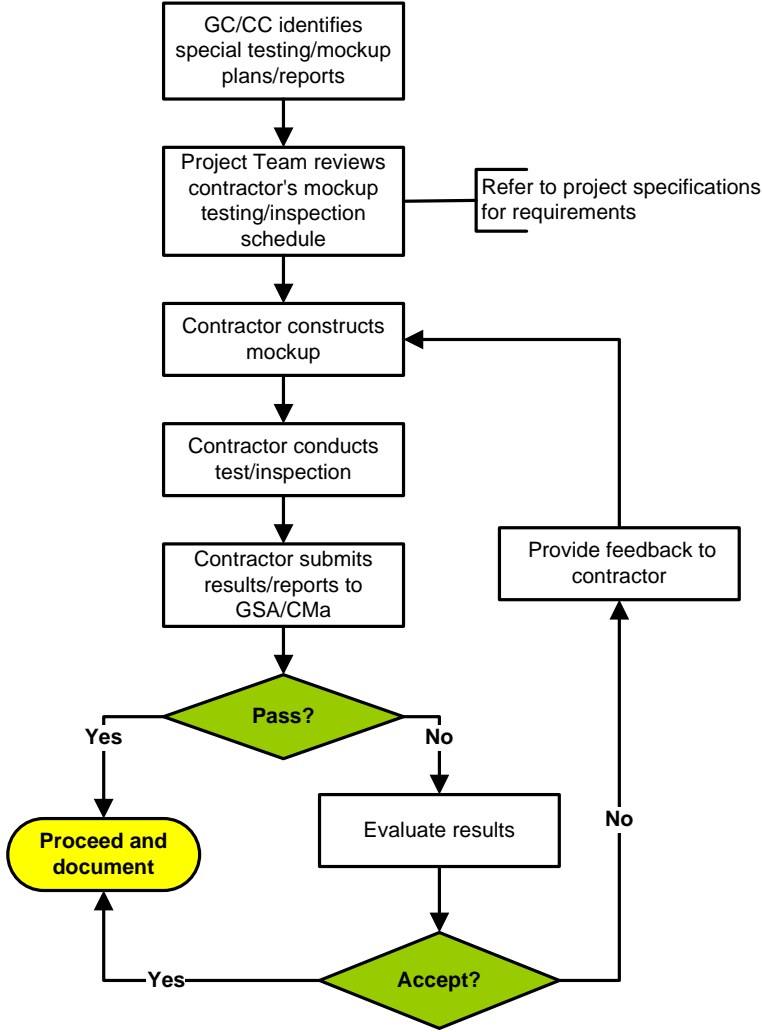
Cx Plan      Quality Control Plan  
7.1.2.0.1.2

**This page applies to:**

Traditional    D/B    D/B-Bridging    CMc

**7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports**

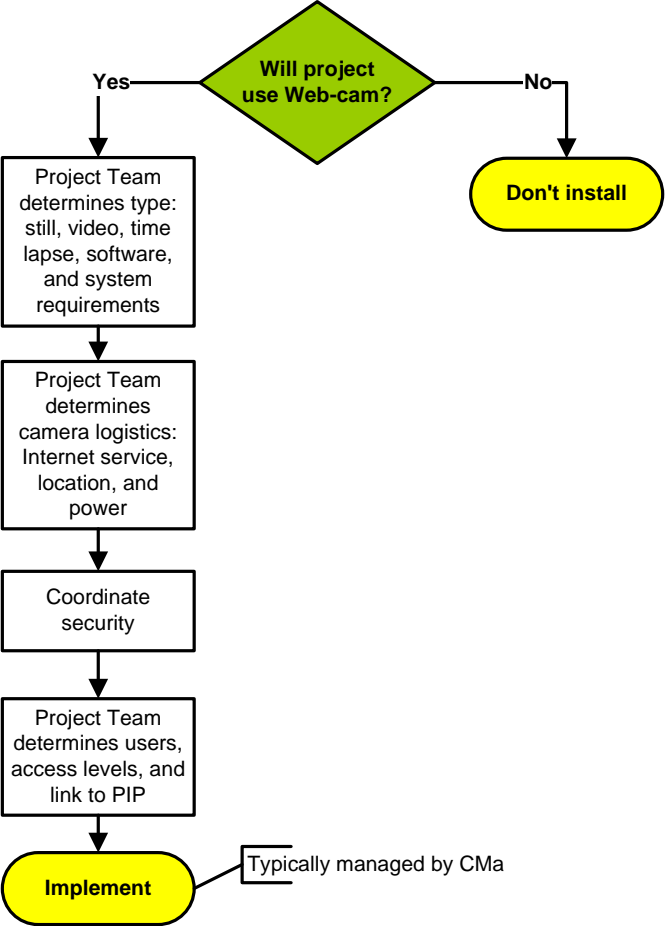
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports**
- 8.0.0.0.0.0 Tenant Occupancy



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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



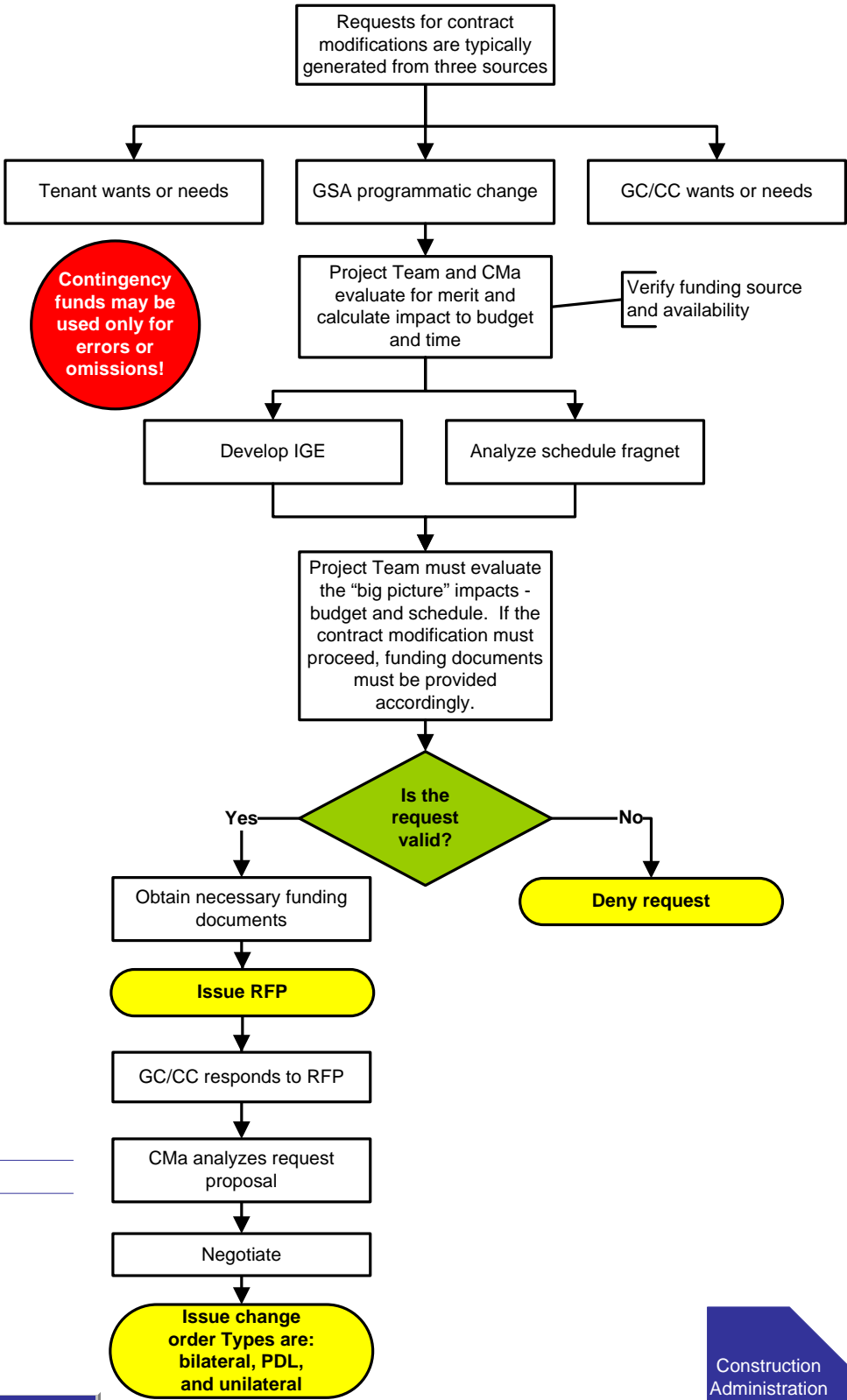
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



**7.1.6.8.0.0 GC/CC Contract Modifications**

- 1.0.0.0.0 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
- 7.1.6.8.0.0 GC/CC Contract Modifications**
- 8.0.0.0.0 Tenant Occupancy



LINKS

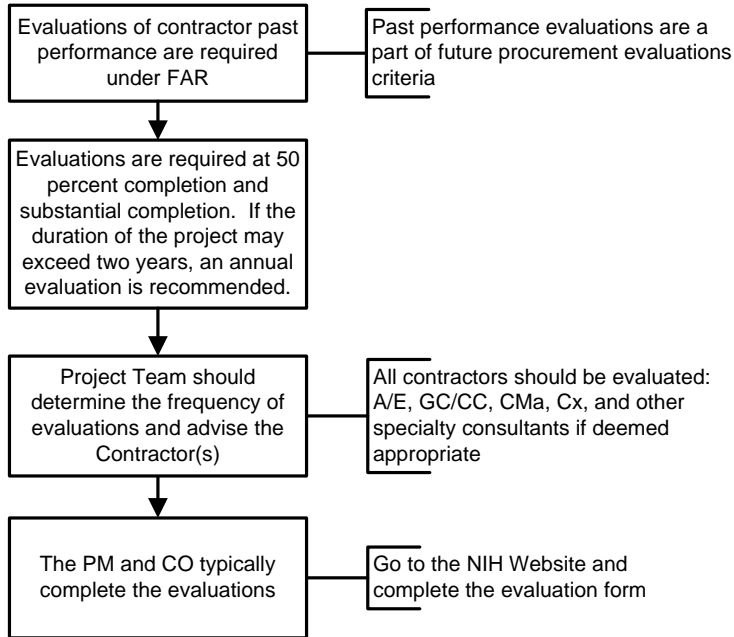
Construction Administration 7.1.6.0.0.a	Requests for Information 7.1.6.0.0.1.c
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**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.9.0.0.0 GC/CC Evaluations (NIH)**

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



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

**LINKS**

<a href="#">NIH</a>	<a href="#">Sample Evaluation Form</a>
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**This page applies to:**

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

**7.1.10.0.0.0 Follow-up Partnering Session**



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

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

Project Team discusses need for a follow-up Partnering Session

Project Team refers to specifications, evaluates health of the project, size and duration of project to determine if follow-up Partnering Session would be beneficial

**Is follow-up Partnering Session needed?**

No  
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 Process: consultant or in-house?**

Consultant  
Issue a Task Order for Specialty Consultant  
**6.1.0.0.0.0.a**

or  
CMA may hire consultant as provided in SOW

In-house Facilitator  
Project Team identifies in-house facilitator and determines availability

Project Team invites stakeholders and develops agenda

Project Team conducts Partnering Meeting

**Facilitator highlights original Partnering Charter and prepares reports from 2nd meeting**

**LINKS**

Suggested Attendees List | Sample Charters and Reports

Sample Partnering Session Agenda | Sample Partnering Techniques

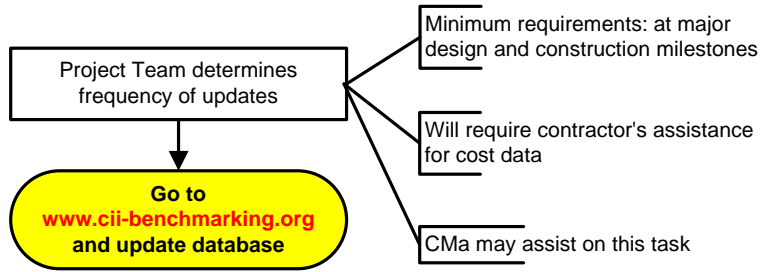
Partnering Session  
7.1.3.0.0.0.a

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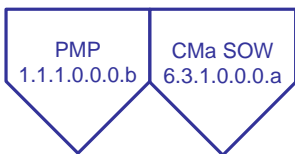
- Traditional
- D/B
- D/B-Bridging
- CMc



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



**LINKS**

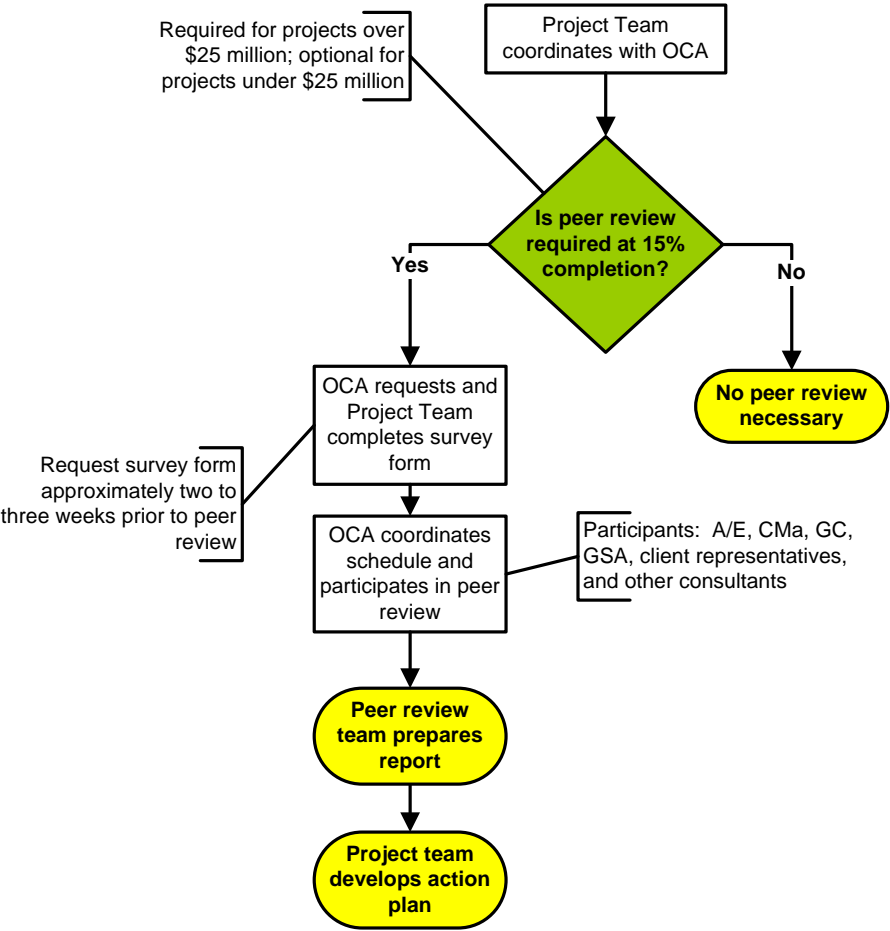


**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc

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

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



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

**LINKS**

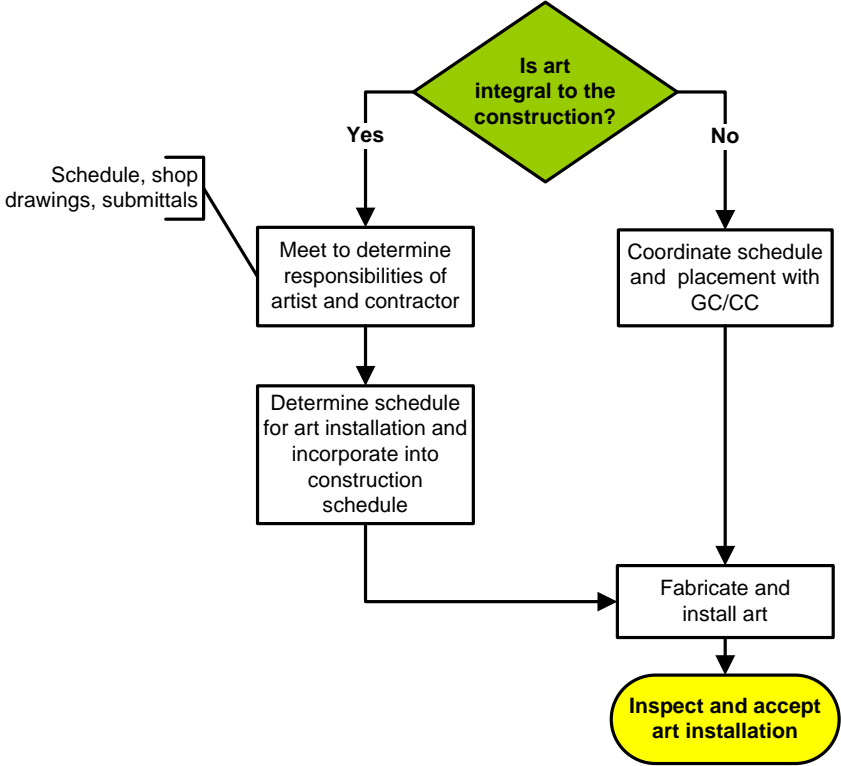
List of OCA Construction Excellence Council

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.12.0.0.0 Art-In-Architecture Deliverable**

- 1.0.0.0.0 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
- 7.1.12.0.0.0 Art-in-Architecture Deliverable**
- 8.0.0.0.0 Tenant Occupancy



LINKS

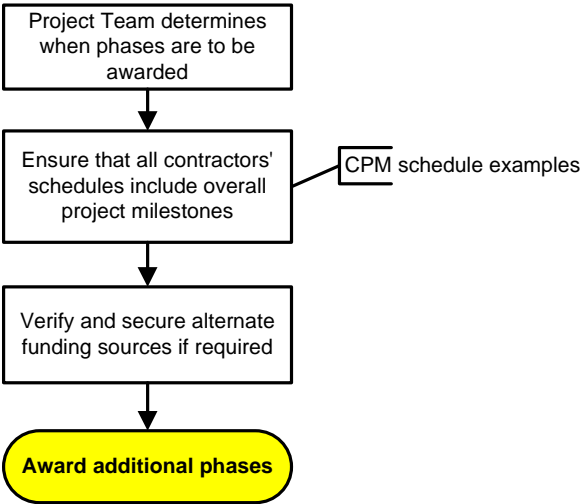
AiA Fabrication Task Order 7.1.4.0.0.0

This page applies to:

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

**7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)**

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

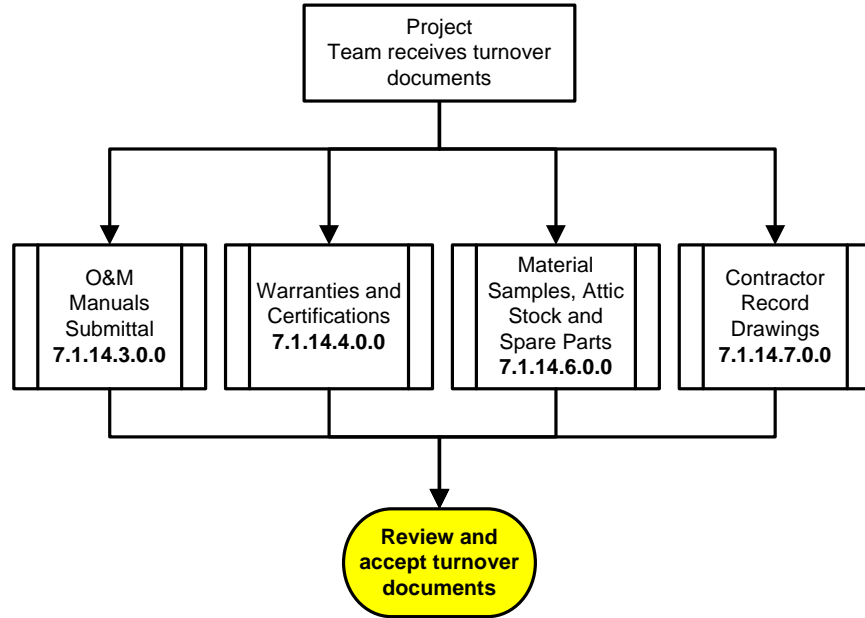


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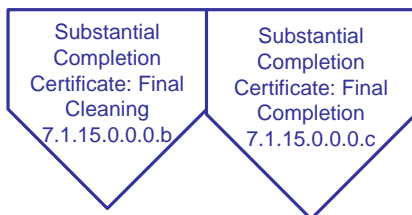
Traditional 
  D/B 
  D/B-Bridging 
  CMc

**7.1.14.0.0.0 Turnover Documents**

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



**LINKS**



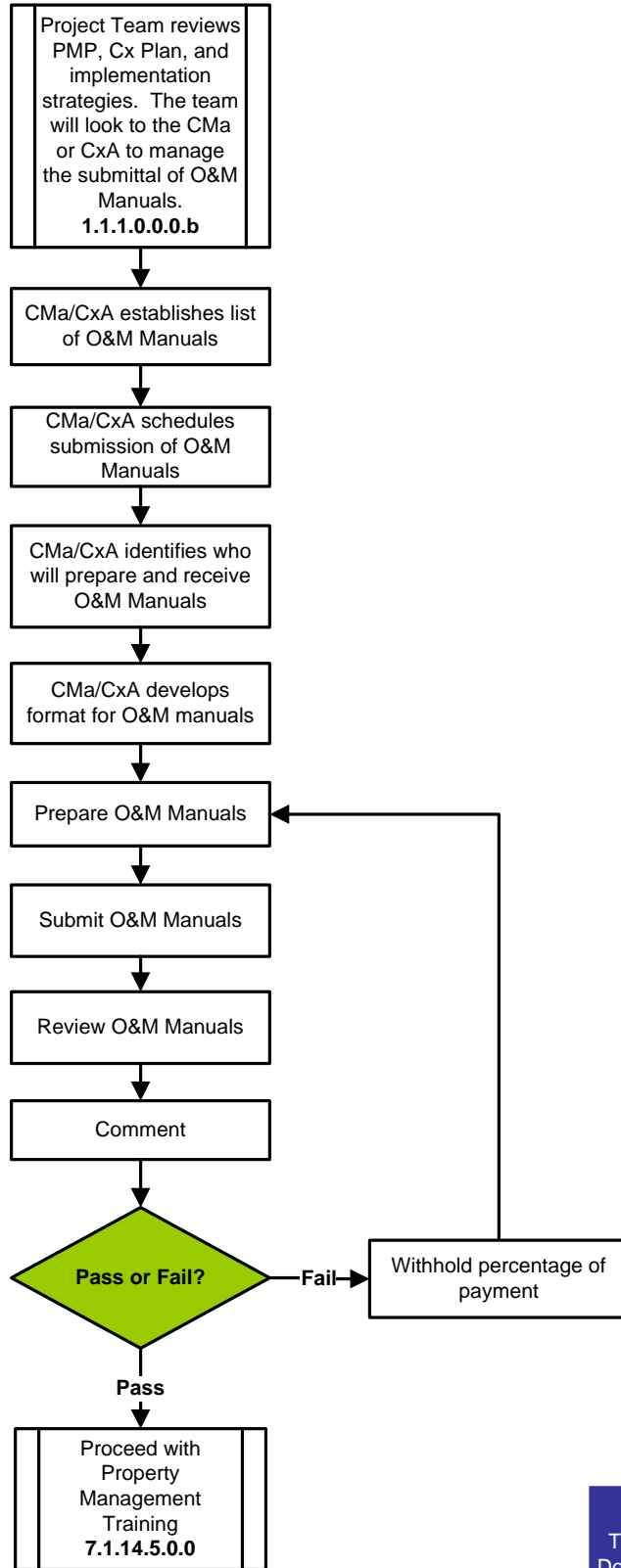
**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

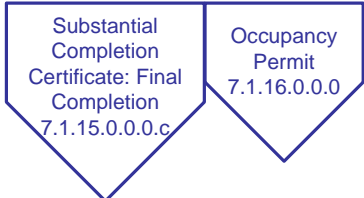


**7.1.14.3.0.0 O&M Manuals Submittal**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.3.0.0 O&M Manuals Submittal**
- 8.0.0.0.0.0 Tenant Occupancy



**LINKS**

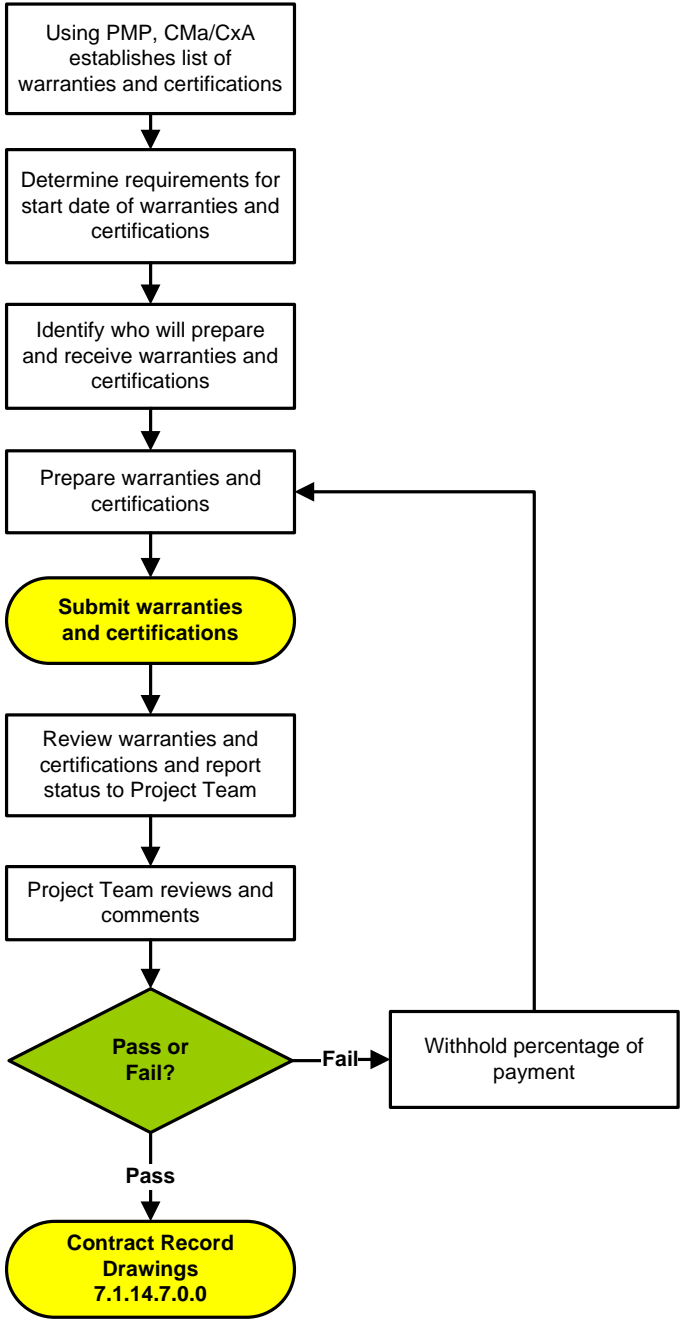


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.14.4.0.0 Warranties and Certifications**

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



**LINKS**

Cx Plan	PMP Reference
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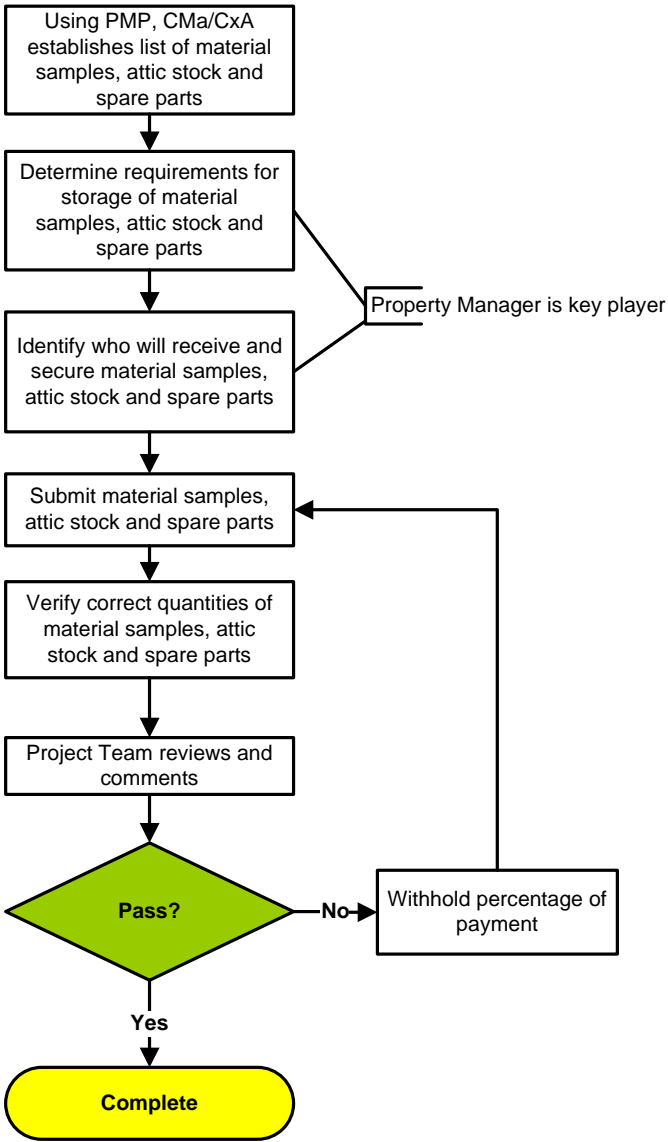
Submittal Schedule/Logs/ Submissions  
7.1.6.4.0.0

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts**

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



LINKS

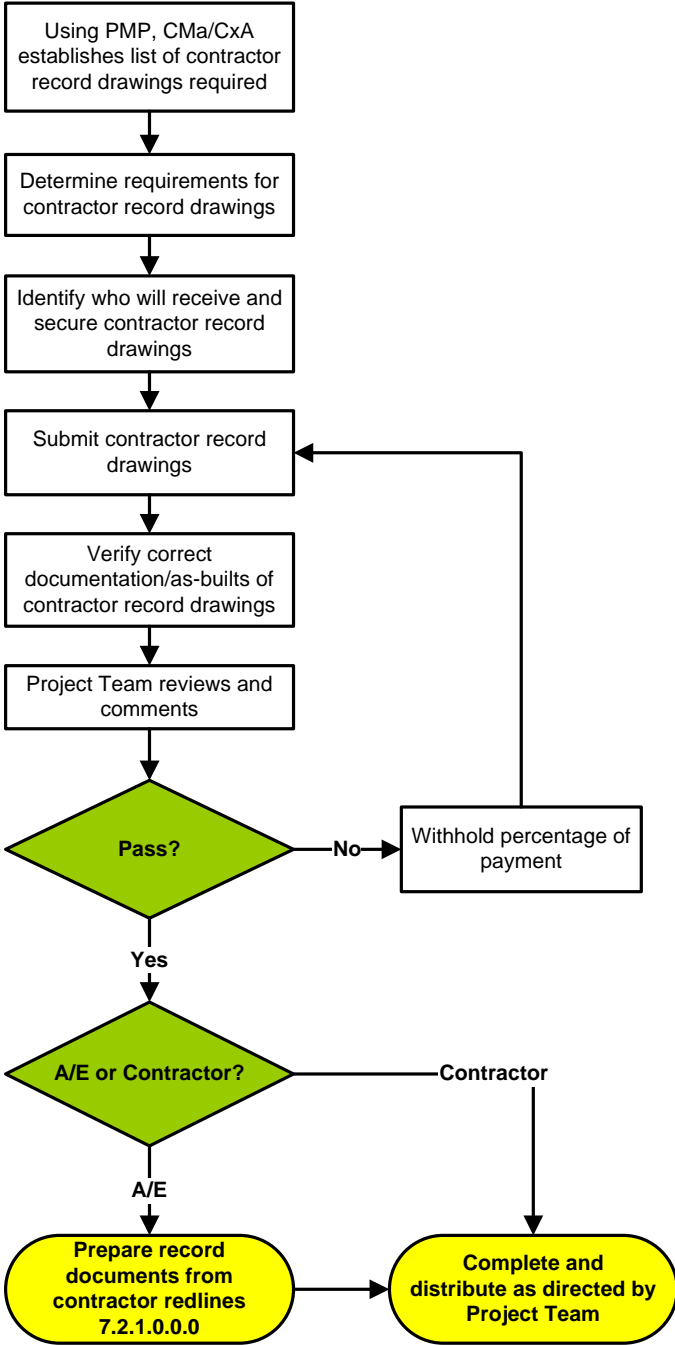
PMP Reference

**This page applies to:**

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

**7.1.14.7.0.0 Contractor Record Drawings**

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



**LINKS**

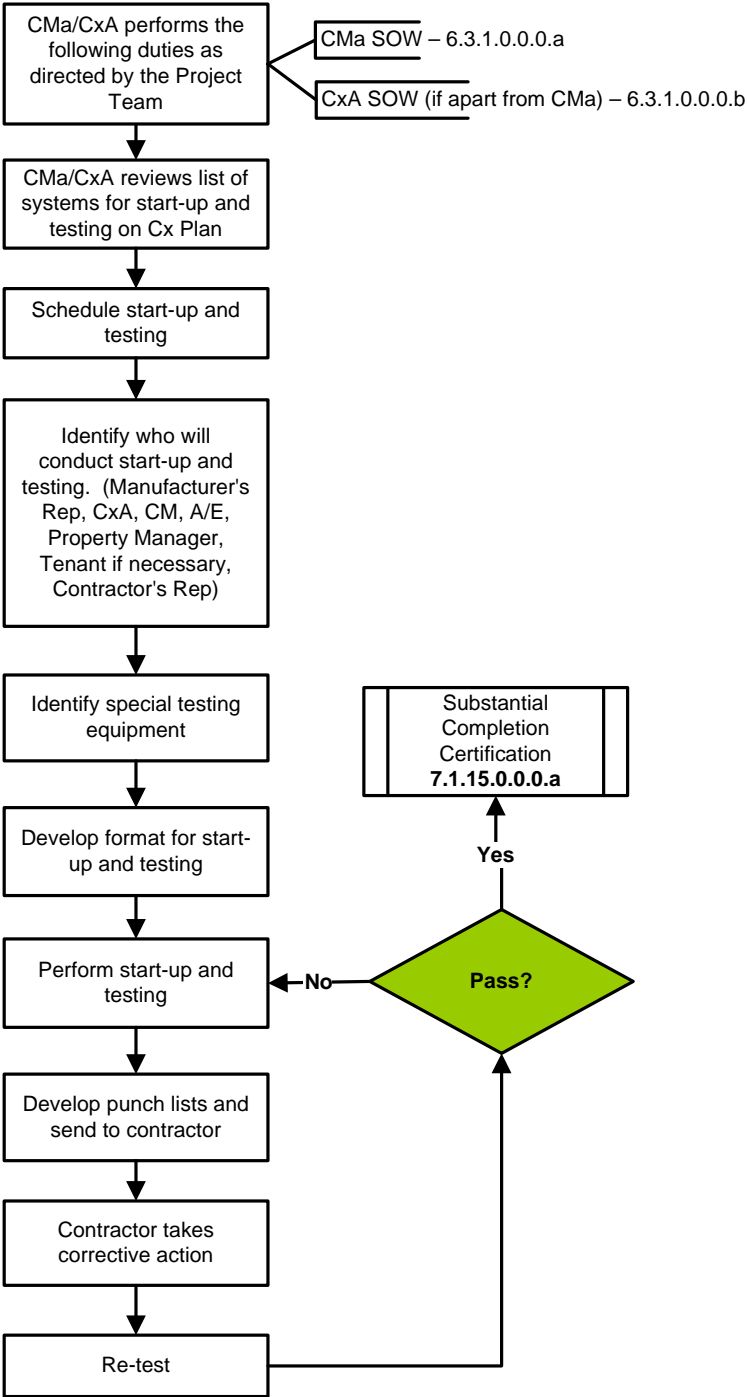
PMP Reference	A/E Procurement Task Order for D/B RFP Preparation 6.2.0.0.0.0.b
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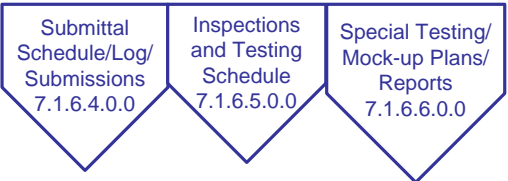
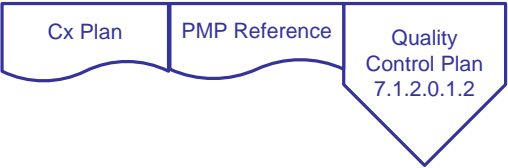
Traditional  D/B  D/B-Bridging  CMc

**7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)**

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



**LINKS**

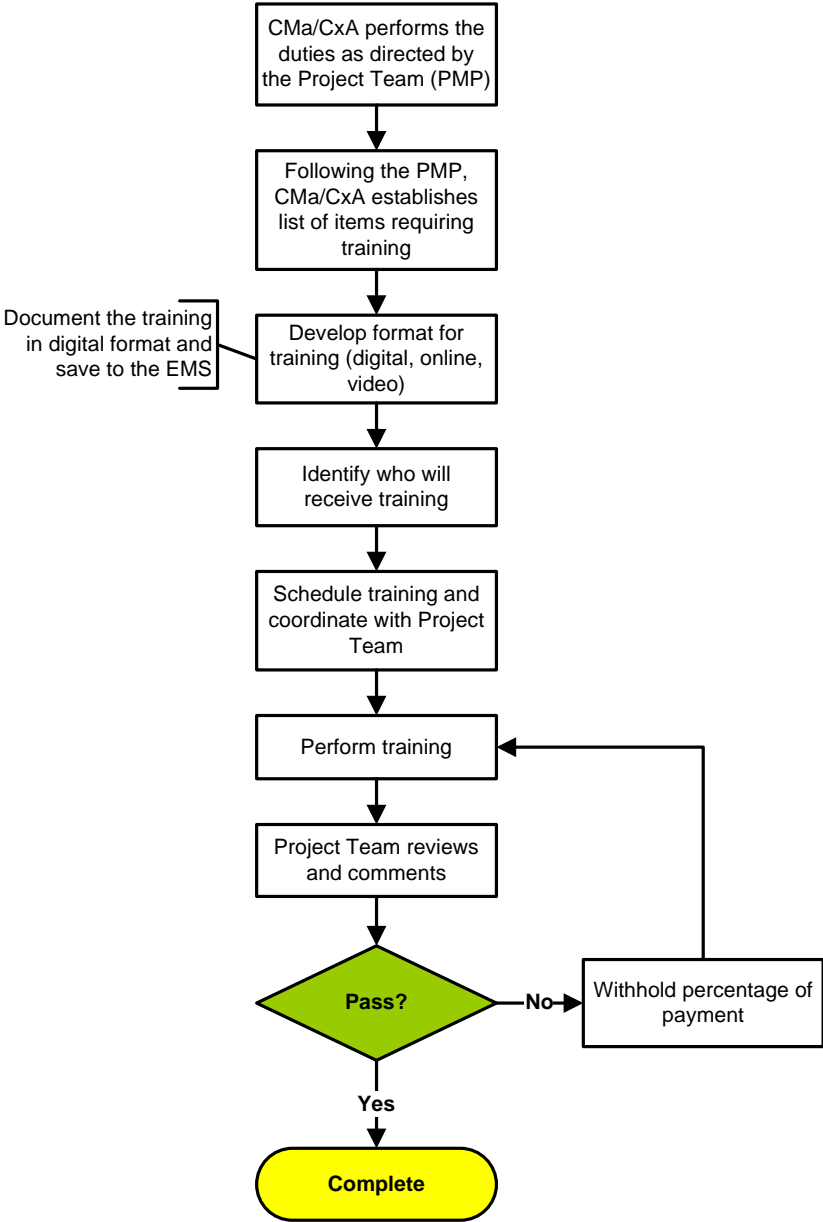


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.14.5.0.0 Property Management Training**

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



LINKS

Cx Plan

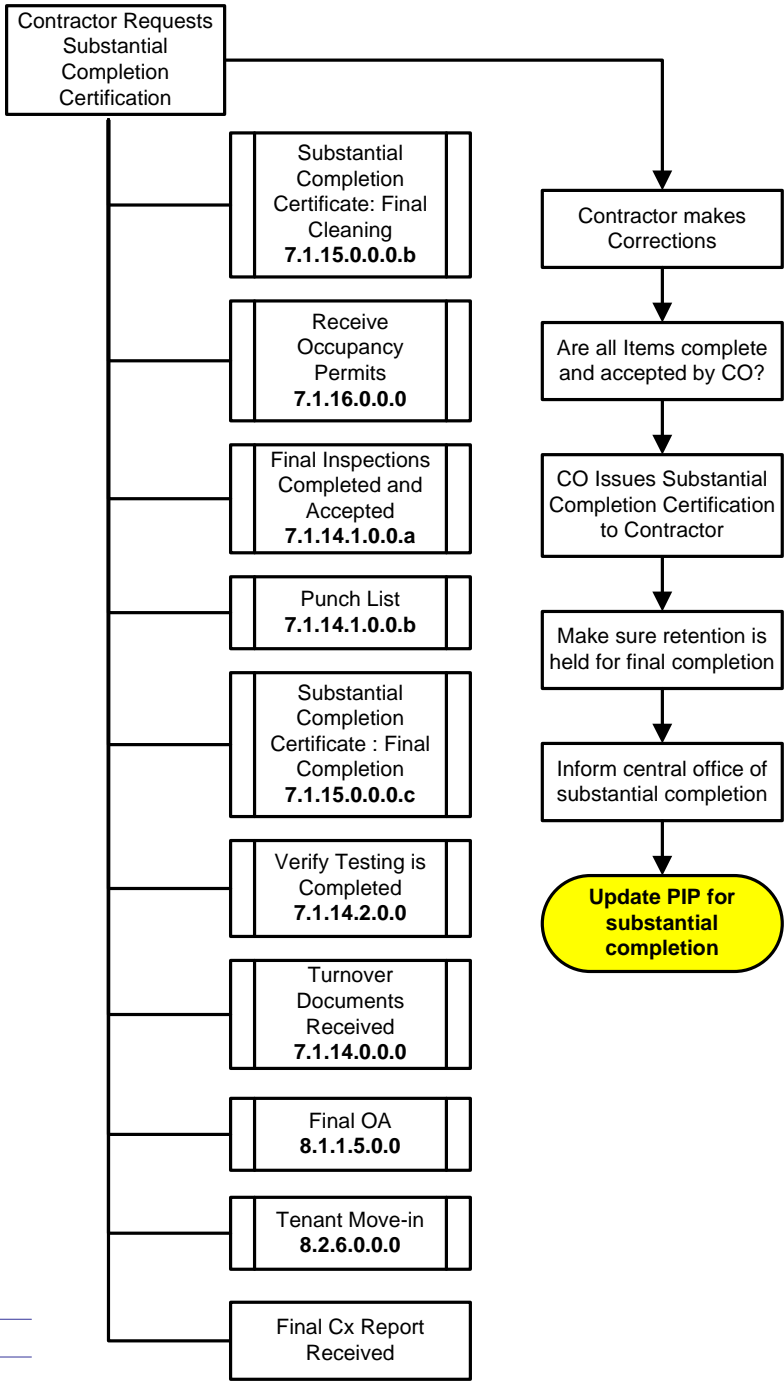
O&M Manual Submittals  
7.1.14.3.0.0

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.1.15.0.0.0.a Substantial Completion Certification**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 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.a Substantial Completion Certification**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

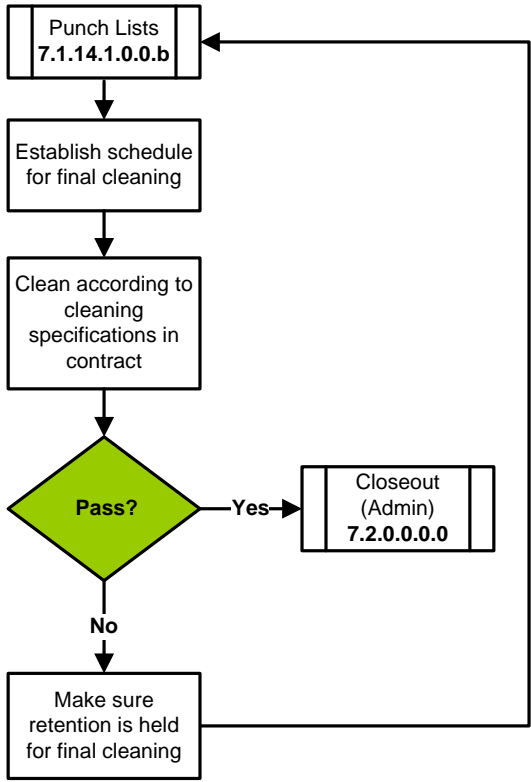
O&M Manual Submittals  
7.1.14.3.0.0

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

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



LINKS

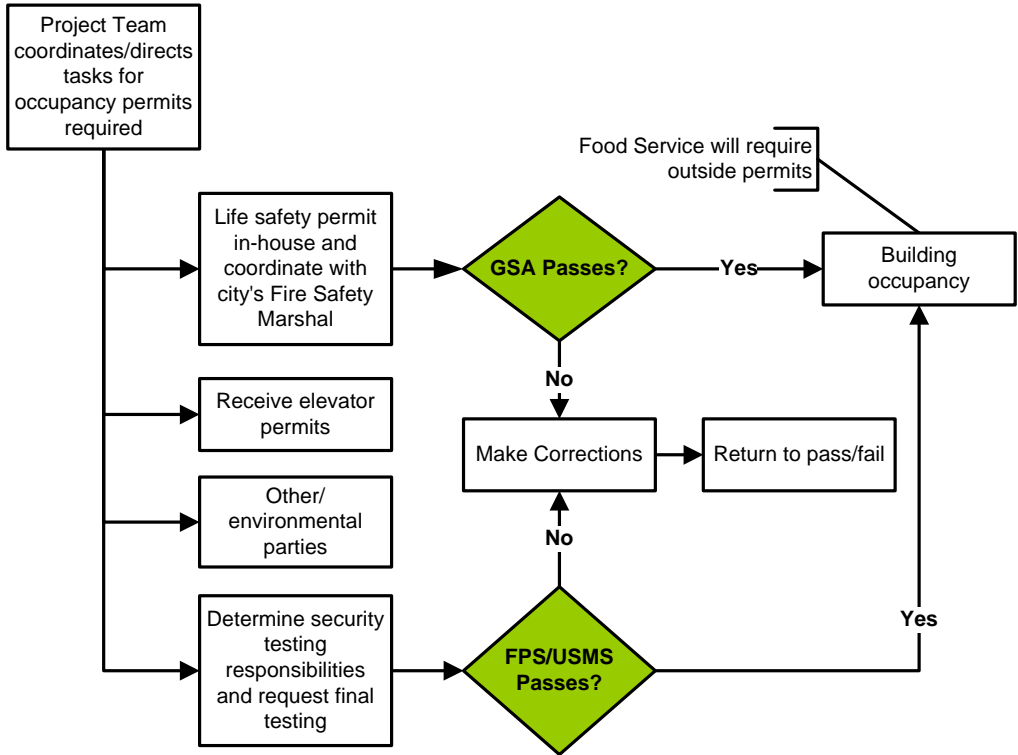
Substantial Completion Certificate: Final Completion  
7.1.15.0.0.0.c

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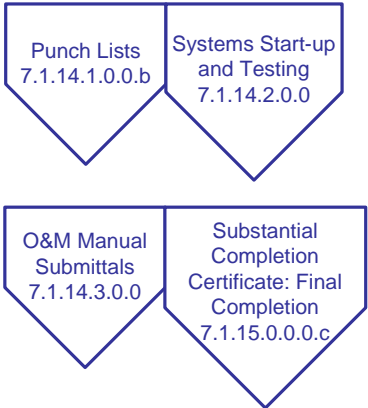
Traditional  D/B  D/B-Bridging  CMc



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



**LINKS**

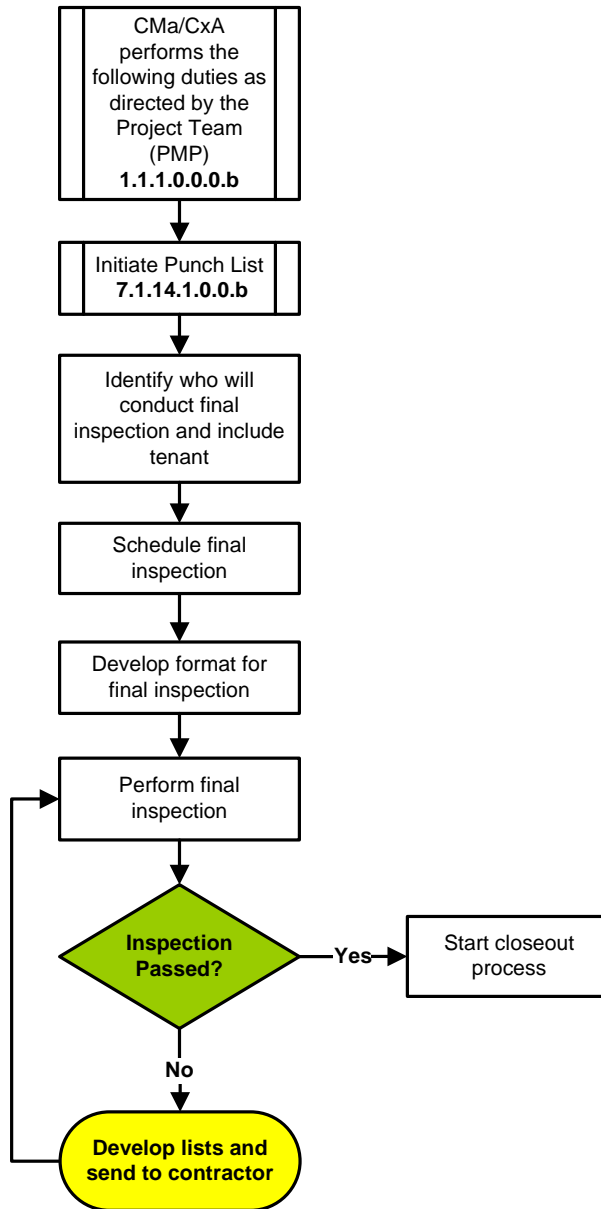


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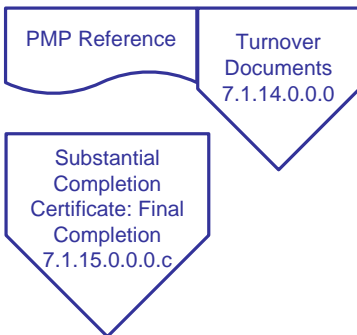
Traditional  D/B  D/B-Bridging  CMc

**7.1.14.1.0.0.a Final Inspections**

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



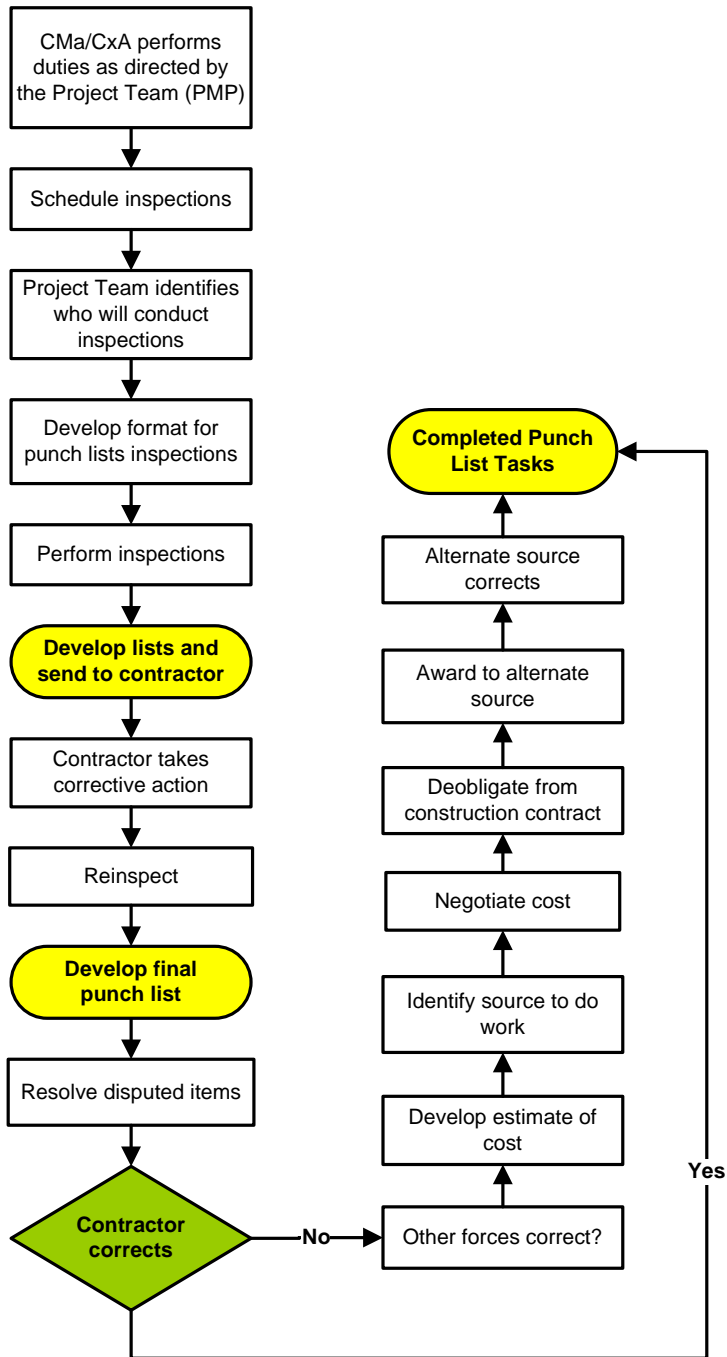
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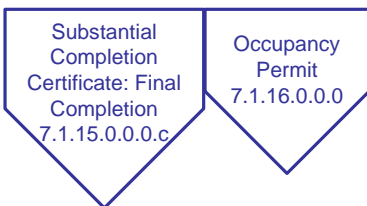
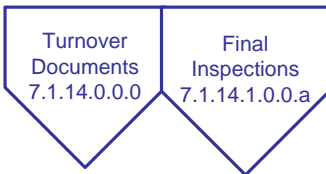
**This page applies to:**

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

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



**LINKS**

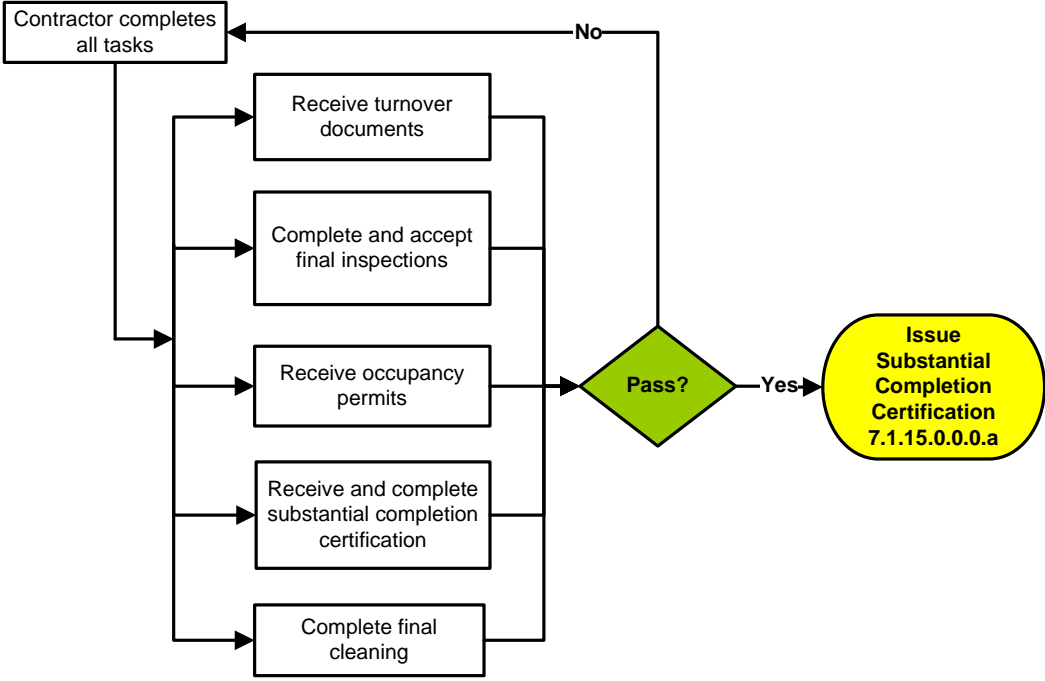


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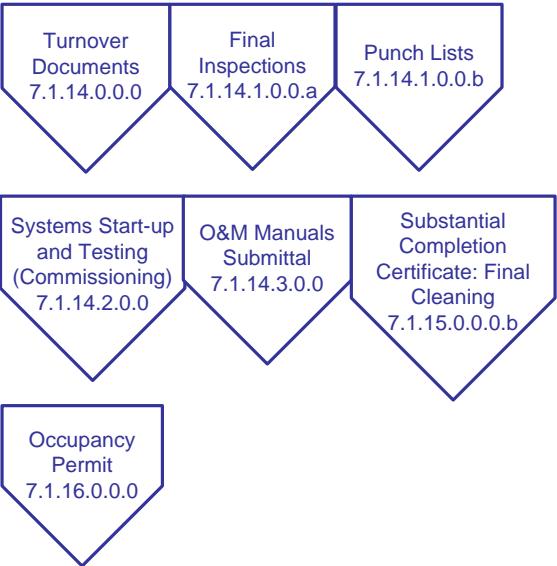
- Traditional
- D/B
- D/B-Bridging
- C/Mc

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

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



**LINKS**

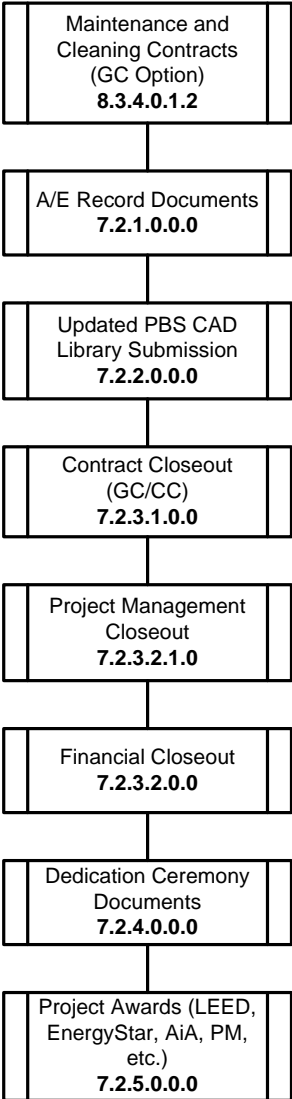


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.0.0.0.0 Construction**  
*Design/Build*  
**7.2.0.0.0.0 Closeout (Admin)**

- 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
- 7.2.0.0.0.0 Closeout (Admin)**
- 8.0.0.0.0 Tenant Occupancy



Some processes may be concurrent

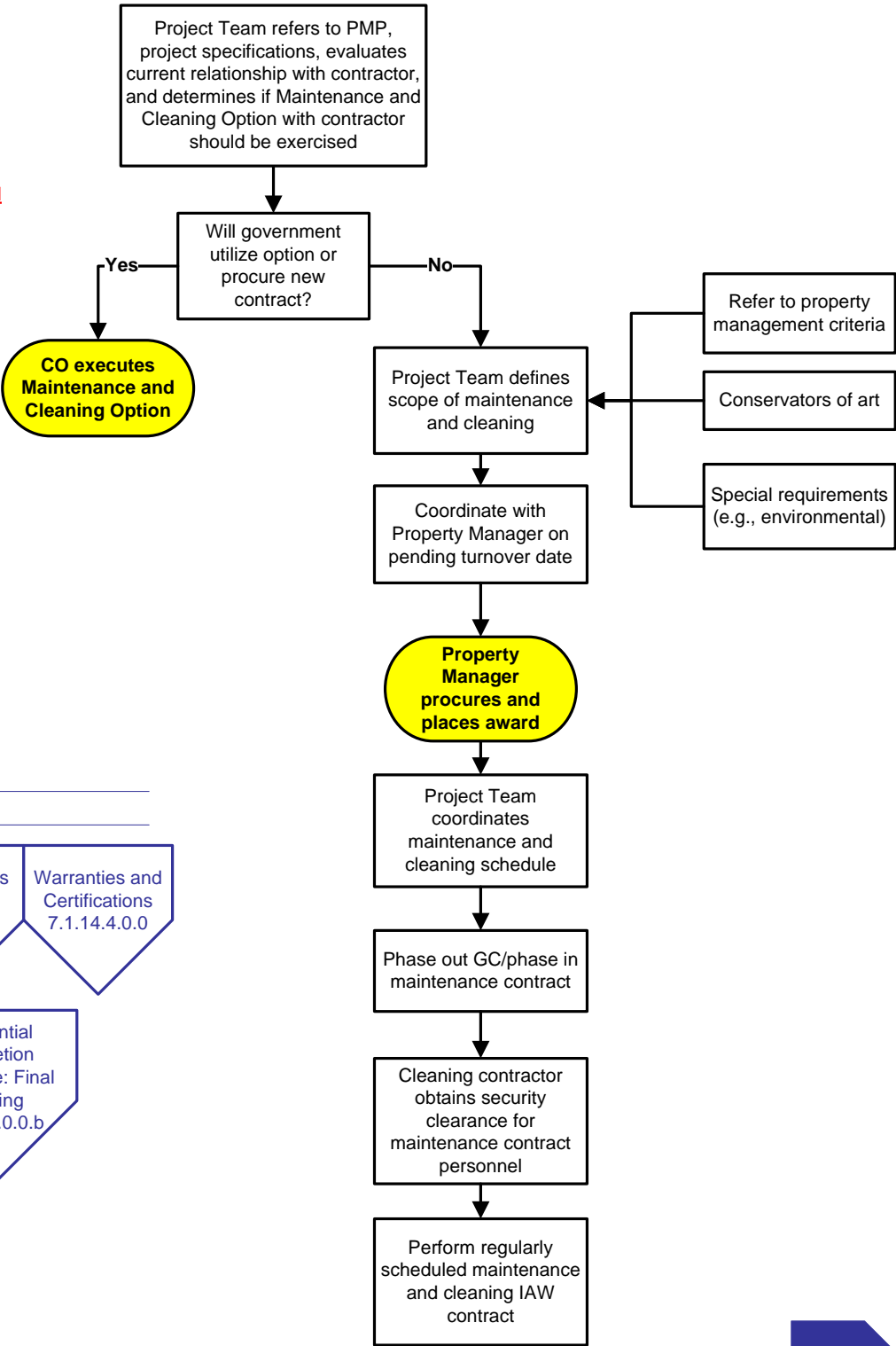
Project Team must ensure all punch list items are completed, all contractor cleaning is completed, system testing is completed, and staff training has been conducted before proceeding to Closeout

**This page applies to:**

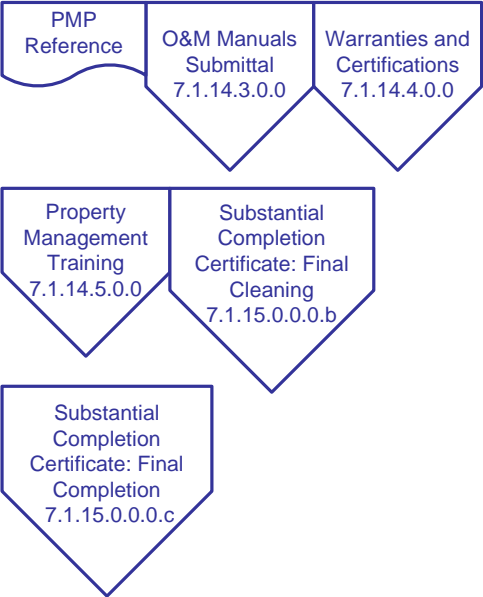
Traditional  D/B  D/B-Bridging  CMc

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

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



**LINKS**

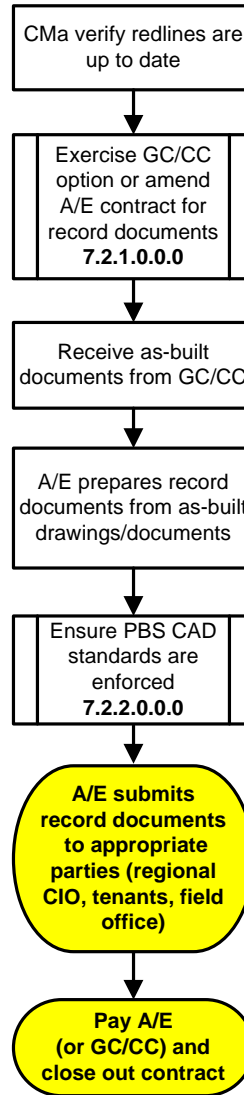


**This page applies to:**

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

**7.2.1.0.0.0 A/E Record Documents**

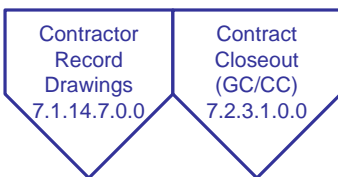
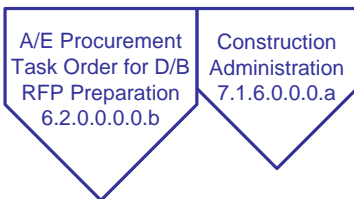
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.1.0.0.0 A/E Record Documents**
- 8.0.0.0.0.0 Tenant Occupancy



Cx plan establishes quality control for verification of as-builts

QAQC should also address A/E Record Documents

LINKS

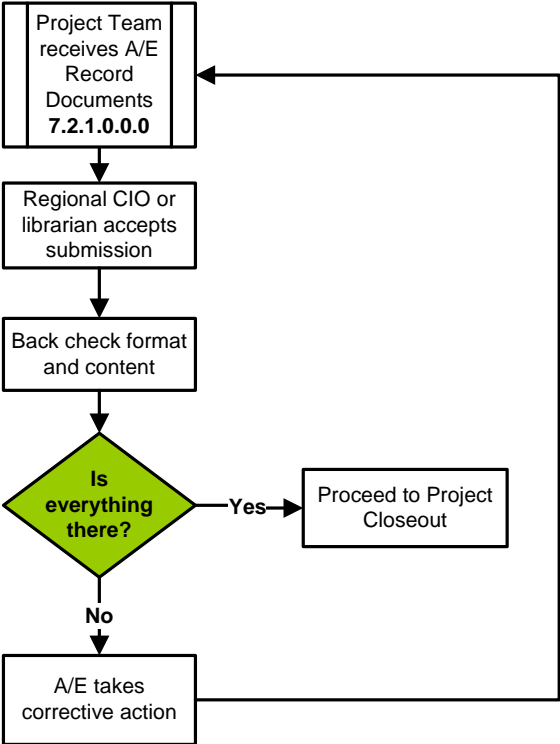


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.2.2.0.0.0 Updated PBS CAD Library Submission**

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



QAQC should address CAD Library submissions

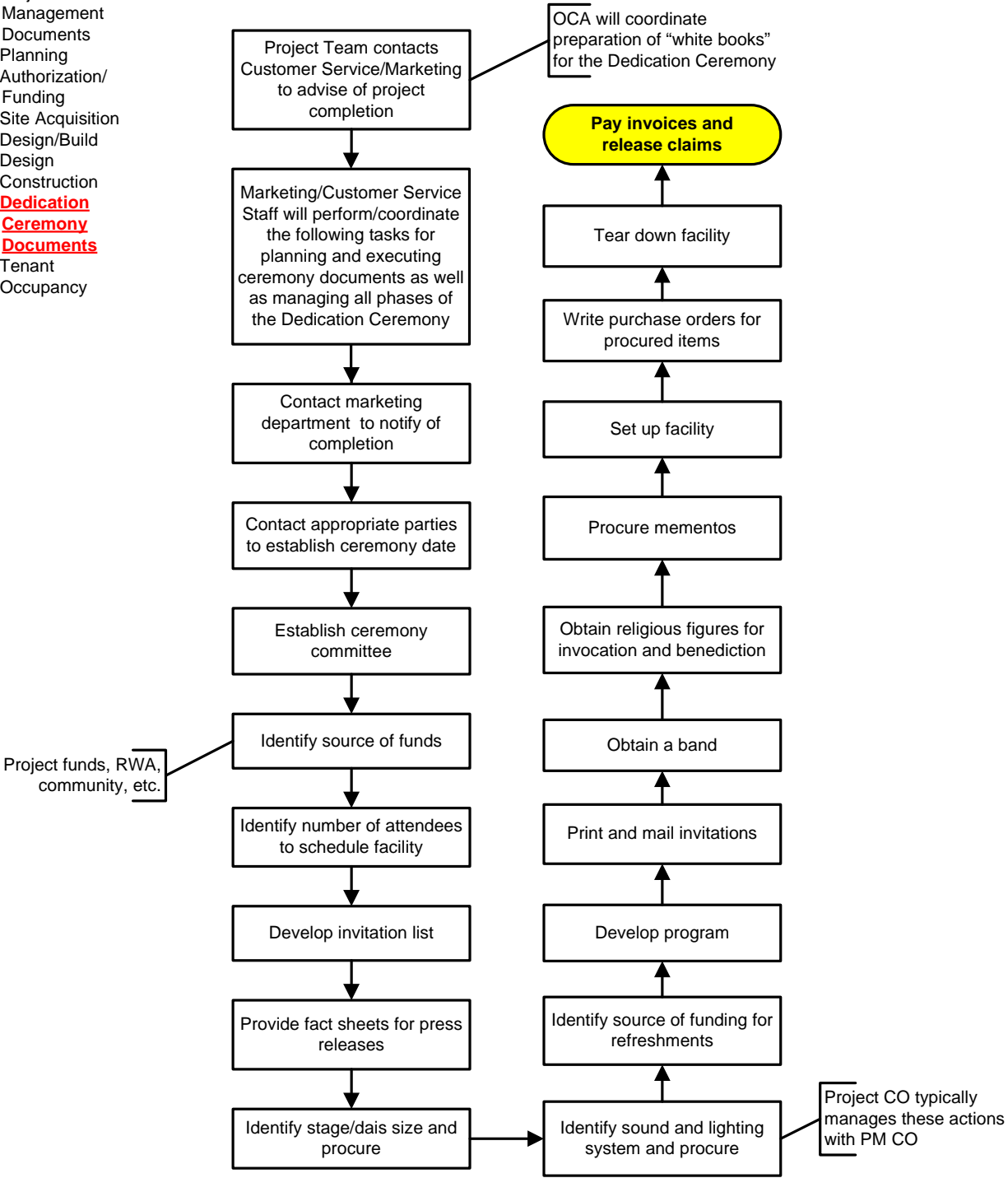
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



**7.2.4.0.0.0 Dedication Ceremony Documents**

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

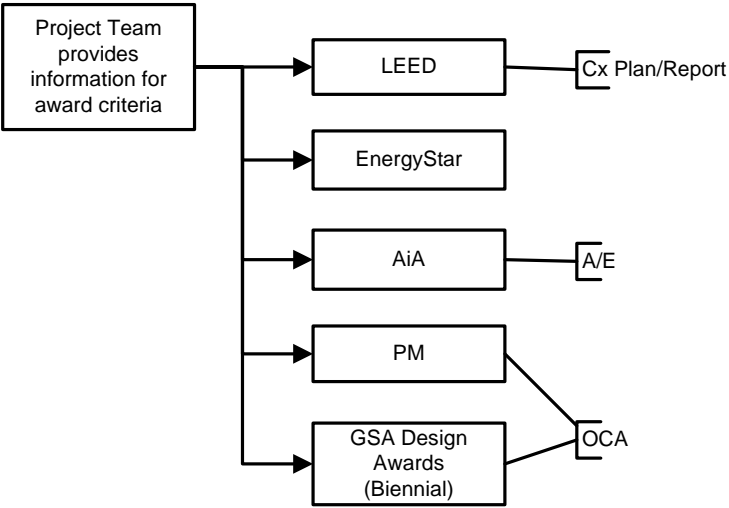


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

- 1.0.0.0.0 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
- 7.2.5.0.0.0 Project Awards (LEED, EnergyStar, AiA, PM, etc.)**
- 8.0.0.0.0 Tenant Occupancy

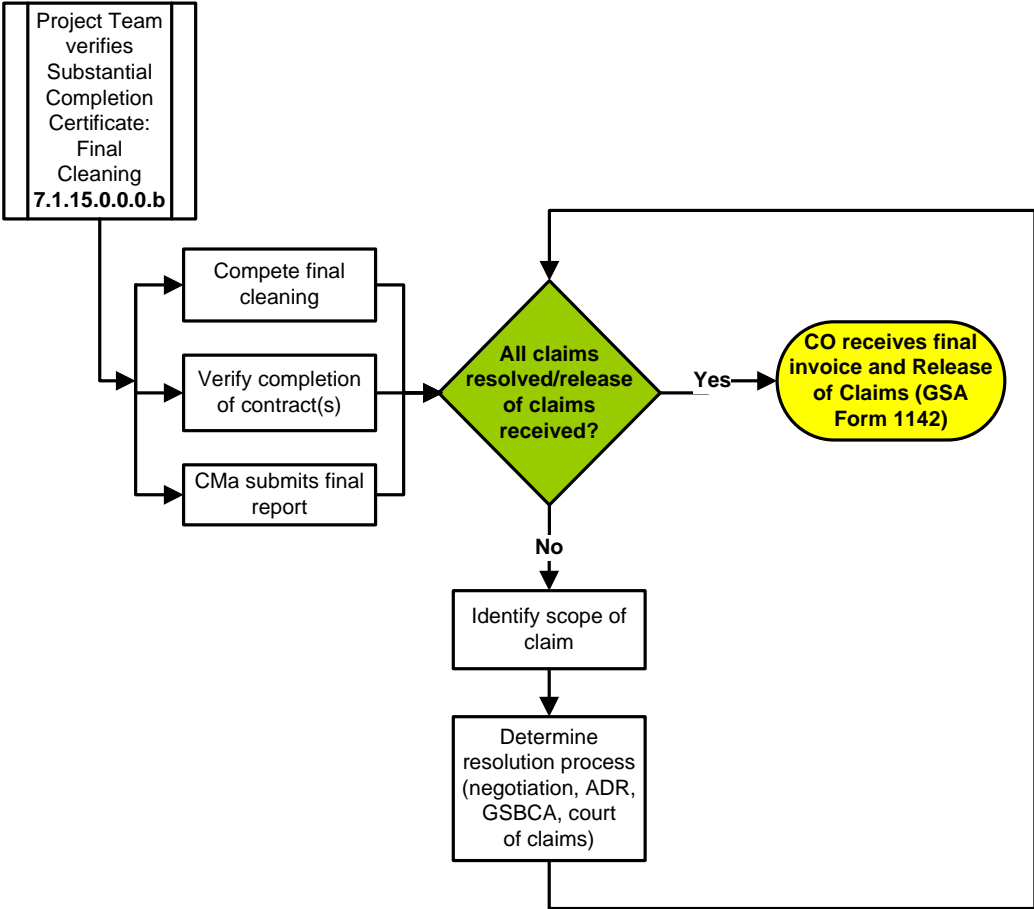


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**7.2.3.1.0.0 Contract Closeout (GC/CC)**

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



**LINKS**

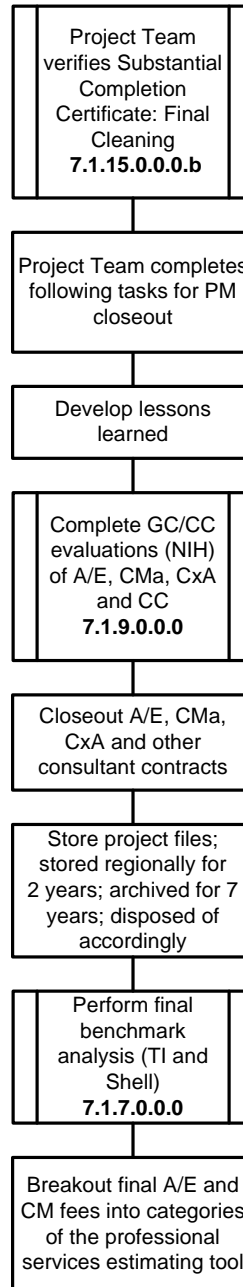
Release of Claim (GSA Form 1142)	Substantial Completion Certificate: Final Completion 7.1.15.0.0.0.c
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**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

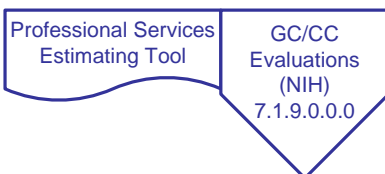
**7.2.3.2.1.0 Project Management Closeout**

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



Some of these processes/tasks are concurrent

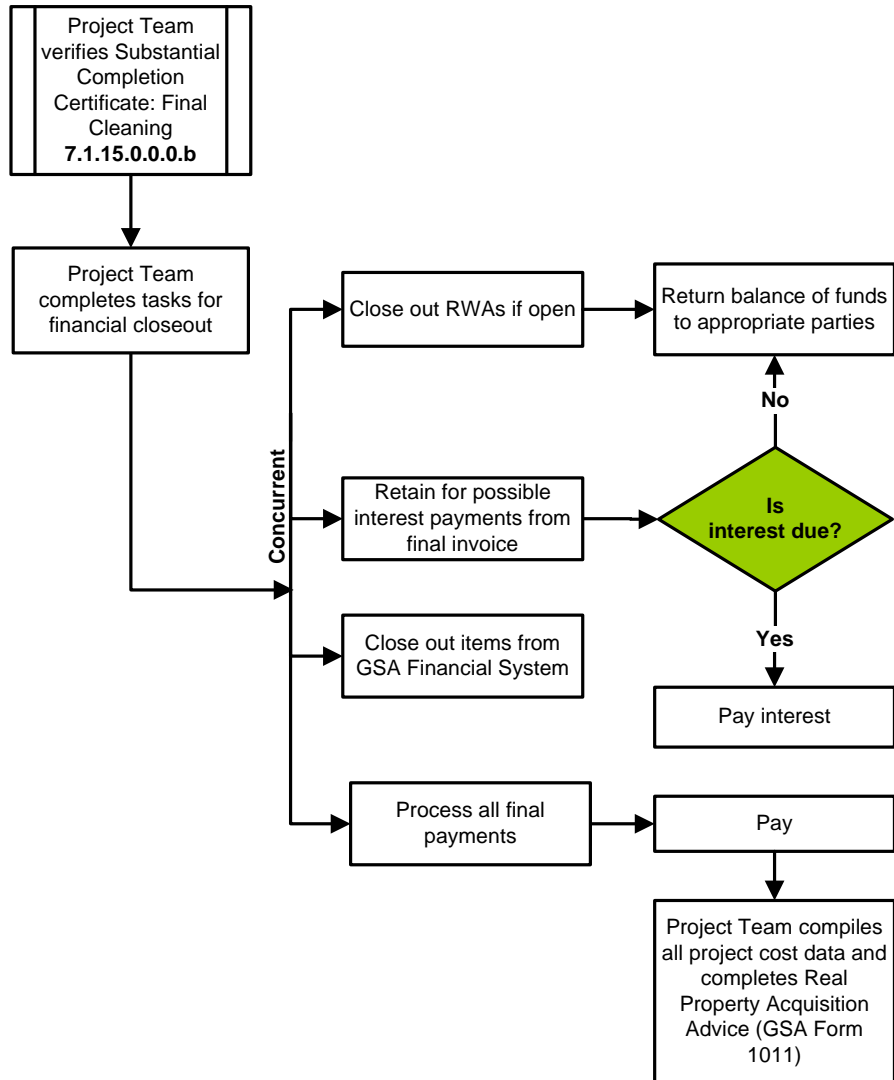
LINKS



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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



LINKS

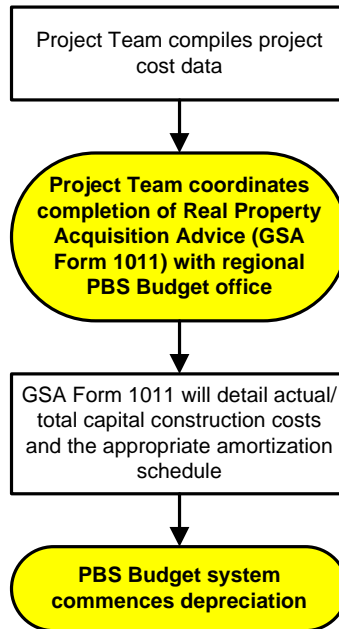
RWA

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)**



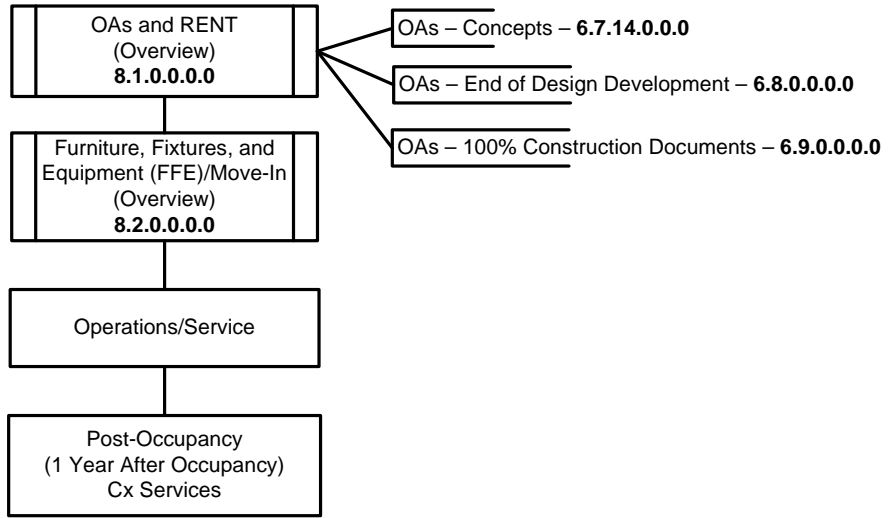
**LINKS**



**This page applies to:**

Traditional
  D/B
  D/B-Bridging
  CMc

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

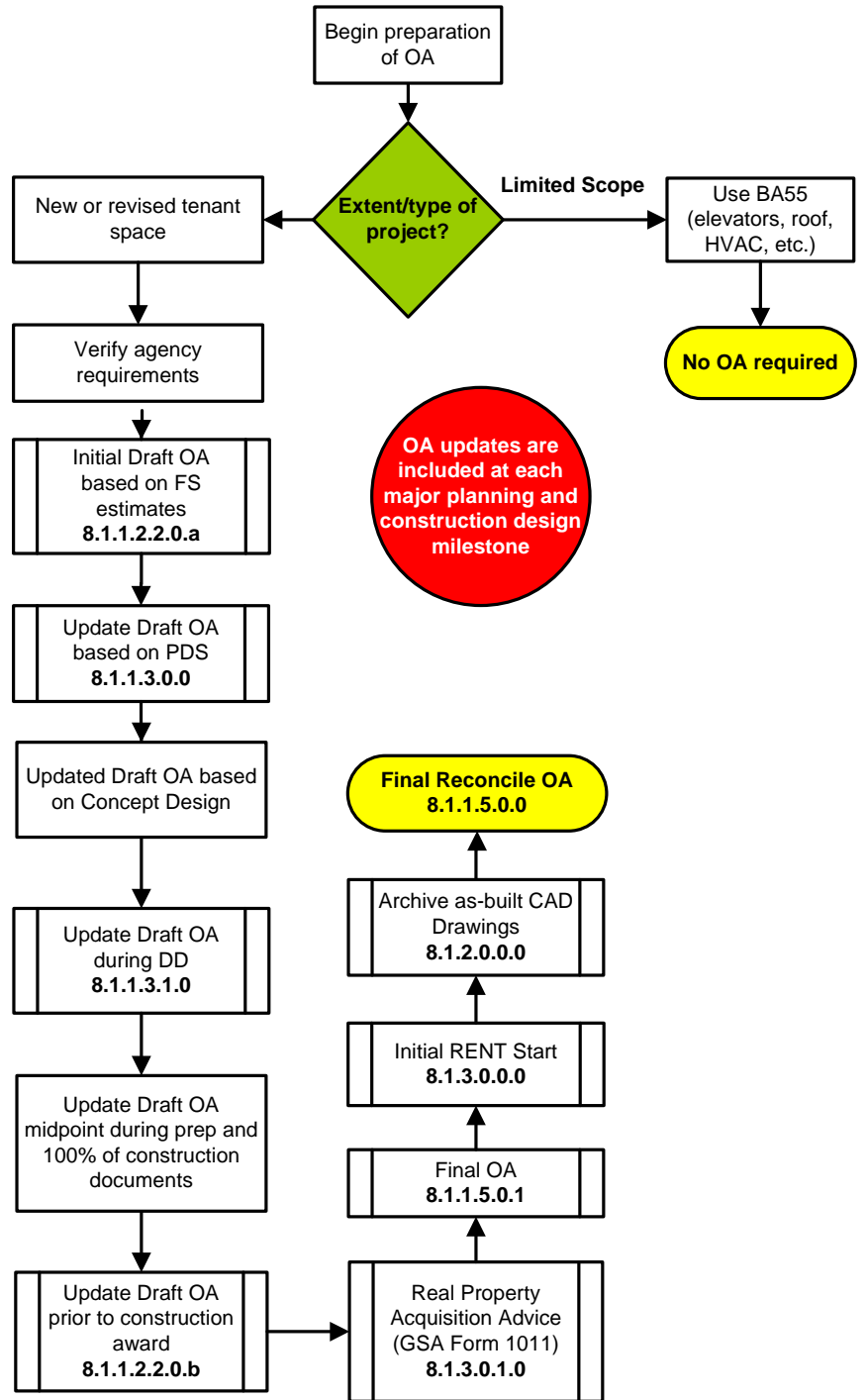


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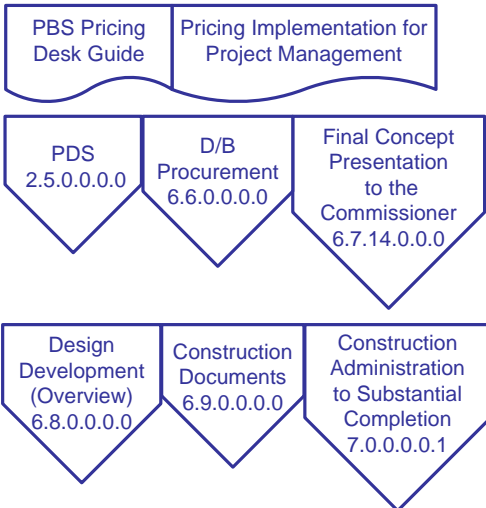
Traditional 
  D/B 
  D/B-Bridging 
  CMc

**8.1.0.0.0.0 Occupancy Agreements and RENT (Overview)**

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



**LINKS**



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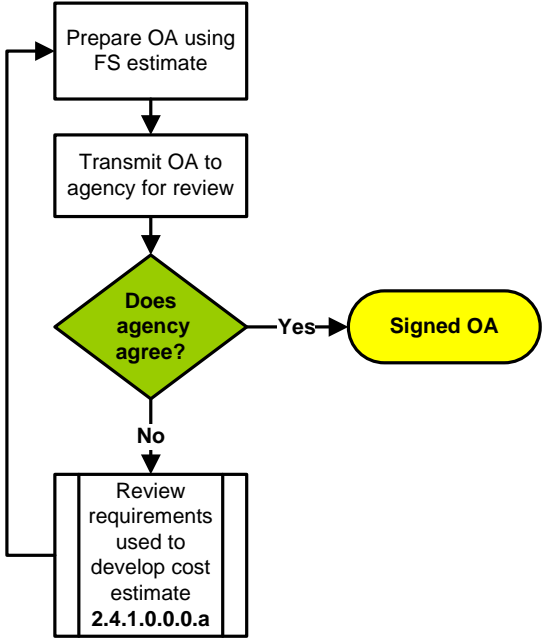
Traditional  D/B  D/B-Bridging  CMc





**8.1.1.2.2.0.a Occupancy Agreement Planning Phase (Initial Draft)**

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.2.2.0.a Occupancy Agreement Planning Phase (Initial Draft)**



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

**LINKS**

PBS Pricing Desk Guide | Pricing Implementation for Project Management

PDS 2.5.0.0.0.0 | D/B Contract 6.6.12.0.0.0 | Final Concept Presentation to the Commissioner 6.7.14.0.0.0

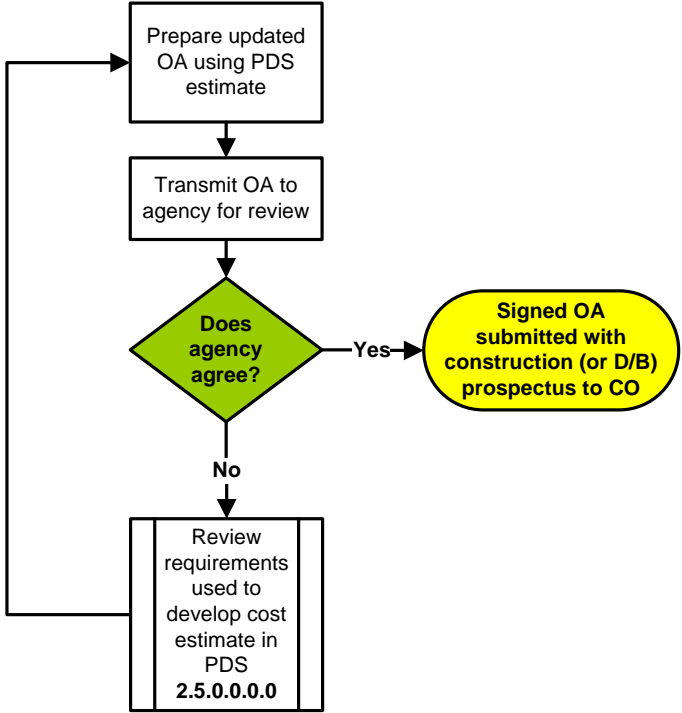
Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0

**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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

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



**LINKS**

PBS Pricing Desk Guide	Pricing Implementation for Project Management
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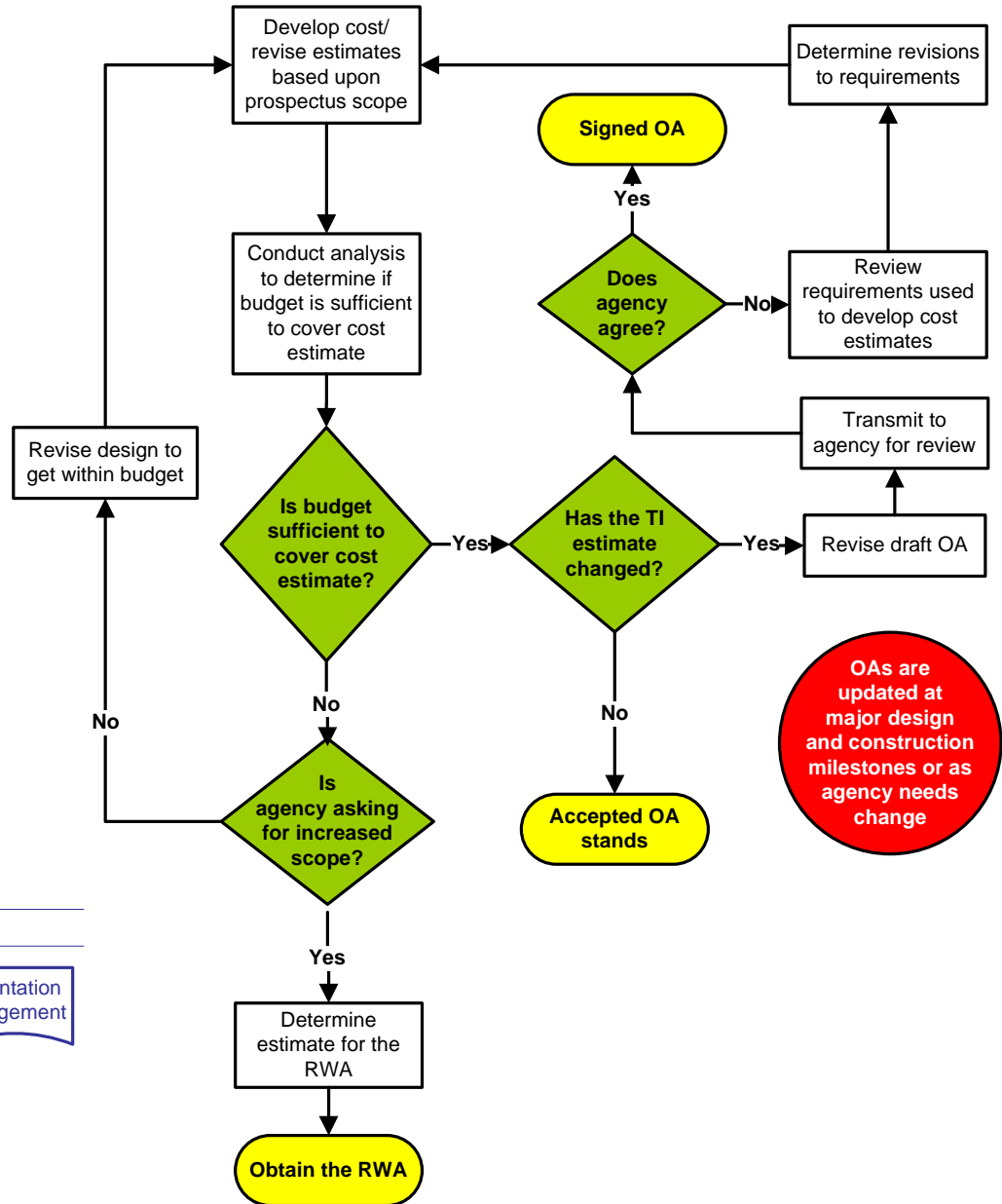
Feasibility 2.4.1.0.0.0.a	PDS 2.5.0.0.0.0	D/B Contract 6.6.12.0.0.0
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Final Concept Presentation to the Commissioner 6.7.14.0.0.0	Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0
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**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

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



OAs are updated at major design and construction milestones or as agency needs change

LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

PDS 2.5.0.0.0 | D/B Contract 6.6.12.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0

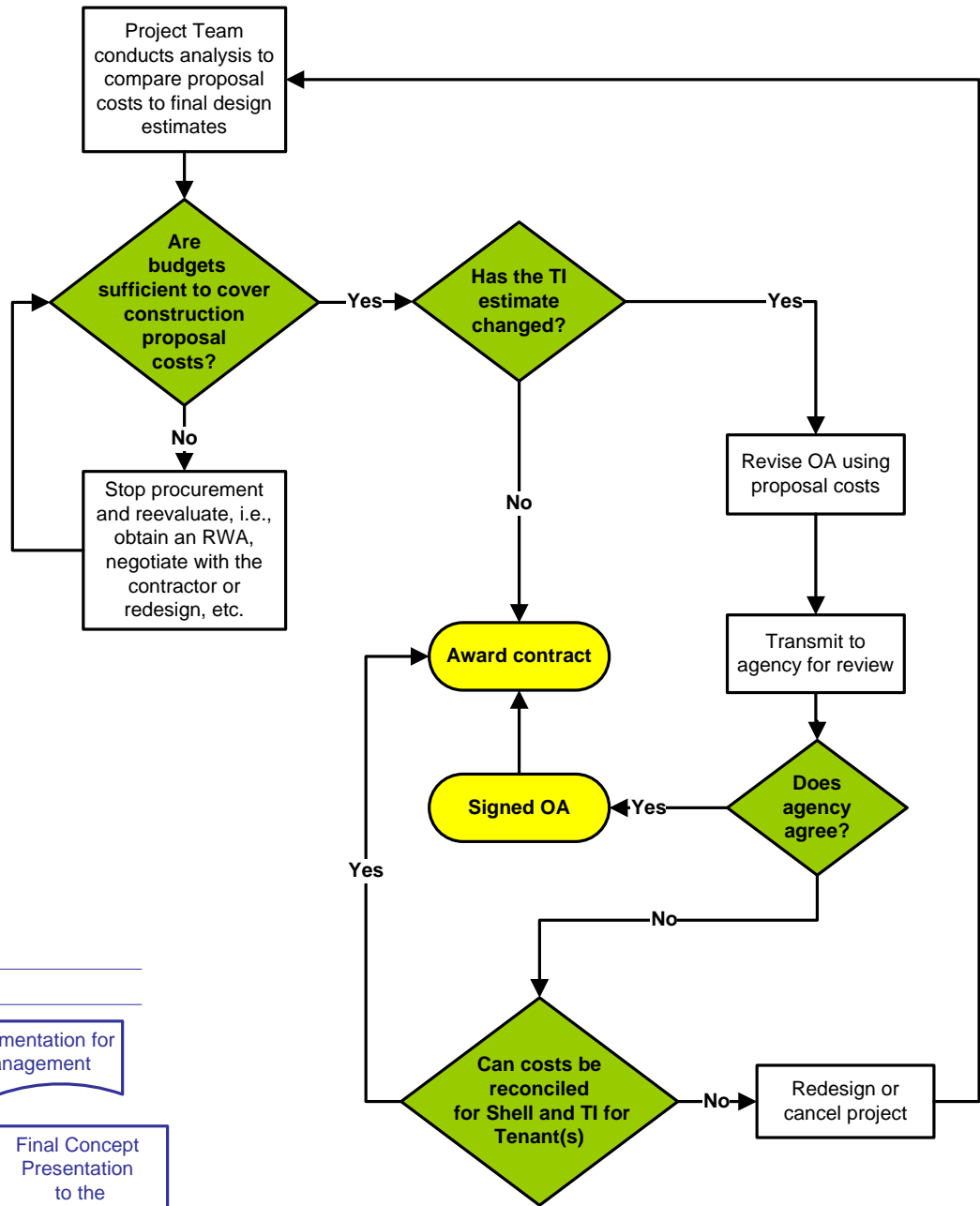
This page applies to:

- Traditional
- D/B
- D/B-Bridging
- CMC

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

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

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



LINKS

PBS Pricing Desk Guide	Pricing Implementation for Project Management	
PDS 2.5.0.0.0.0	D/B Contract 6.6.12.0.0.0	Final Concept Presentation to the Commissioner 6.7.14.0.0.0
Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0	

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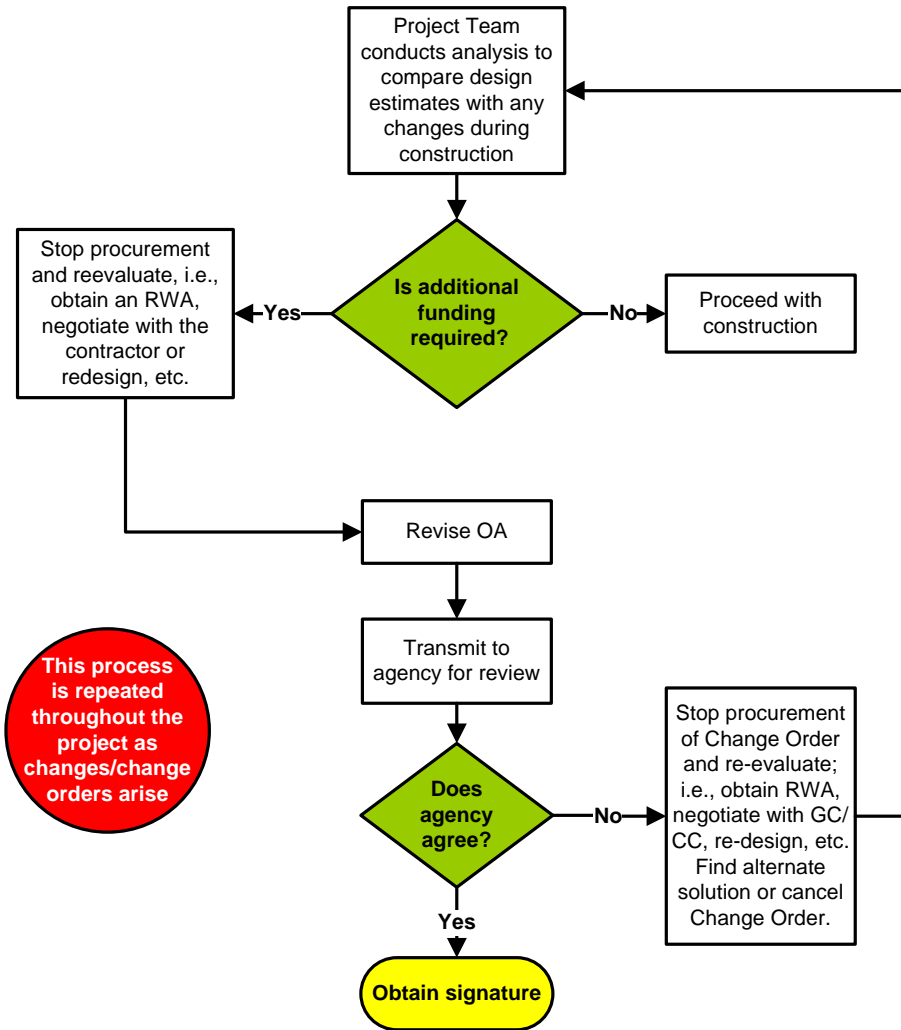
- Traditional  D/B  D/B-Bridging  CMc



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



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



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

**LINKS**

PBS Pricing Desk Guide	Pricing Implementation for Project Management	
PDS 2.5.0.0.0.0	Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0
Construction Administration 7.1.6.0.0.0.a		

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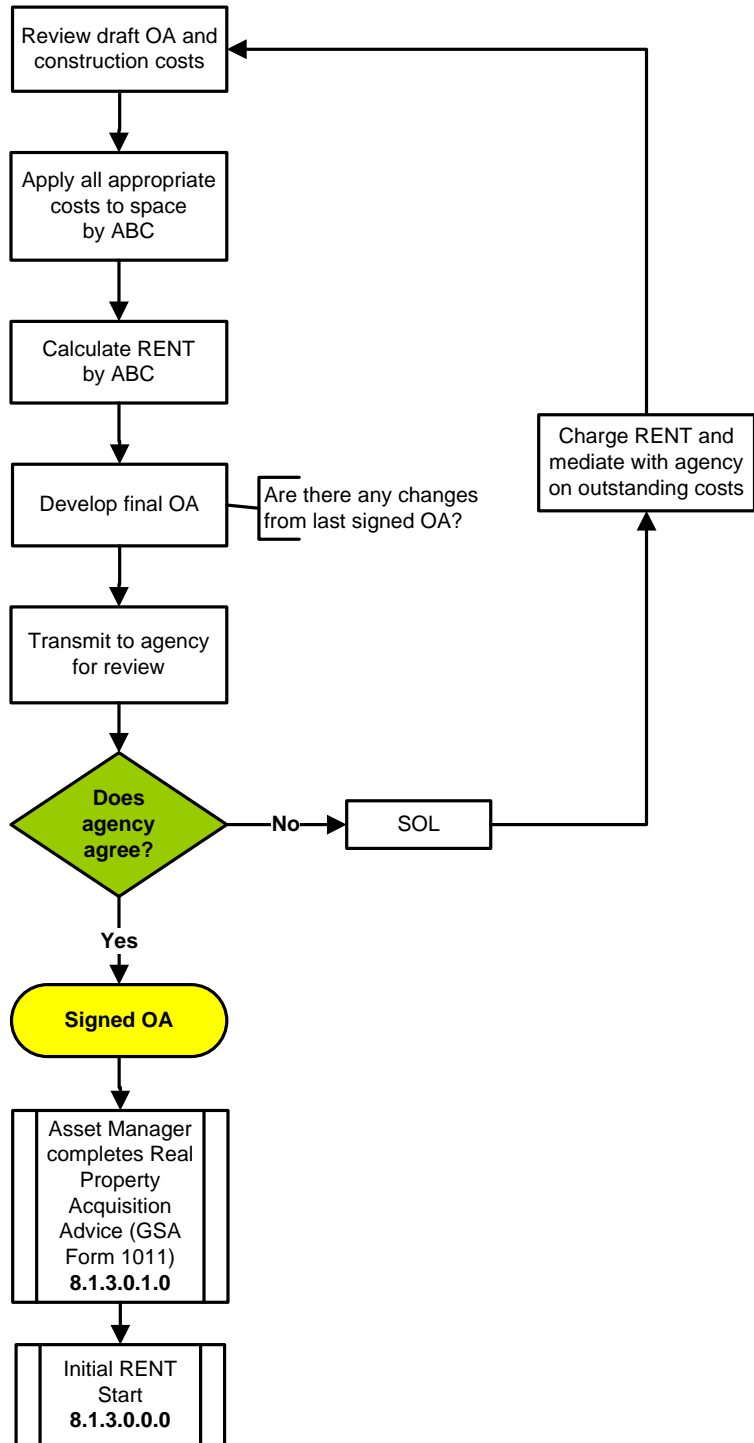
Traditional 
  D/B 
  D/B-Bridging 
  CMc



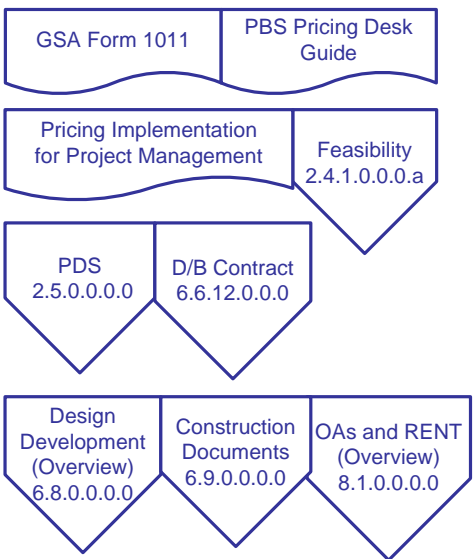
**8.1.1.5.0.1 Final Occupancy Agreement**

OA  
(Accepted Draft): During Construction  
8.1.1.3.1.0

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



**LINKS**



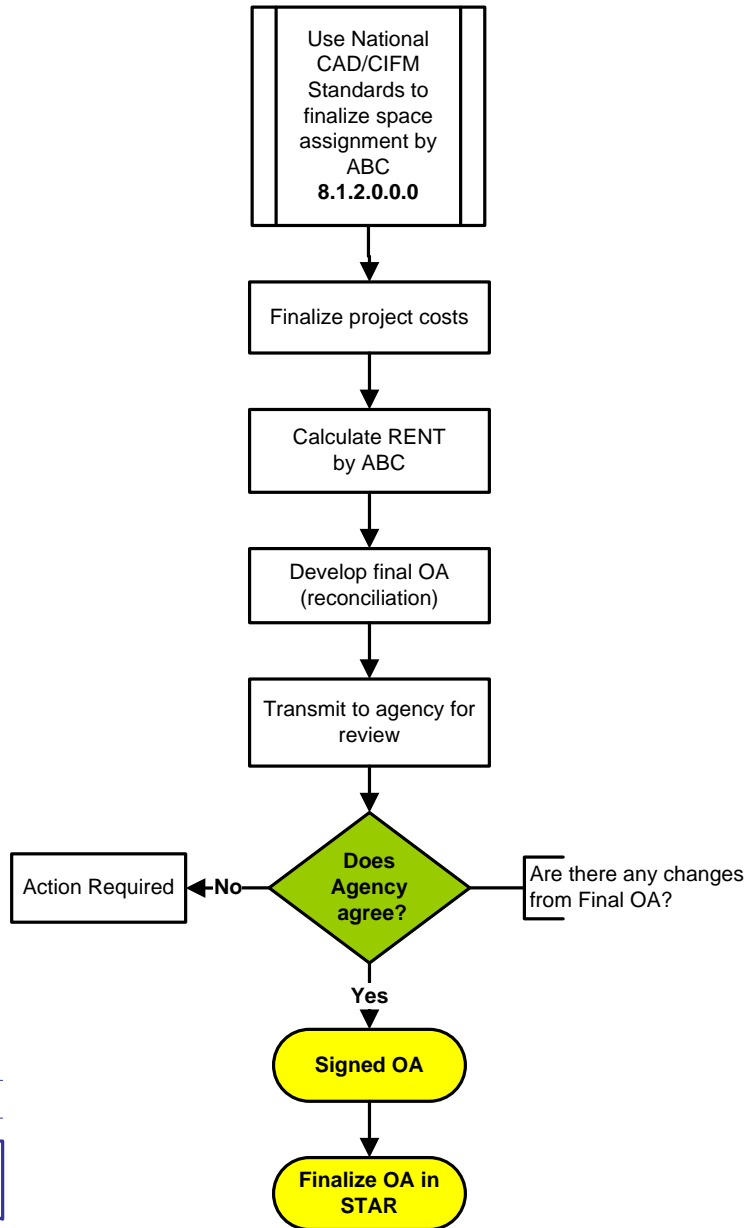
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

Final OA  
(Reconciliation)  
8.1.1.5.0.0

**8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)**

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



**LINKS**

PBS Pricing Desk Guide	Pricing Implementation for Project Management
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PDS 2.5.0.0.0.0	D/B Contract 6.6.12.0.0.0	Design Development (Overview) 6.8.0.0.0.0
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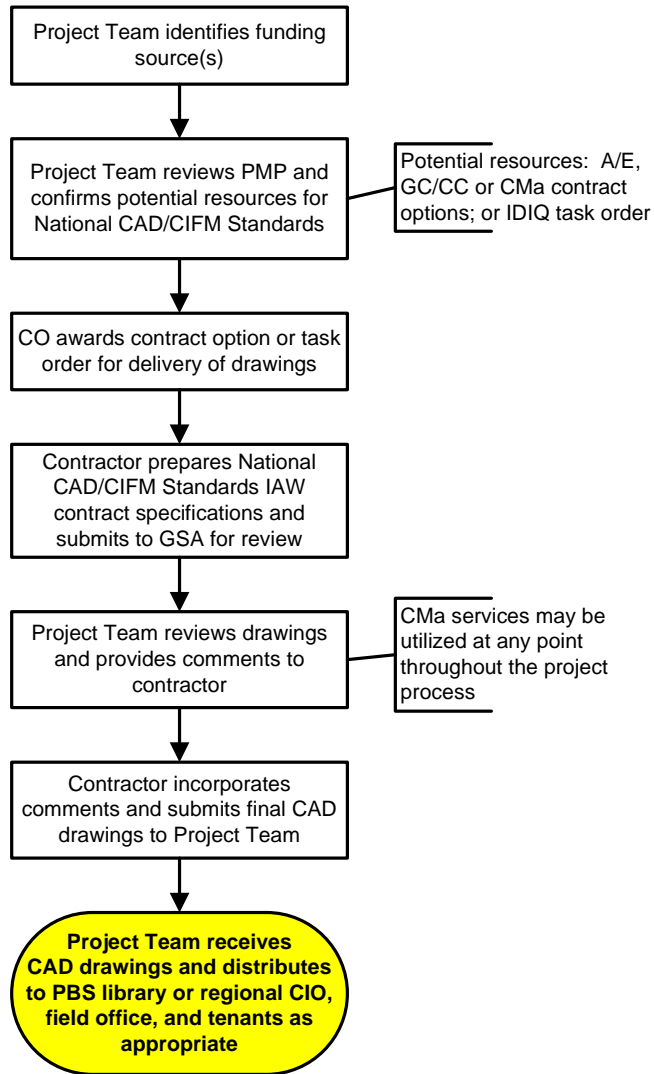
Construction Documents 6.9.0.0.0.0	OAs and RENT (Overview) 8.1.0.0.0.0
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**This page applies to:**

Traditional 
  D/B 
  D/B-Bridging 
  CMc

**8.1.2.0.0.0 National CAD/CIFM Standards**

- 1.0.0.0.0 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**



**LINKS**

BOMA Space Measurement Standards	National CAD/CIFM Standards
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PBS-P100	OAs and RENT (Overview) 8.1.0.0.0.0
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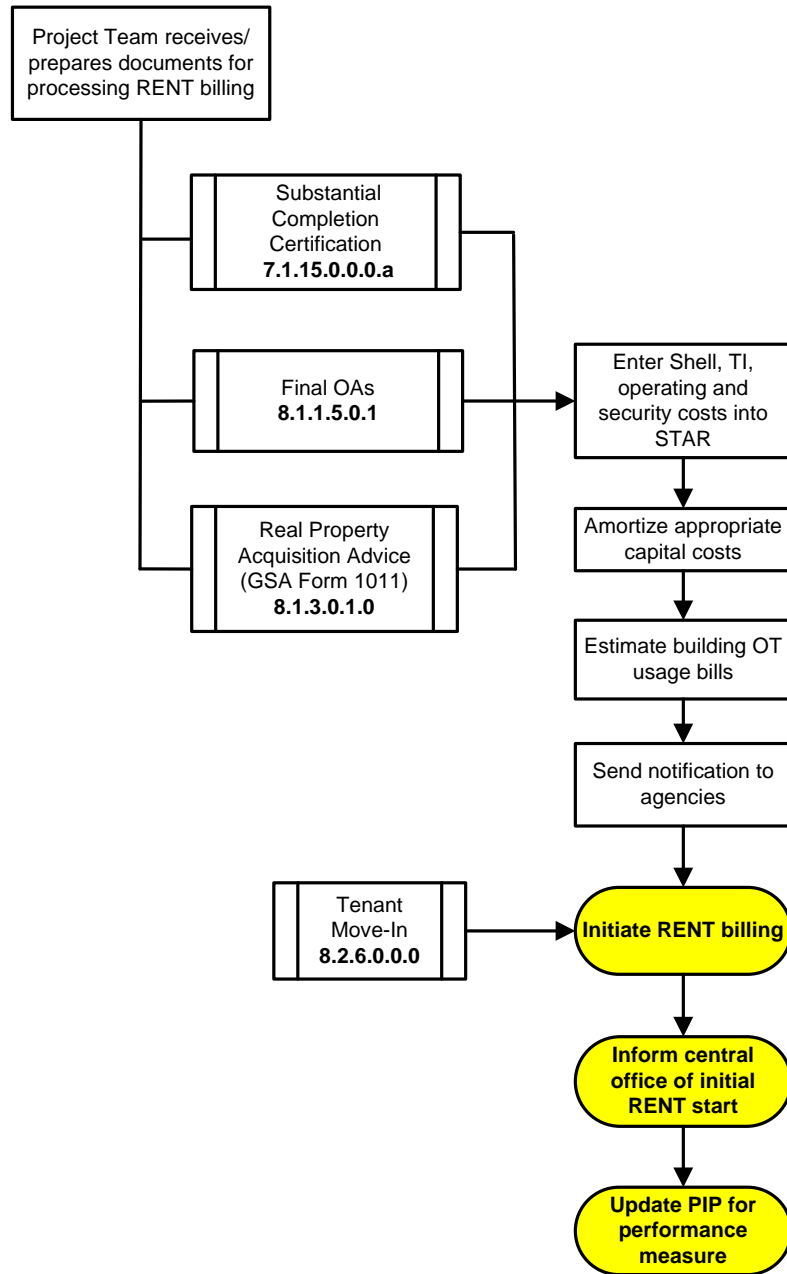
- Traditional
- D/B
- D/B-Bridging
- CMc







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

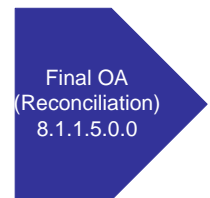


**LINKS**

<a href="#">PBS Pricing Desk Guide</a>	<a href="#">Pricing Implementation for Project Management</a>
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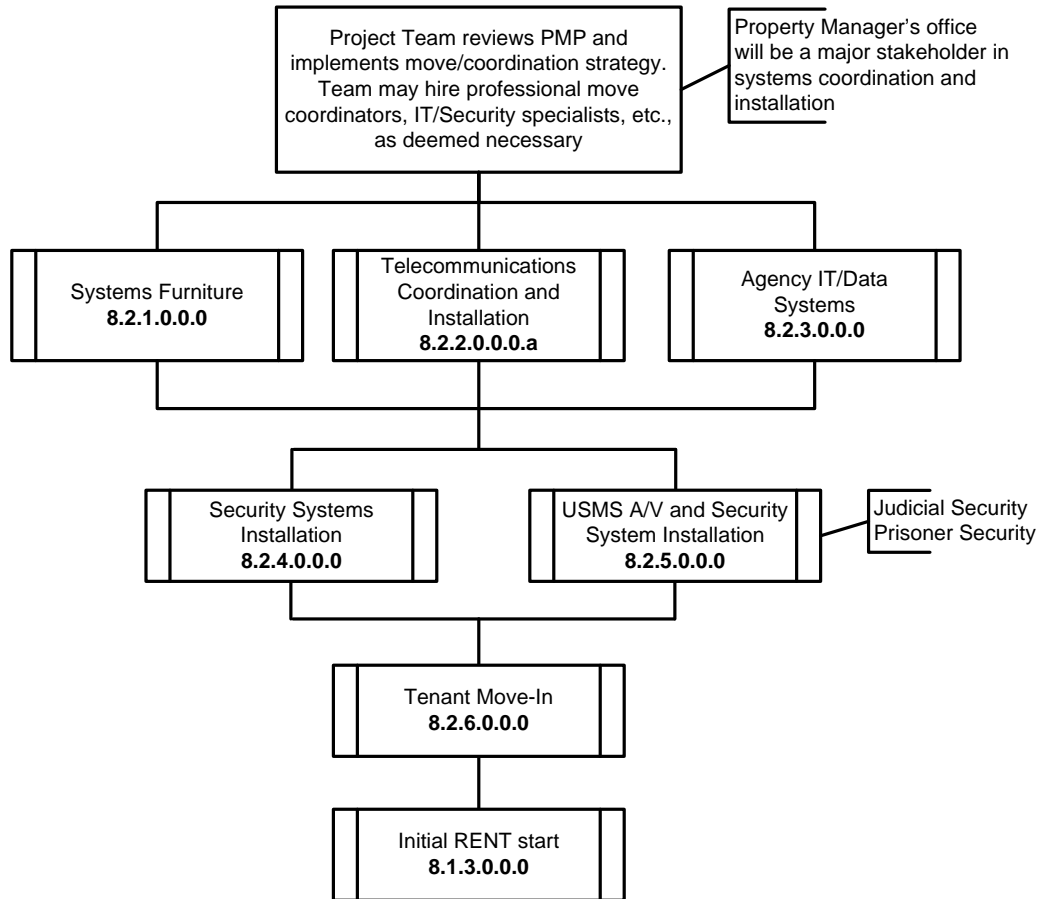
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc



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

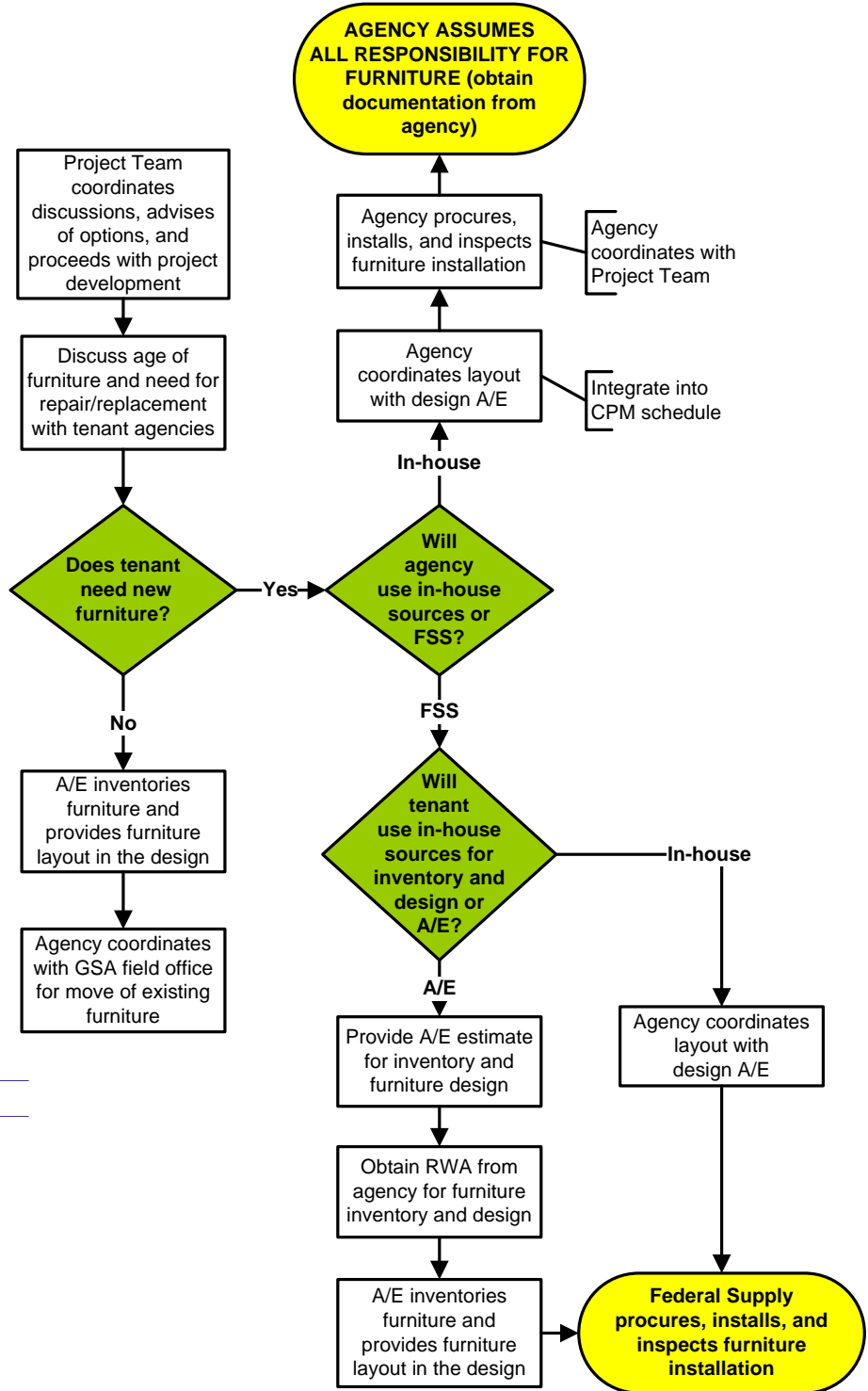
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)**



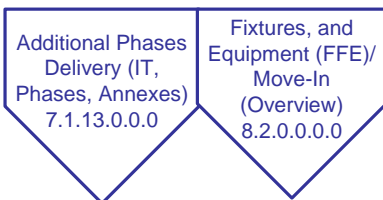
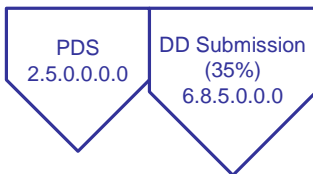
**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

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



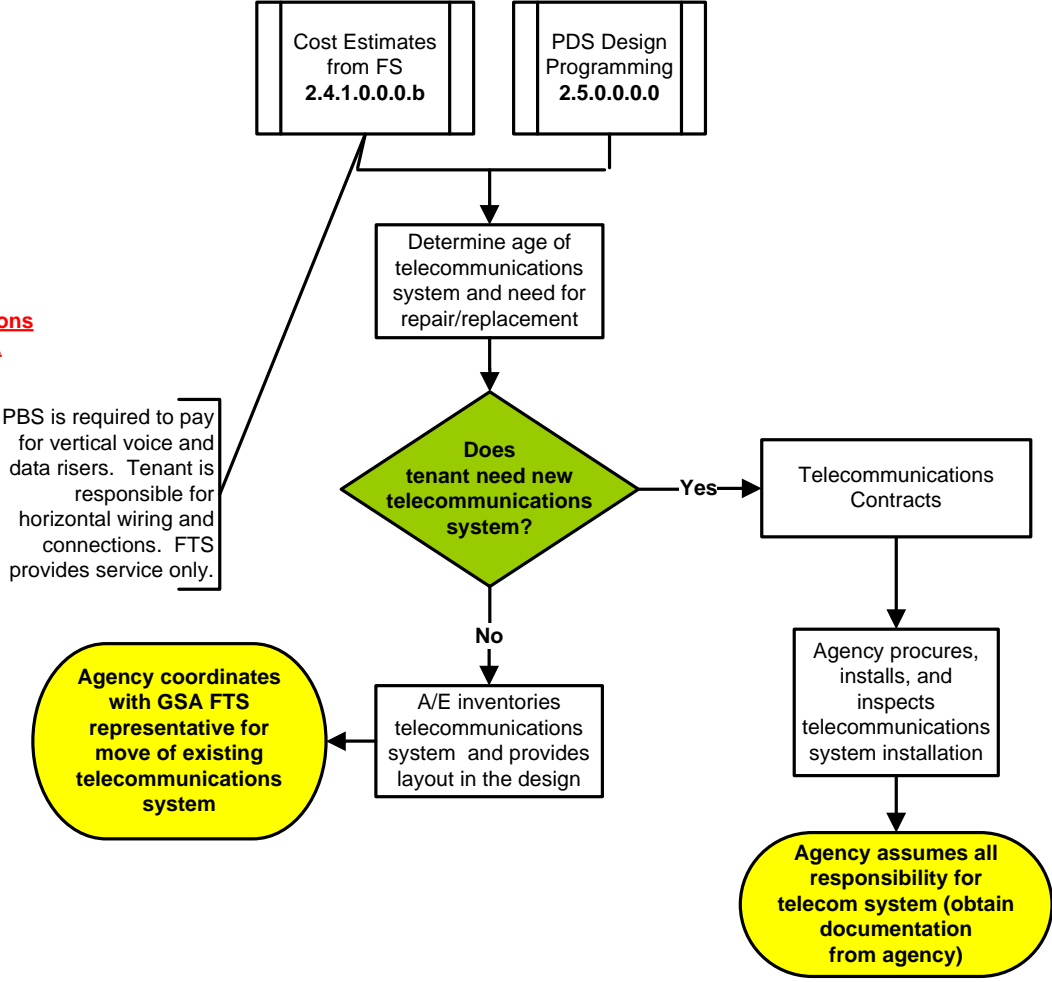
**LINKS**



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

**8.2.2.0.0.a Telecommunications Installation - R&A**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.2.2.0.0.0.a Telecommunications Installation - R&A**



**LINKS**



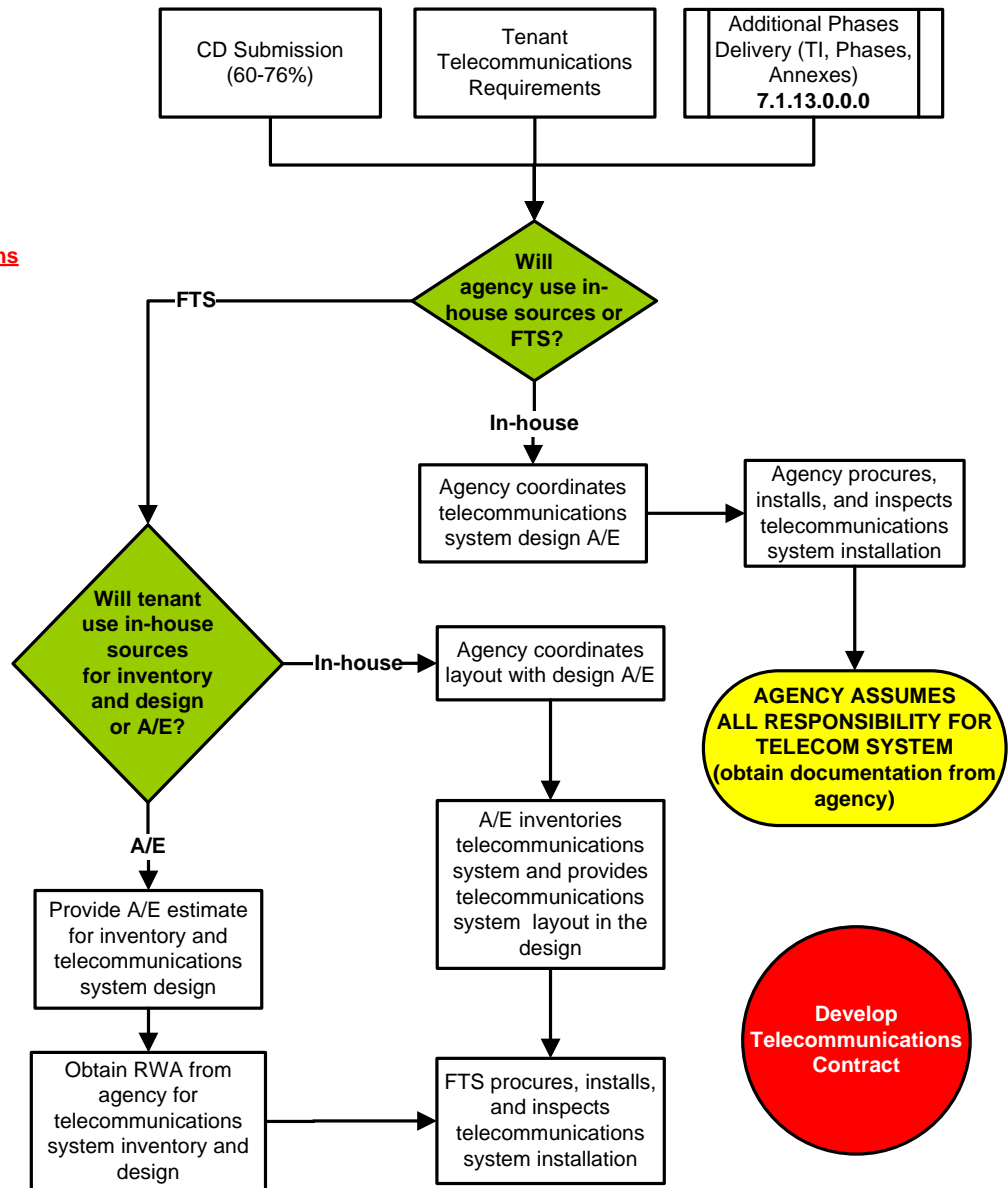
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Traditional  D/B  D/B-Bridging  CMc

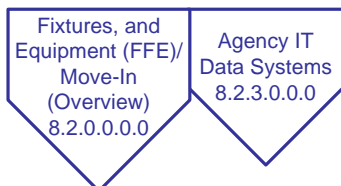
**8.2.2.0.0.b Telecommunications Installation - New Construction**

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

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



LINKS

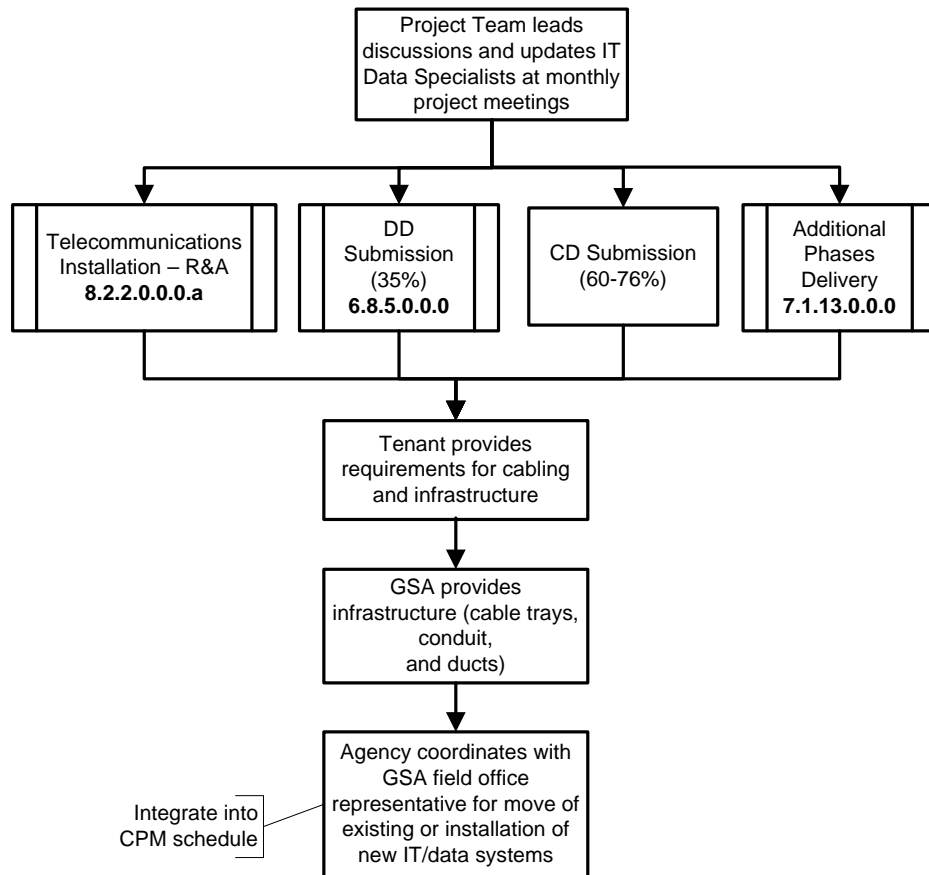


**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc

**8.2.3.0.0.0 Agency IT/Data Systems**

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



**LINKS**

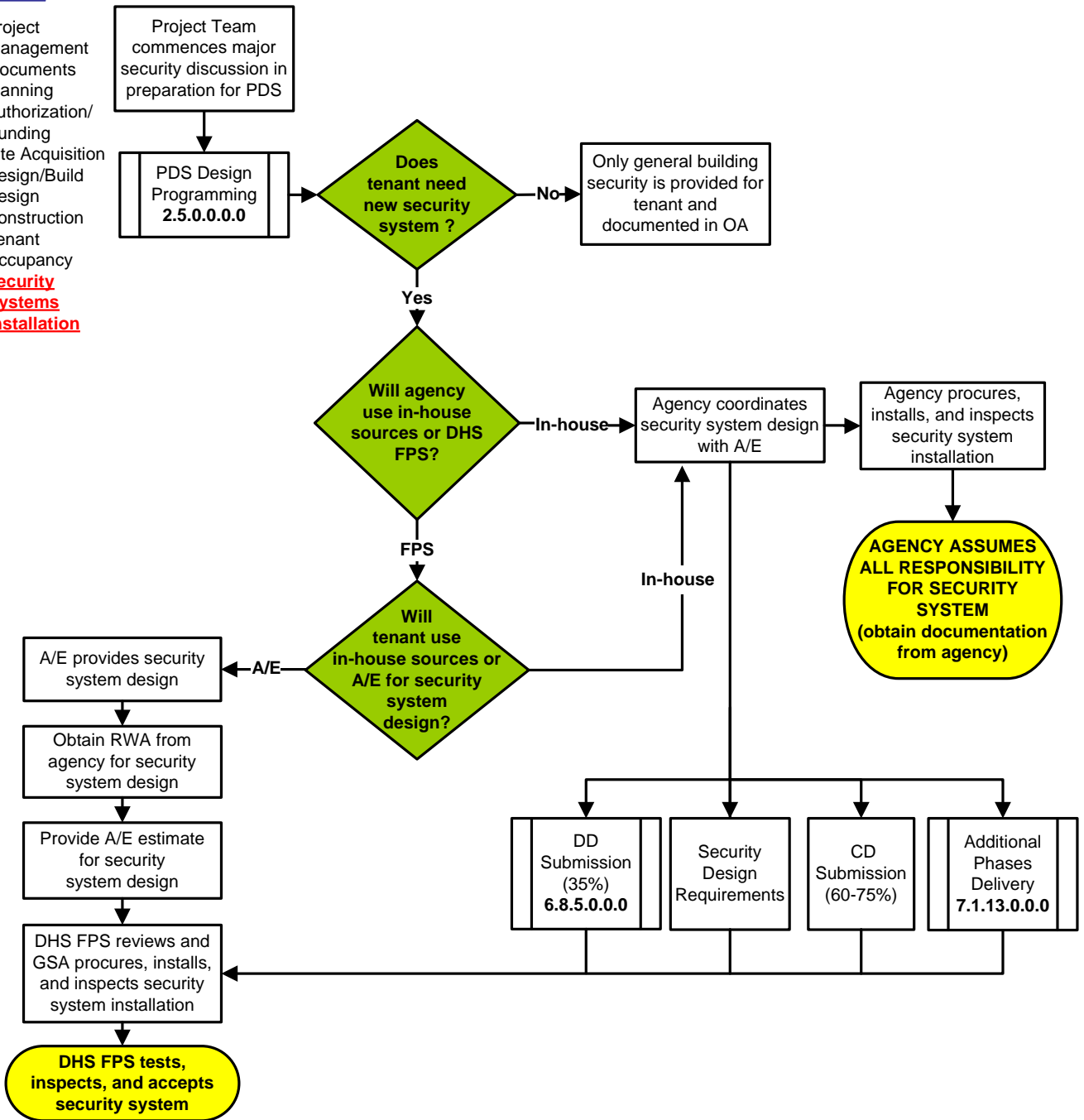
Fixtures, and Equipment (FFE)/ Move-In (Overview)  
8.2.0.0.0.0

**This page applies to:**

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

**8.2.4.0.0.0 Security Systems Installation**

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



**LINKS**

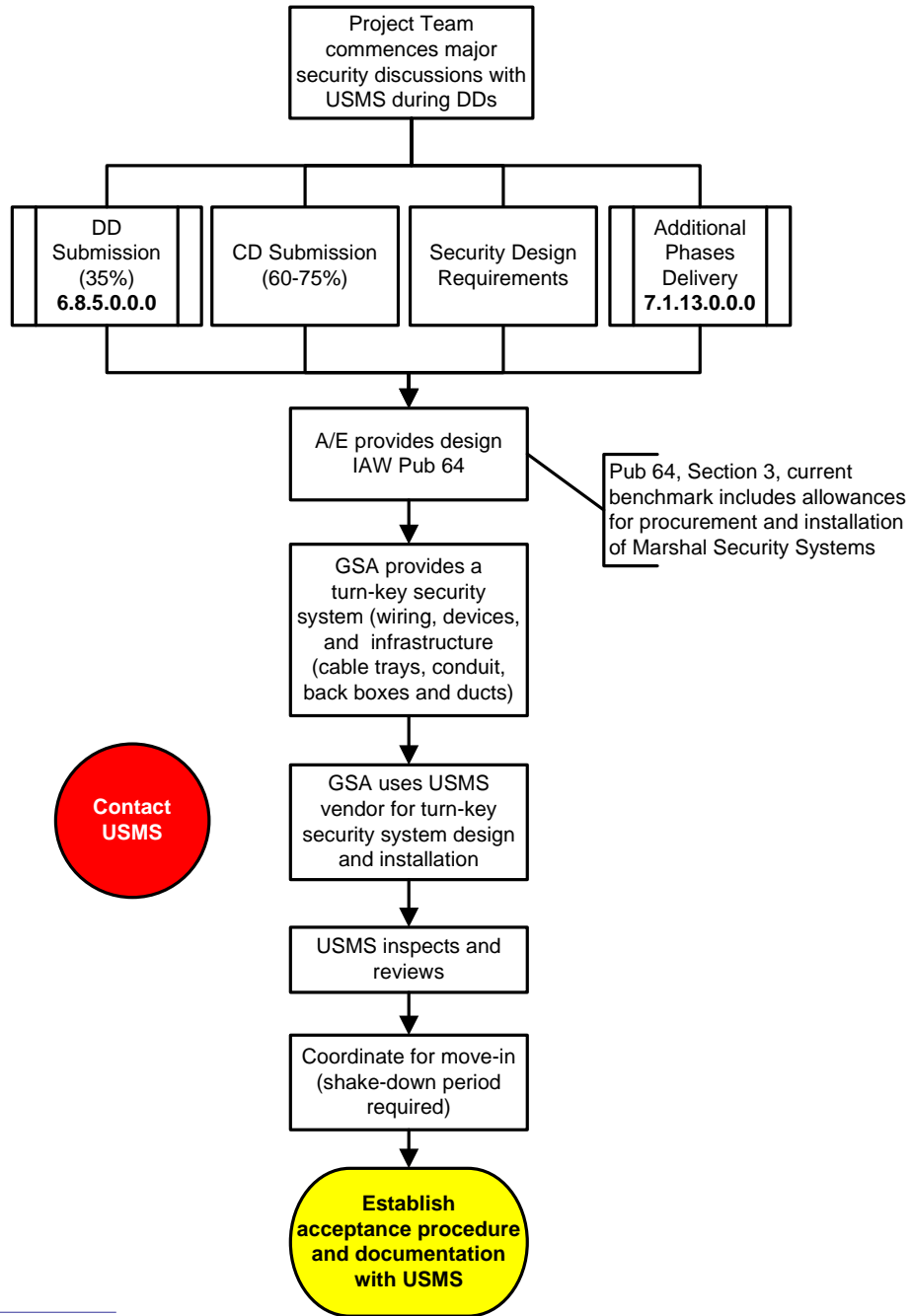
Fixtures, and Equipment (FFE)/Move-In (Overview)  
8.2.0.0.0.0

**This page applies to:**

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

**8.2.5.0.0.0 USMS A/V and Security Systems Installation**

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.2.5.0.0.0 USMS A/V and Security Systems Installation**



LINKS

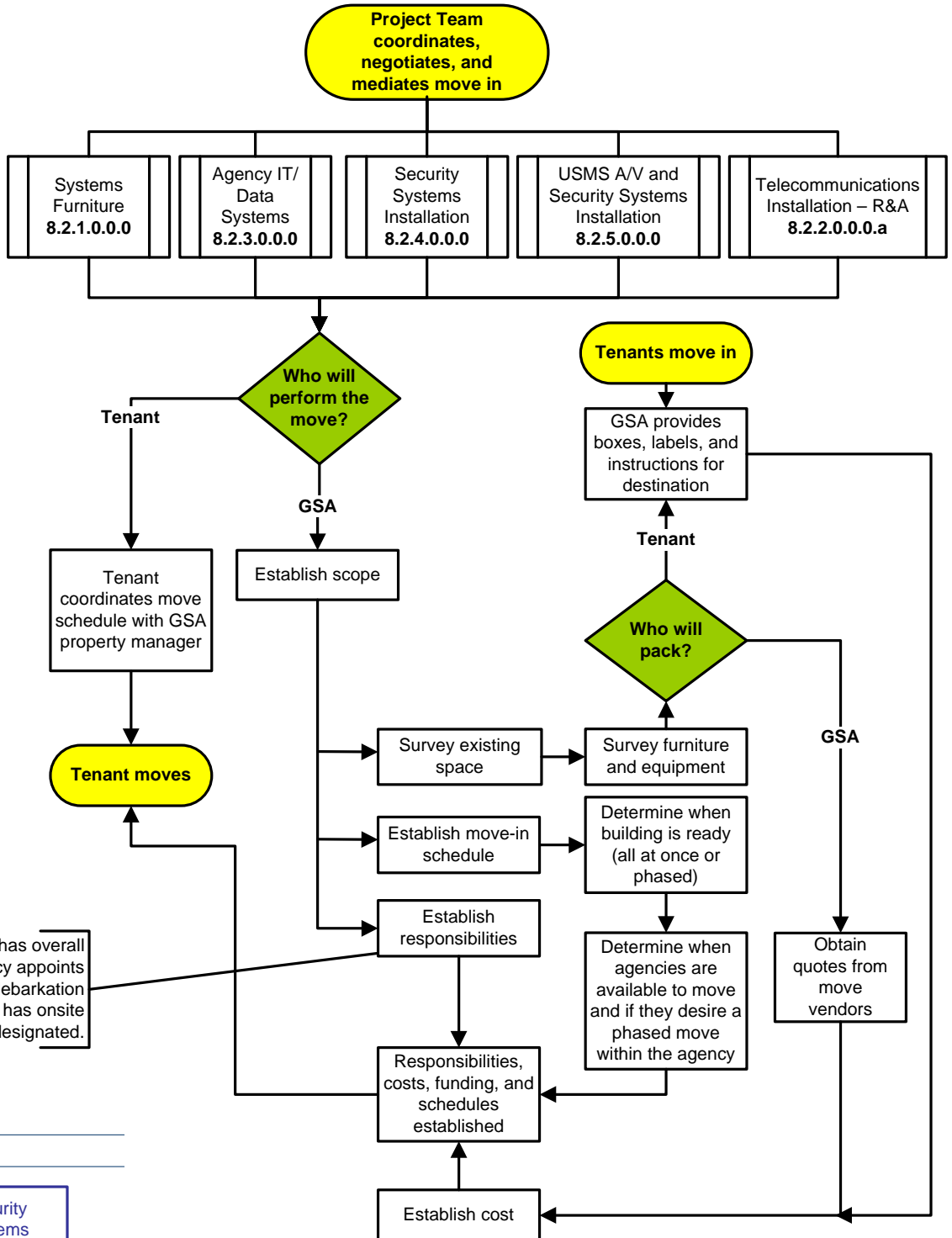
Fixtures, and Equipment (FFE)/ Move-In (Overview) 8.2.0.0.0.0

This page applies to:

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

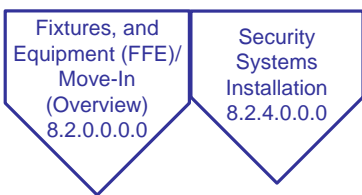


- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.2.6.0.0.0 Tenant Move-In**



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

LINKS



**This page applies to:**

Traditional  D/B  D/B-Bridging  CMc