

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

PM Guide

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

Traditional Design/Build Design/Build-Bridging CMc

i





2.0.0.0.0.0 Planning Construction Manager as Constructor 2.0.0.0.0.0 Planning

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

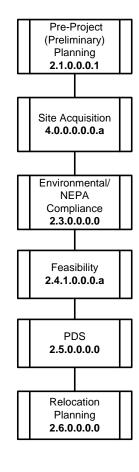
Funding

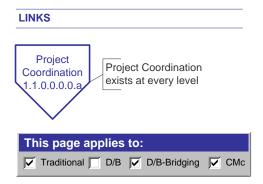
4.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build **6.0.0.0.0.** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

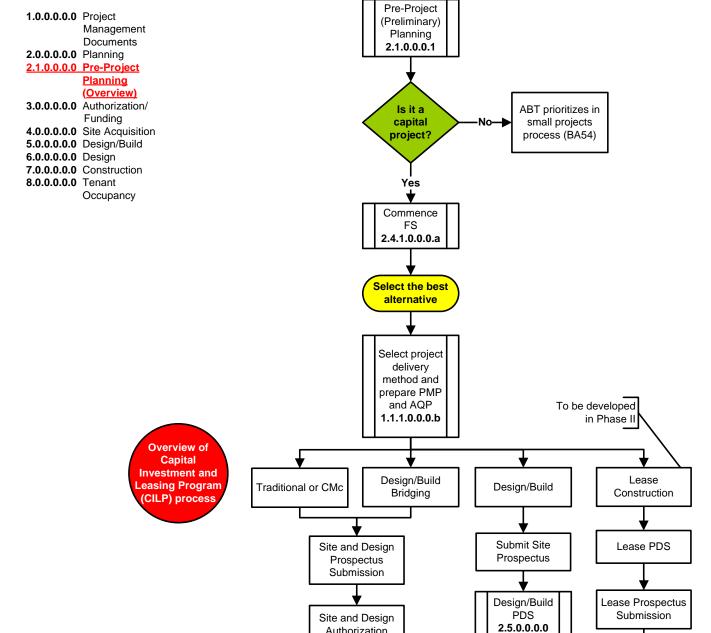




Pre-Project Planning (Overview) 2.1.0.0.0.0



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



Project Coordination Project Construction exists at every level Coordination Prospectus 1.1.0.0.0.0.a Submission Construction Authorization This page applies to: 3.4.0.0.0.0 ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc

Pre-Project (Preliminary) Planning 2.1.0.0.0.1

Lease Construction

Authorization

Design/Build

Prospectus

Submission

Design/Build

Authorization

LINKS

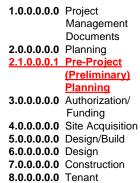
Authorization

PDS

2.5.0.0.0.0



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



LINKS

PMP: Assemble

Team

1.1.1.0.0.0.a

A/E **Procurement**

(Overview)

6.2.0.0.0.0

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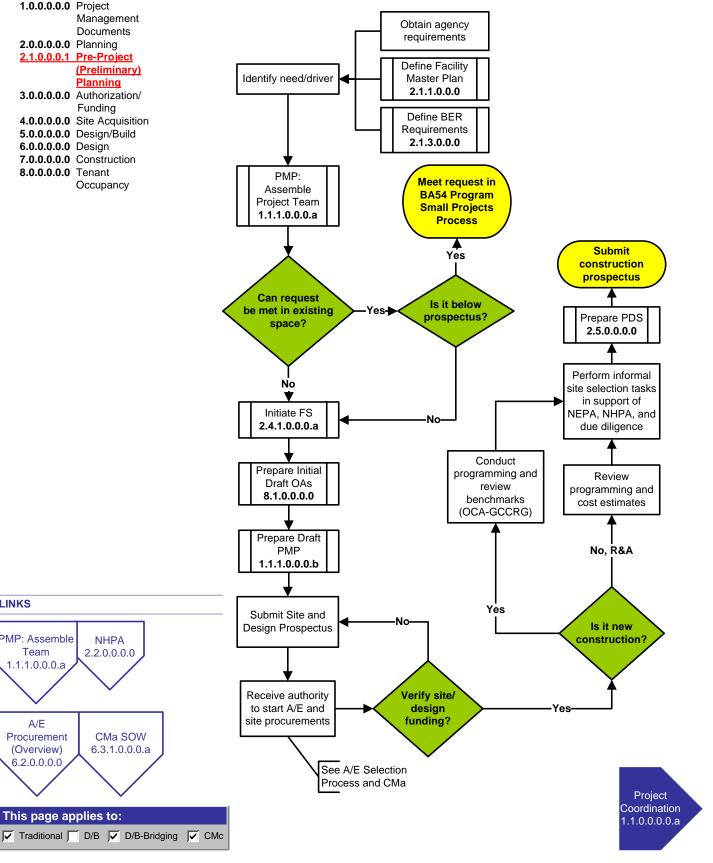
NHPA

2.2.0.0.0.0

CMa SOW

6.3.1.0.0.0.a

Occupancy





1.0.0.0.0.0 Project

Management

Documents

1.1.0.0.0.0.a Project

Coordination

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

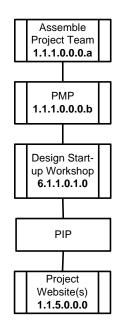
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

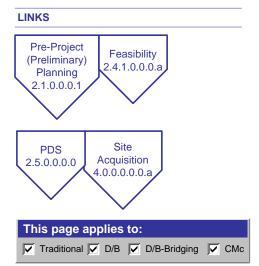
8.0.0.0.0. Tenant

Occupancy

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







PMP: Assemble Project Team 1.1.1.0.0.0.a



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

1.0.0.0.0.0 Project Management

Documents

1.1.1.0.0.0.a PMP:

Assemble Project Team

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding **4.0.0.0.0** Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

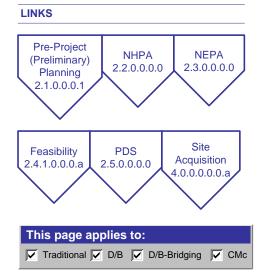
*GSA Specialist - including, but not limited to:
Regional Accessibility Officer
Regional Fire Protection Engineer
Regional Industrial Hygienist
Regional Appraiser
Regional Energy Coordinator
Regional HVAC Design Advocate

Asset Manager assembles Project Team

Team Members

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

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



Existing Conditions Assessments 2.1.12.0.2.0



2.0.0.0.0 Planning Construction Manager as Constructor 2.1.12.0.2.0 Existing Conditions Assessments

1.0.0.0.0 Project Management

Documents

2.0.0.0.0 Planning 2.1.12.0.2.0 Existing

> Conditions Assessments

3.0.0.0.0.0 Authorization/

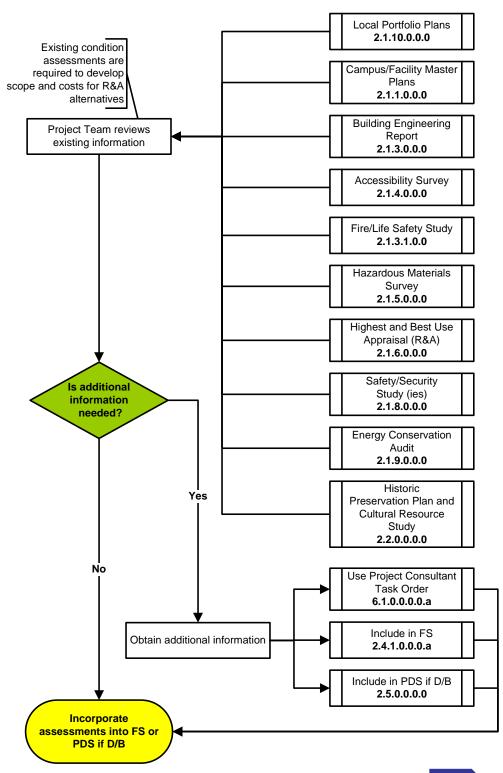
Funding **4.0.0.0.0** Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy





GSA - Public Buildings Service

Existing Conditions Assessments 2.1.12.0.2.0

2.0.0.0.0.0 Planning Construction Manager as Constructor 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 Authorization/

Funding 4.0.0.0.0.0 Site Acquisition

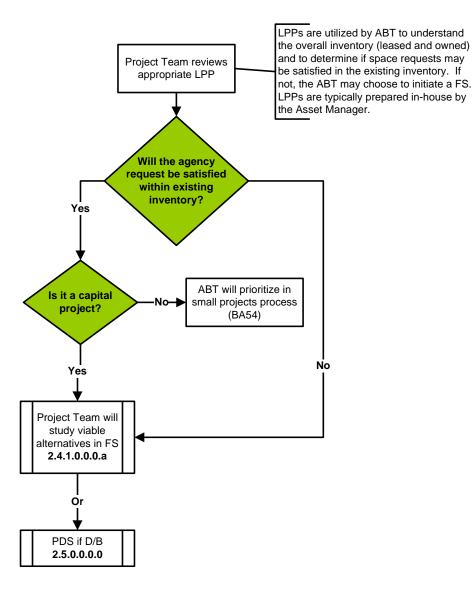
5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Existing Conditions Assessments 2.1.12.0.2.0



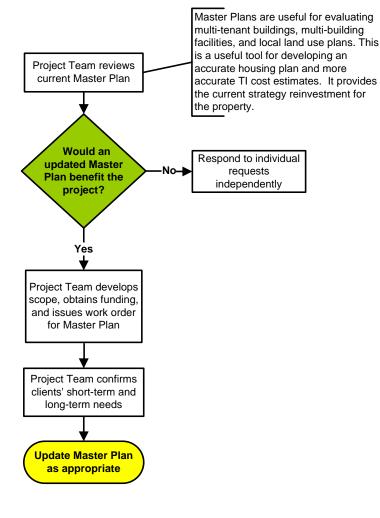
2.0.0.0.0 Planning Construction Manager as Constructor 2.1.1.0.0.0 Campus/Facility Master Plans

1.0.0.0.0.0 Project
Management
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2.0.0.0.0.0 Planning
2.1.1.0.0.0 Campus/
Facility
Master Plans
3.0.0.0.0.0 Authorization/
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4.0.0.0.0.0 Site Acquisition

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

7.0.0.0.0. Construction **8.0.0.0.0.** Tenant

Occupancy



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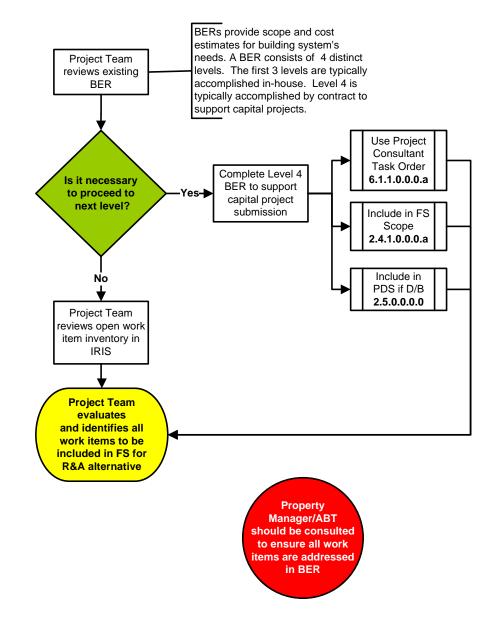
✓ Traditional ✓ D/B ✓ D/B-Bridging ✓ CMc





2.0.0.0.0 Planning Construction Manager as Constructor 2.1.3.0.0.0 Building Engineering Report

Occupancy





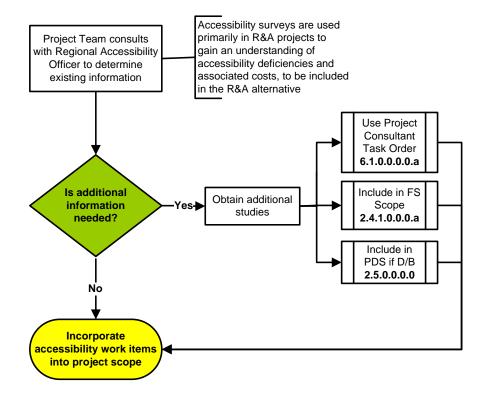
Existing Conditions Assessments 2.1.12.0.2.0

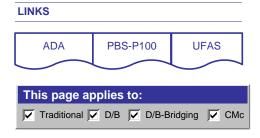
Building Engineering Report 2.1.3.0.0.0

2.0.0.0.0 Planning Construction Manager as Constructor 2.1.4.0.0.0 Accessibility Survey

1.0.0.0.0 Project
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2.0.0.0.0 Planning
2.1.4.0.0 Accessibility
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4.0.0.0.0 Design/Build
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7.0.0.0.0 Construction
8.0.0.0.0

Occupancy





Fire/Life Safety Study 2.1.3.1.0.0

Existing Conditions Assessments 2.1.12.0.2.0

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

1.0.0.0.0.0 Project
Management
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2.0.0.0.0 Planning

2.1.3.1.0.0 Fire/Life

Safety Study

3.0.0.0.0.0 Authorization/ Funding

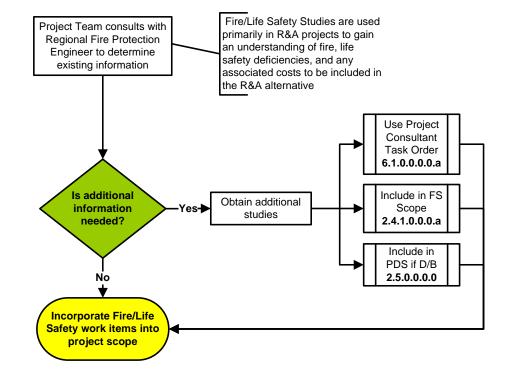
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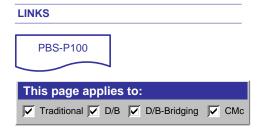
5.0.0.0.0.0 Design/ **6.0.0.0.0.0** Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





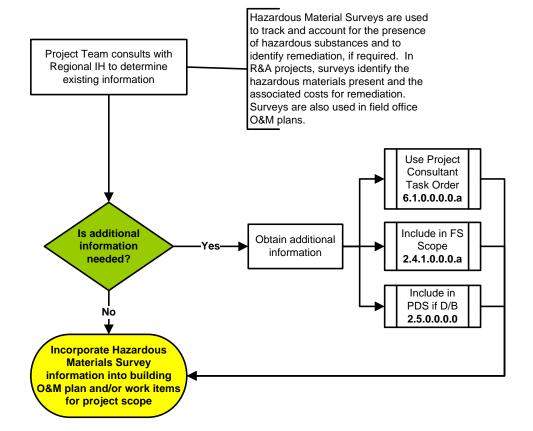
Existing Conditions Assessments 2.1.12.0.2.0

Existing Conditions Assessments 2.1.12.0.2.0

2.0.0.0.0 Planning Construction Manager as Constructor 2.1.5.0.0.0 Hazardous Materials Survey

1.0.0.0.0 Project
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2.0.0.0.0 Planning
2.1.5.0.0 Hazardous
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Occupancy









2.0.0.0.0 Planning Construction Manager as Constructor 2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)

1.0.0.0.0.0 Project
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2.0.0.0.0 Planning 2.1.6.0.0.0 Highest and Best Use

Appraisal (R&A)

3.0.0.0.0.0 Authorization/ Funding

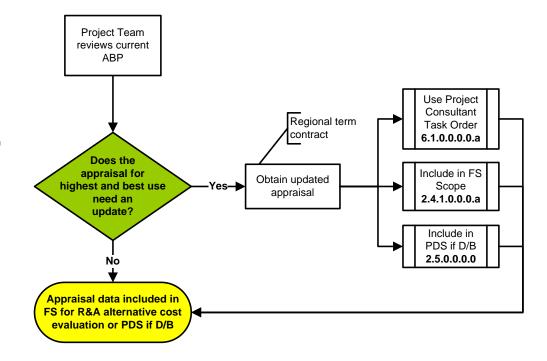
4.0.0.0.0. Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0. Design **7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant

Occupancy







2.0.0.0.0 Planning Construction Manager as Constructor 2.1.8.0.0.0 Safety/Security Study(ies)

1.0.0.0.0.0 Project Management Documents

2.1.8.0.0.0 Safety/

Security Study(ies)

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

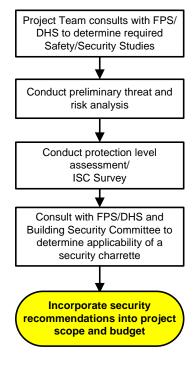
4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

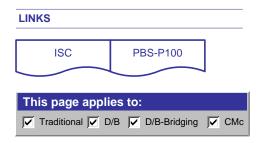
6.0.0.0.0. Design **7.0.0.0.0.** Construction

8.0.0.0.0.0 Tenant

Occupancy



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



Energy Conservation Audit 2.1.9.0.0.0

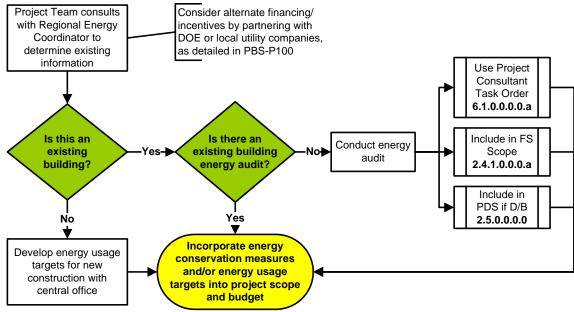


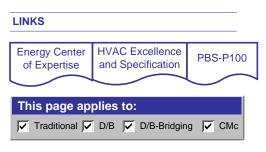
2.0.0.0.0 Planning Construction Manager as Constructor 2.1.9.0.0 Energy Conservation Audit

1.0.0.0.0 Project

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2.0.0.0.0 Planning
2.1.9.0.0 Energy
Conservation
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3.0.0.0.0 Authorization/
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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

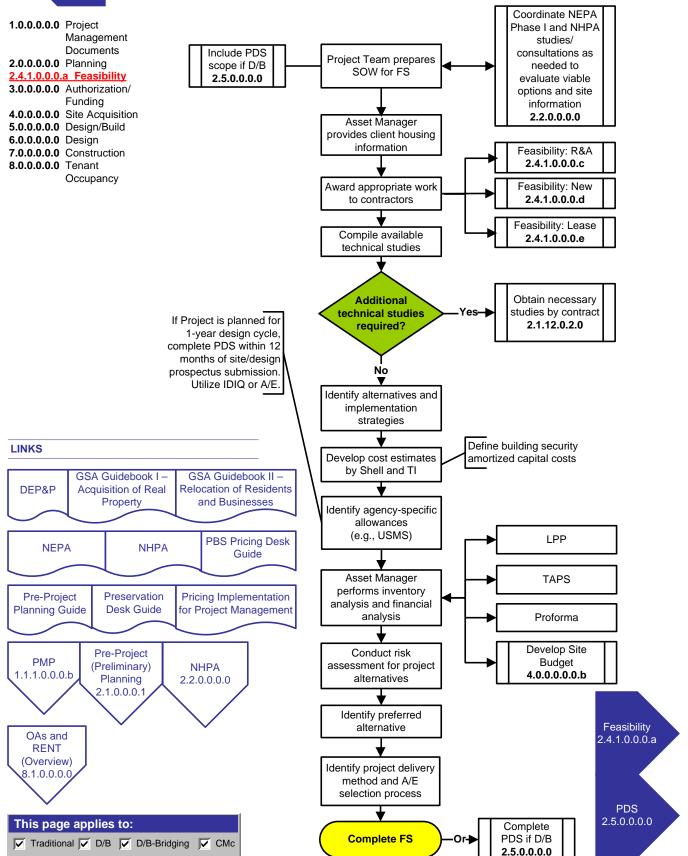




Existing Conditions Assessments 2.1.12.0.2.0

Existing Conditions Assessments 2.1.12.0.2.0

2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility





2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility (Continued)

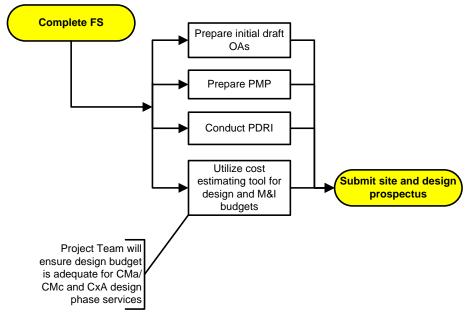
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Management
Documents
2.0.0.0.0.0 Planning
2.4.1.0.0.0.b Feasibility

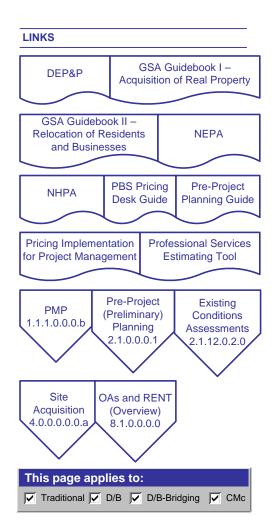
(Continued)
3.0.0.0.0.0 Authorization/
Funding

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

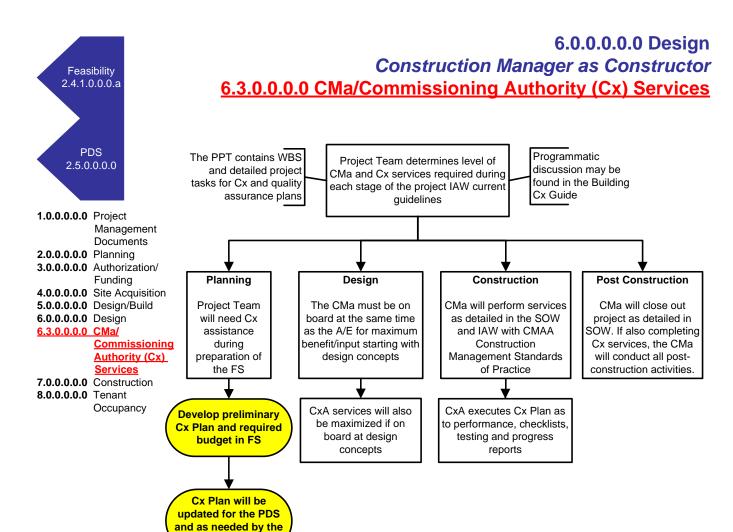
6.0.0.0.0. Design **7.0.0.0.0.** Construction

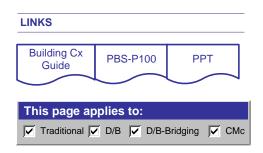
8.0.0.0.0.0 Tenant Occupancy





Feasibility: R&A 2.4.1.0.0.0.c





Project Team

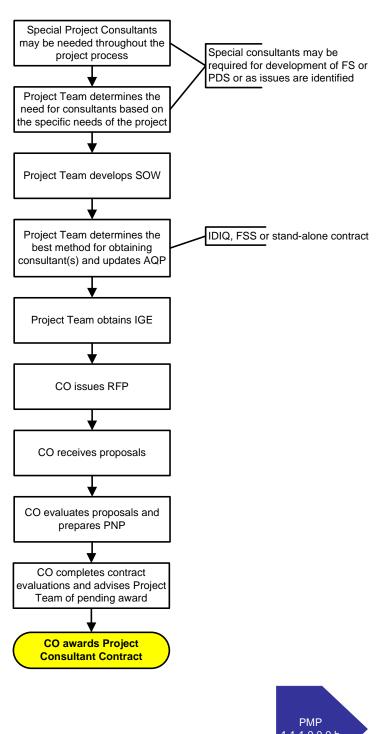


PMP 1.1.1.0.0.0.b Acquisition Plan Program/ Project 1.1.1.0.0.0.c

Occupancy

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

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



PMP
1.1.1.0.0.0.b

Acquisition
Plan
Program/
Project
1.1.1.0.0.0.c



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

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0. Planning **2.4.1.0.0.c Feasibility:**

R&A

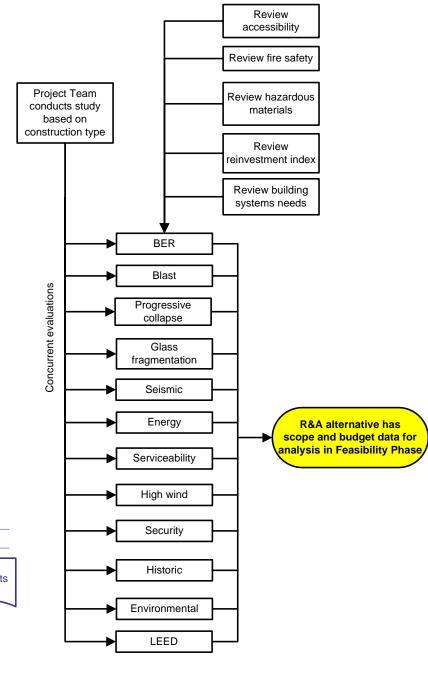
3.0.0.0.0.0 Authorization/ Funding

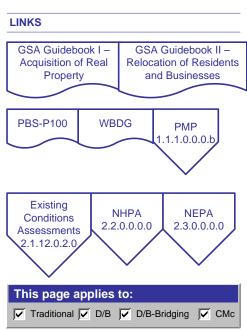
4.0.0.0.0 Site Acquisition **5.0.0.0.0** Design/Build

6.0.0.0.0 Design 7.0.0.0.0 Construction

8.0.0.0.0. Tenant

Occupancy





Feasibility 2.4.1.0.0.0.a



2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.d Feasibility: New Construction

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0.0 Planning

2.4.1.0.0.0.d Feasibility:

<u>New</u>

Construction

3.0.0.0.0.0 Authorization/ Funding

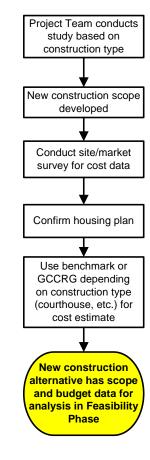
4.0.0.0.0. Site Acquisition **5.0.0.0.0.** Design/Build

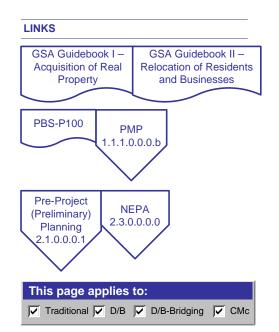
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0. Tenant

Occupancy







2.0.0.0.0 Planning Construction Manager as Constructor 2.4.1.0.0.0 Feasibility: Lease Construction

1.0.0.0.0 Project
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2.4.1.0.0.0.e Feasibility:

Lease Construction

3.0.0.0.0.0 Authorization/ Funding

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

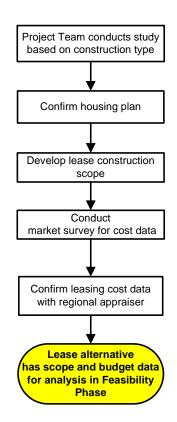
6.0.0.0.0.0 Design

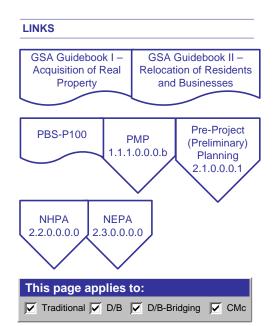
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

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





Feasibility 2.4.1.0.0.0.a



2.0.0.0.0 Planning Construction Manager as Constructor 4.0.0.0.0.a Site Acquisition

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

Site Acquisition

4.0.0.0.0. Site Acquisition **4.0.0.0.0.0.** Site

Acquisition

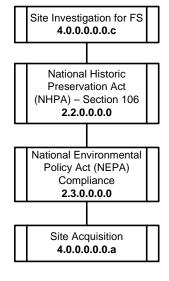
5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy

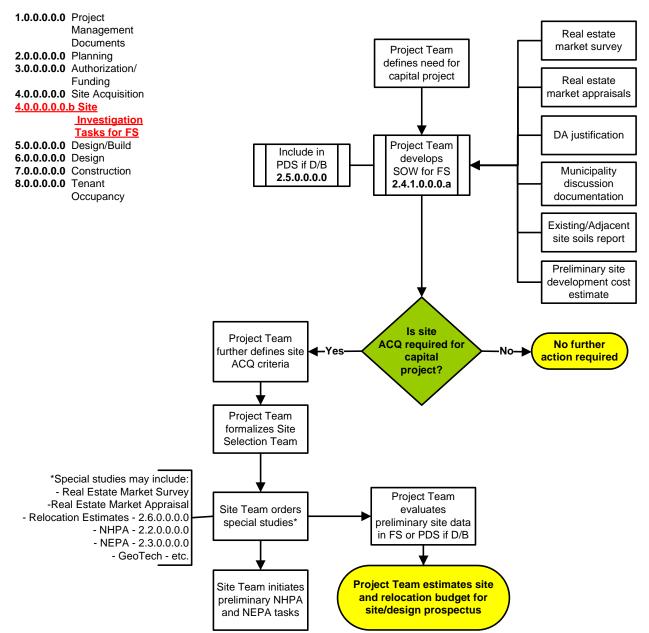






Feasibility 2.4.1.0.0.0.a

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





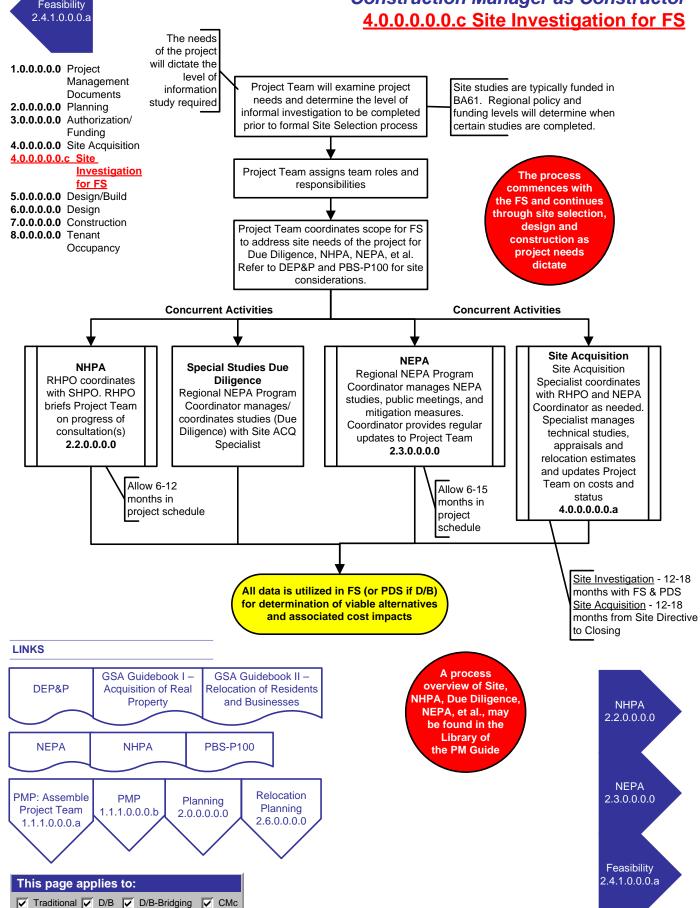
Fact Sheet on Executive Order 13006



Project Funding Request 2.4.4.0.0.0

Feasibility 2.4.1.0.0.0.a

2.0.0.0.0.0 Planning Construction Manager as Constructor





2.0.0.0.0.0 Planning Construction Manager as Constructor 2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition

1.0.0.0.0.0 Project

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2.0.0.0.0 Planning 2.2.0.0.0.0 NHPA Tasks

for FS through

Site

Acquisition

3.0.0.0.0. Authorization/

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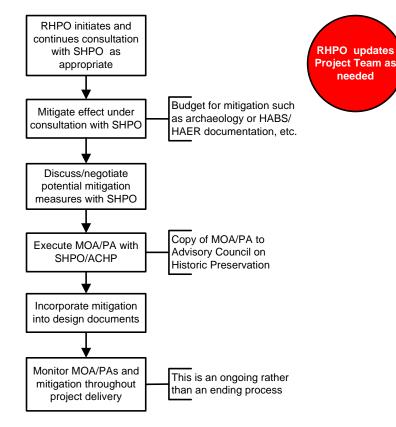
4.0.0.0.0.0 Site Acquisition

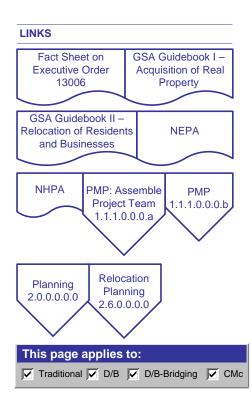
5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





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

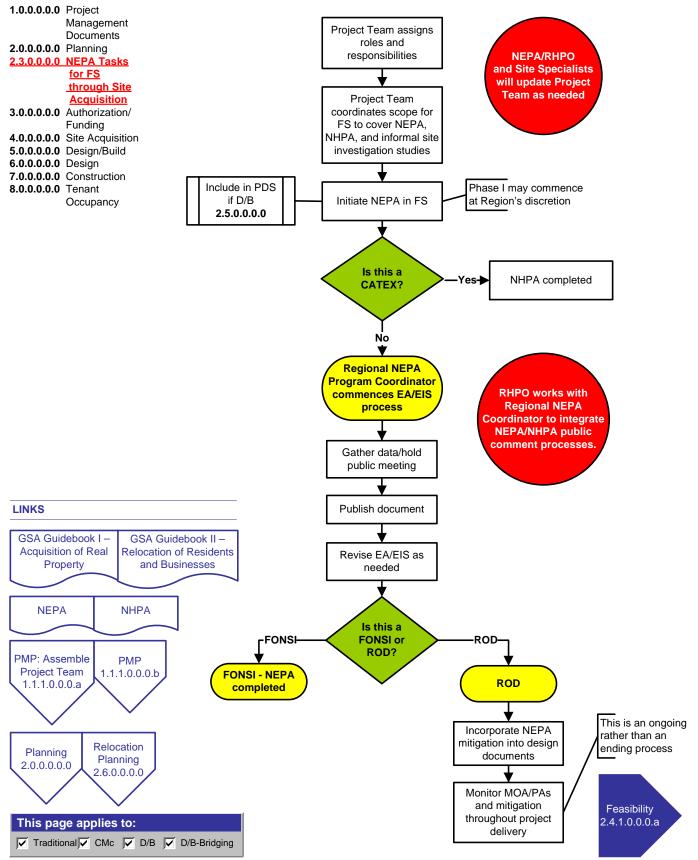
> Feasibility 2.4.1.0.0.0.a

needed



2.0.0.0.0.0 Planning Construction Manager as Constructor

2.3.0.0.0 NEPA Tasks for FS through Site Acquisition



Feasibility 2.4.1.0.0.0.a

2.0.0.0.0 Planning Construction Manager as Constructor 2.6.0.0.0 Relocation Planning

1.0.0.0.0.0 Project

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2.0.0.0.0. Planning

2.6.0.0.0.0 Relocation

Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

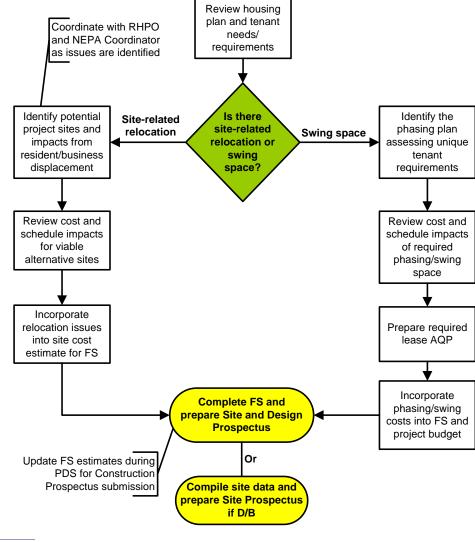
5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Feasibility 2.4.1.0.0.0.a

Feasibility 2.4.1.0.0.0.a **PDS** 2.5.0.0.0.0

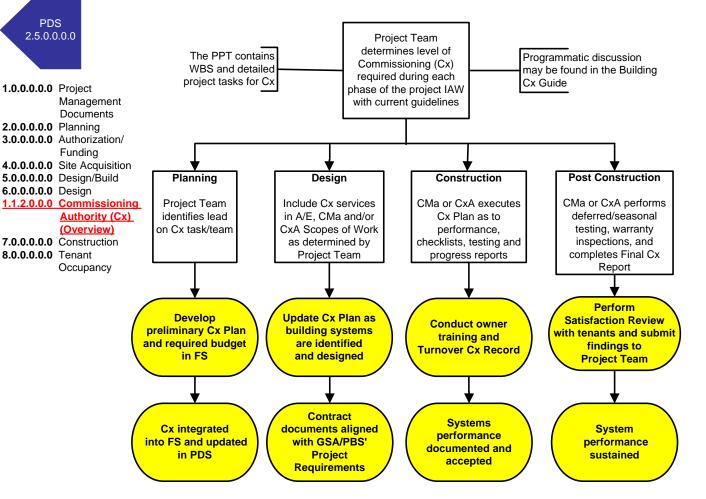
1.0.0.0.0.0 Project

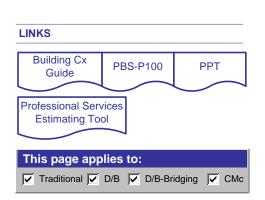
6.0.0.0.0.0 Design

8.0.0.0.0.0 Tenant

Funding

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





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

Pre-Project (Preliminary) Planning 2.1.0.0.0.1

1.0.0.0.0 Project Management Documents Construction Manager as Constructor 1.1.1.0.0.0.b Project Management Plan (PMP)

1.0.0.0.0.0 Project
Management
Documents

1.1.1.0.0.0.b Project

Management Plan (PMP)

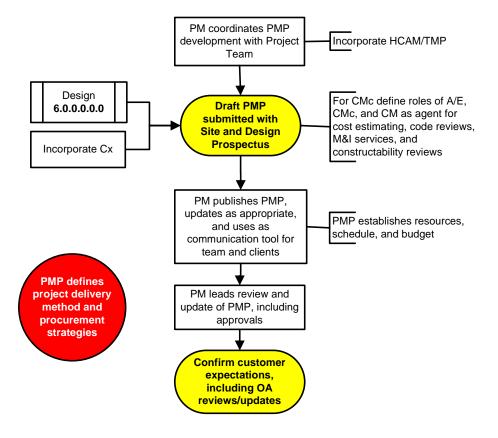
2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/ Funding

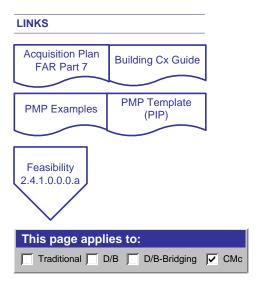
4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

6.0.0.0.0 Design 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





Project Updates in PIP 1.1.3.2.0.0



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

1.0.0.0.0.0 Project
Management
Documents

1.1.1.0.0.0.c Acquisition Plan

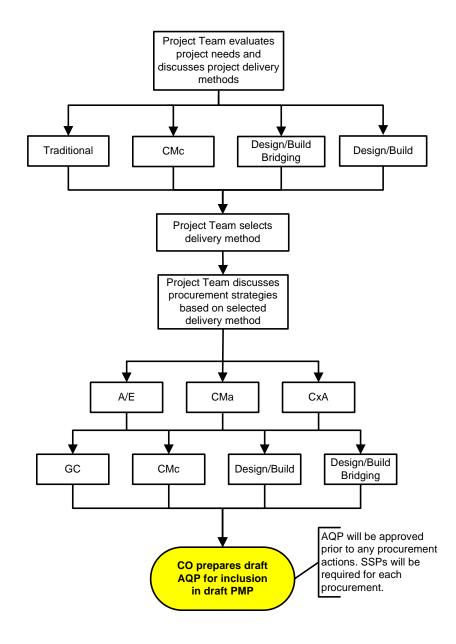
Program/ Project

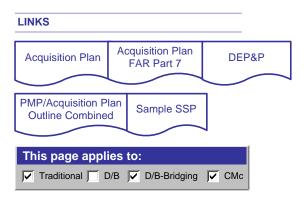
2.0.0.0.0.0 Planning **3.0.0.0.0.0** Authorization/ Funding

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

6.0.0.0.0. Design **7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant Occupancy









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

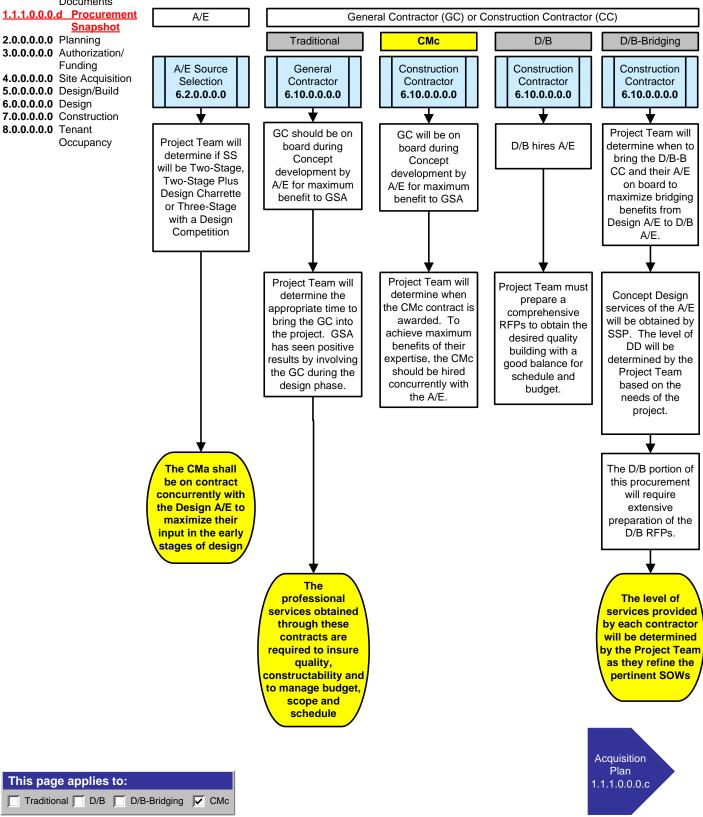
1.0.0.0.0.0 Project Management **Documents**

3.0.0.0.0 Authorization/

5.0.0.0.0. Design/Build

6.0.0.0.0.0 Design

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





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

1.0.0.0.0.0 Project Management Documents

1.1.1.0.0.0.e Procurement
Snapshot
(Continued)

2.0.0.0.0 Planning 3.0.0.0.0 Authorization/ Funding

4.0.0.0.0.0 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

Construction

Concurrent with A/E selection 6.3.1.0.0.a

Manager as Agent

(CMa)

Project Team **Project Team** determines SOW determines the level required from the of Cx desired CMa and the level of (considering timing of services required in project and budget each Phase: Design constraints). A Concepts, DDs, complete Cx Plan is CDs, Construction required for FY 2007 Administration, Design Starts. through Start-up and

REQUIRED PROFESSIONAL SERVICES FOR

CAPITAL CONSTRUCTION PROJECTS:

Commissioning Agent (CxA)

Concurrent with A/E selection 6.3.1.0.0.b

Art-in-Architecture (AiA)

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

The process is outlined in the Guide for AiA OCA

Program managers are available on this sensitive program.

AiA Concept
Design
6.7.14.0.1.0

AiA Fabrication

Task Order **7.1.4.0.0.0**

AiA Deliverable 7.1.12.0.0.0 Other Specialty Consultants

Project Team determines the need and timing 6.1.0.0.0.a

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

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

Turnover

This page applies to:

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

Acquisition Plan 1.1.1.0.0.0.c



1.0.0.0.0.0 Project

Management Documents

1.1.1.0.0.0.f Procurement

Recap

2.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

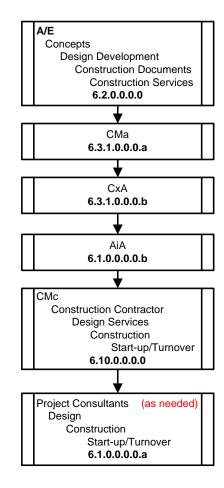
6.0.0.0.0 Design

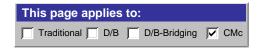
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

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







1.0.0.0.0.0 Project

Management

Documents

1.1.3.1.0.0 Initiate Project

in PIP

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

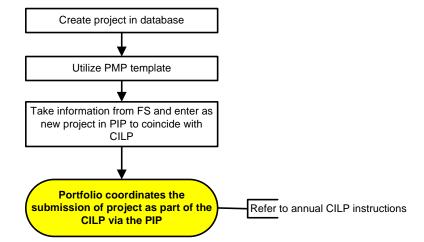
6.0.0.0.0.0 Design

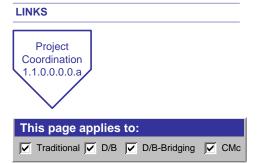
7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy

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





Project Updates in PIP 1.1.3.2.0.0



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

1.0.0.0.0.0 Project
Management
Documents

1.1.3.2.0.0 Project Updates in PIP

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

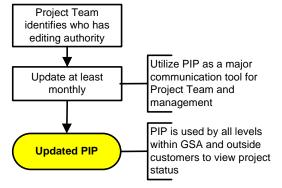
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

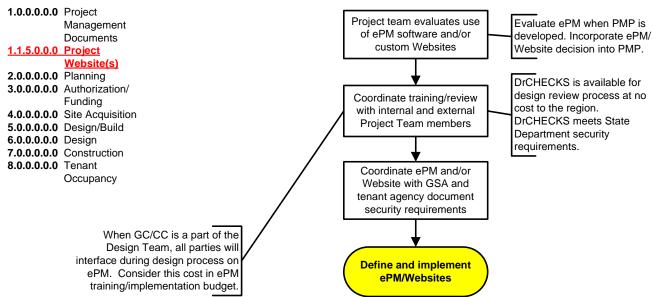


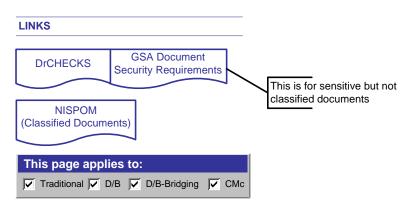
LINKS Initiate Project in PIP 1.1.3.1.0.0 This page applies to: ✓ Traditional ✓ D/B ✓ D/B-Bridging ✓ CMc

Project Coordination 1.1.0.0.0.0.a



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









3.0.0.0.0 Authorization/Funding Construction Manager as Constructor 2.4.4.0.0.0 Project Funding Request

3.4.5.0.0.0 Budget Authorization Act (Congressional Approval)

1.0.0.0.0.0 Project

Management

Documents

2.4.4.0.0.0 Project Funding

Request 3.4.5.0.0.0 Budget

<u>Authorization</u> **Act**

(Congressional

Approval)

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Fundina

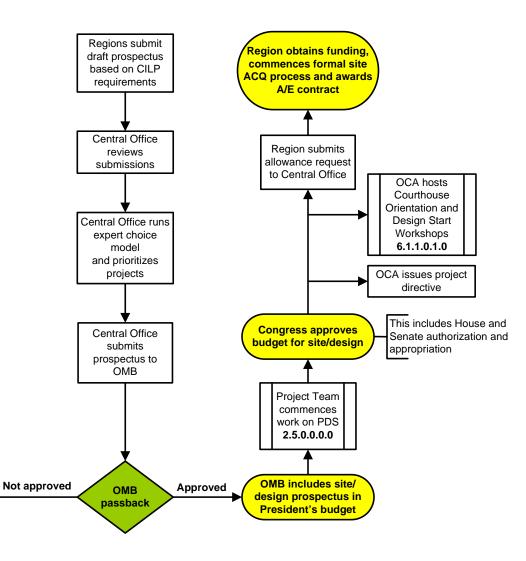
4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0. Construction 8.0.0.0.0.0 Tenant

Occupancy





Project may be

resubmitted in a

future FY



1.0.0.0.0.0 Project

Management

Documents

6.1.1.0.1.0 Courthouse

Orientation and Design Start

Workshop

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

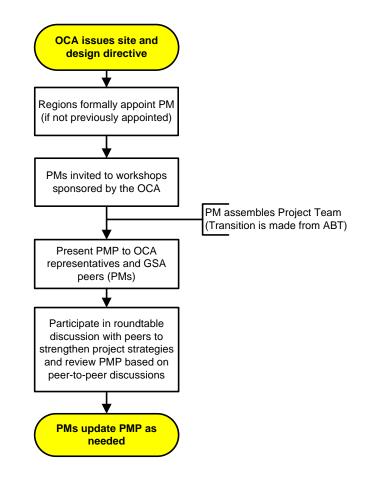
5.0.0.0.0.0 Design/Build

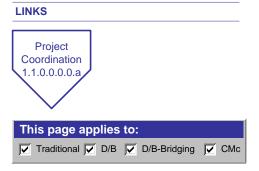
6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy

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

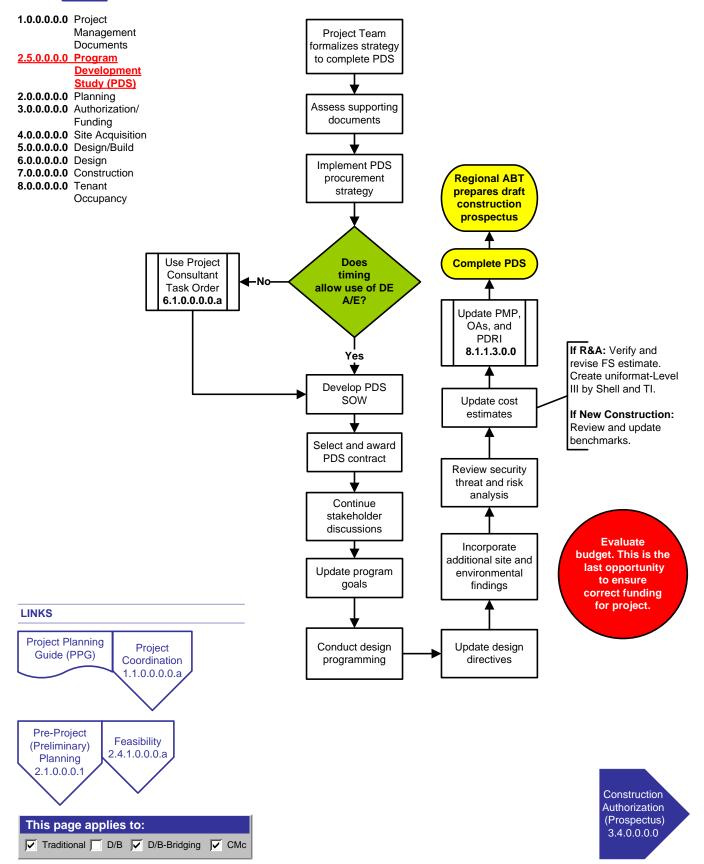






A/E Procurement (Overview) 6.2.0.0.0.0

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



Program Development Study 2.5.0.0.0.0

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

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



Construction Contract Award (Exercise GMP Option) 6.4.10.0.0.0



6.0.0.0.0 Design Construction Manager as Constructor 6.0.0.0.0 Design

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0 Site Acquisition

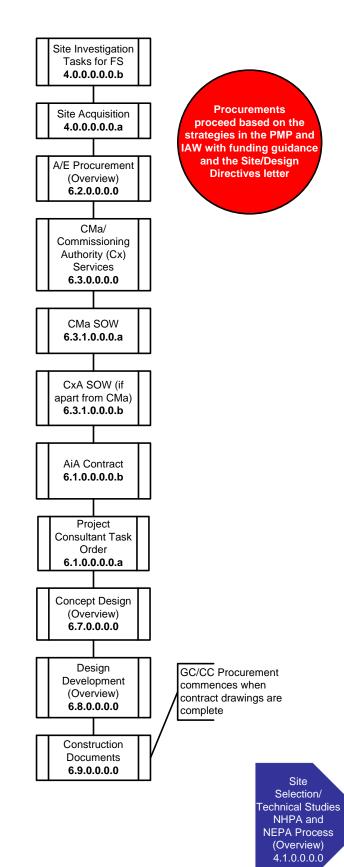
5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



FAR

GSA Guidebook I –
Acquisition of Real
Property

This page applies to:

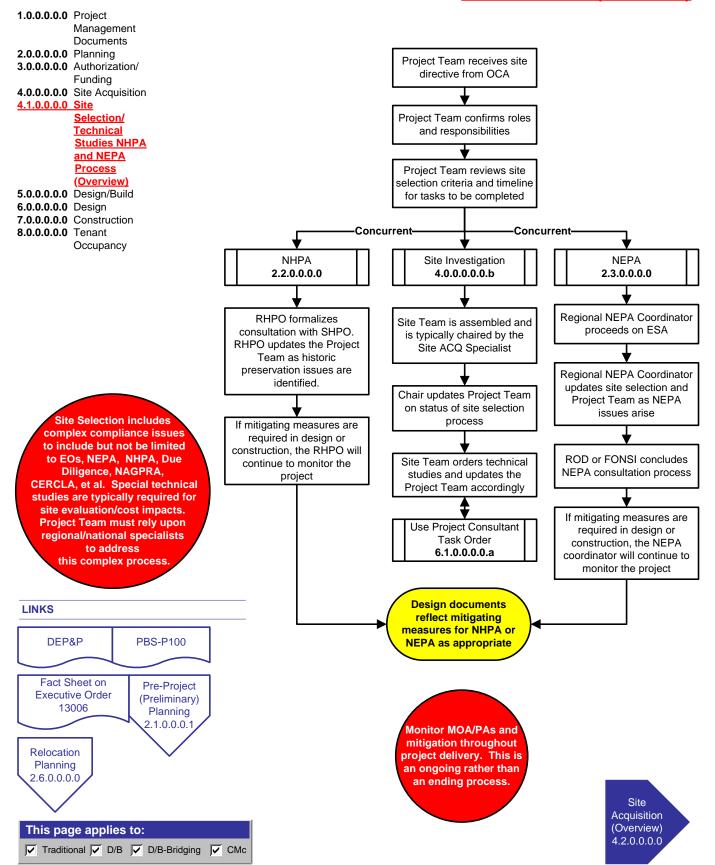
Traditional D/B V D/B-Bridging CMc



6.0.0.0.0.0 Design

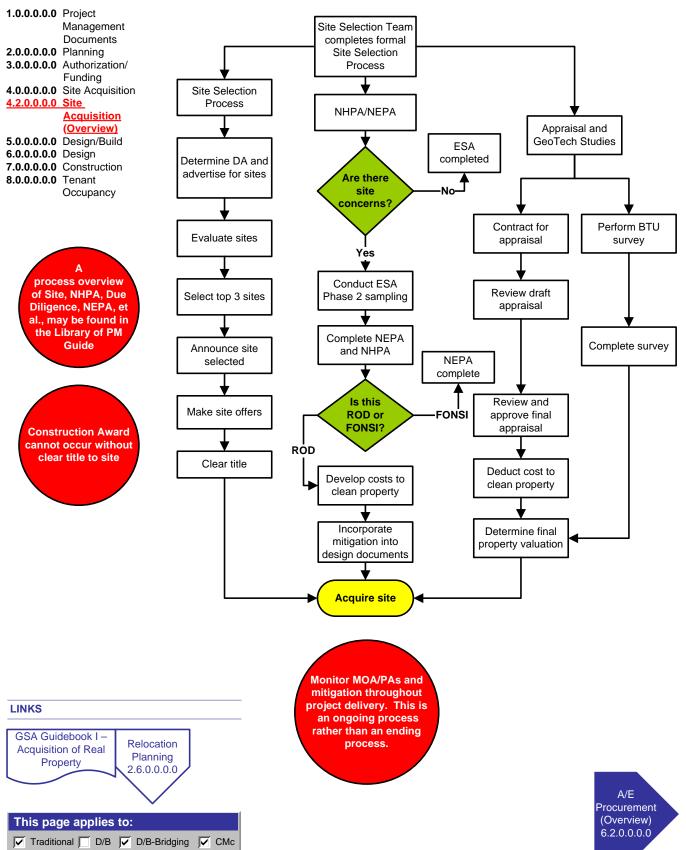
NEPA Process (Overview)

Construction Manager as Constructor 4.1.0.0.0.0 Site Selection/Technical Studies: NHPA and





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



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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0. Design

6.2.0.0.0 A/E

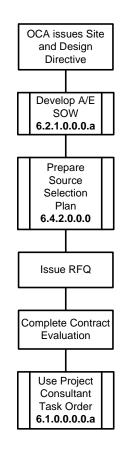
Procurement (Overview)

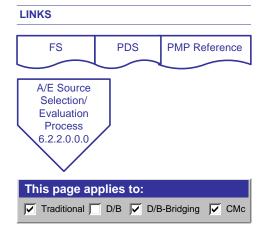
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

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





A/E Services SOW (Overview) 6.2.1.0.0.0.a



6.0.0.0.0.0 Design Construction Manager as Constructor 6.2.1.0.0.0.a A/E Services Scope of Work (Overview)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.2.1.0.0.0.a A/E Services

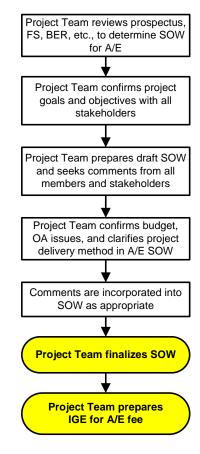
Scope of Work

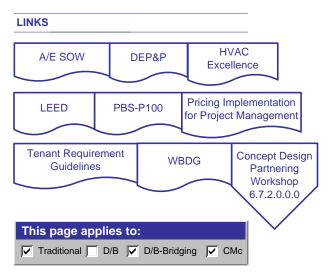
(Overview)

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

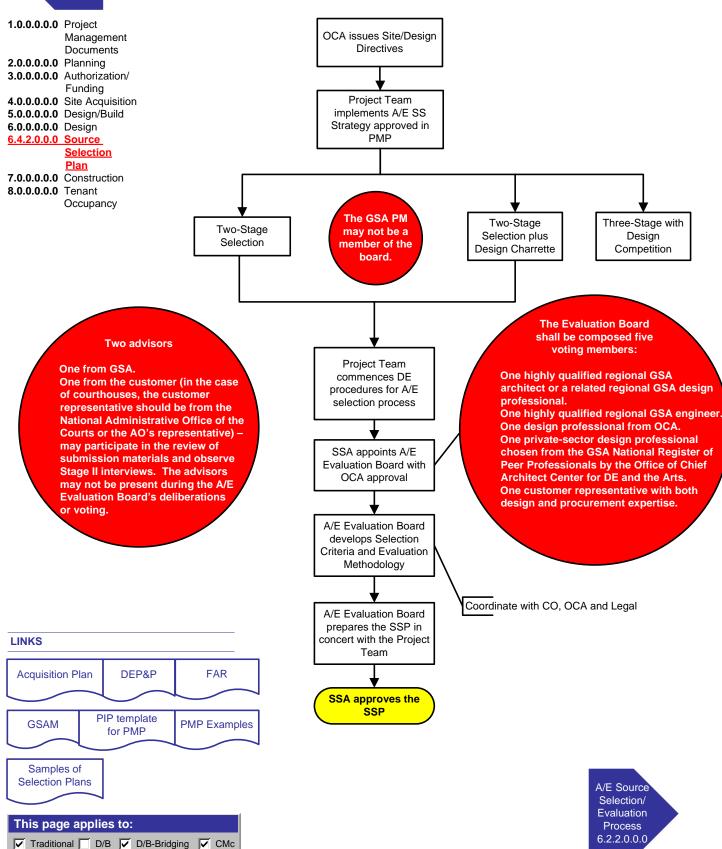




Source Selection Plan 6.4.2.0.0.0

A/E Services SOW (Overview) 6.2.1.0.0.0.a

6.0.0.0.0.0 Design Construction Manager as Constructor 6.4.2.0.0.0 Source Selection Plan





6.0.0.0.0.0 Design Construction Manager as Constructor 6.2.1.0.0.0.b Design Charrette (Optional)

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.2.1.0.0.0.b Design

Charrette (Optional)

7.0.0.0.0 Construction 8.0.0.0.0.0 Tenant

Occupancy

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

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

25% - Lead Designer's portfolio

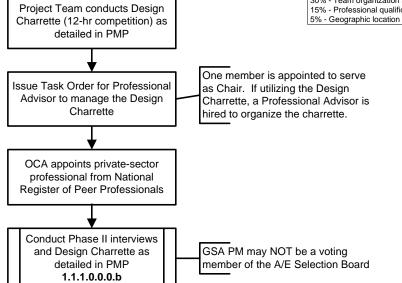
15% - Lead Designer's profile

Phase II

50% - Team design performance

30% - Team organization and management

15% - Professional qualifications



This page applies to: A/E Source Selection/ Evaluation Process 6.2.2.0.0.0

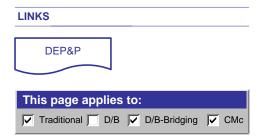


6.0.0.0.0.0 Design Construction Manager as Constructor 6.2.1.0.0.0.c Design Competition

Competition
7.0.0.0.0.0 Construction
8.0.0.0.0 Tenant
Occupancy

6.2.1.0.0.0.c Design

Project Team conducts a Design Competition IAW DEP&P Shortlisting of Most Qualified Lead Designer-A/E Firms by A/E **Evaluation Board for Participation** in Stage III Vision Competition Coordinate Planning with OCA and Competition Advisor and Hold Vision Competition Blind Evaluation of Vision Competition by Independent Jury of National Peers Presentation of the Jury Ranking and Report to the A/E Evaluation Board by Jury Chair and Charrette Advisor Ranking of Lead Designer-A/E Teams by A/E Evaluation Board Incorporating Vision Competition Ranking Recommendations to the GSA Regional Selection Authority by the A/E Evaluation Board Final Selection by the GSA **Regional Selection Authority**



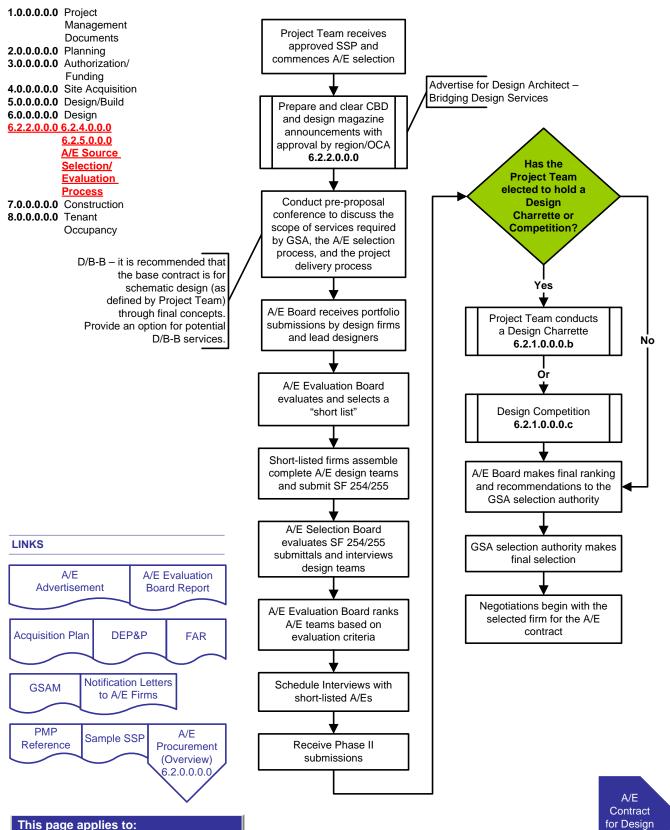
A/E Contract for Design 6.2.6.0.0.0



6.0.0.0.0 Design Construction Manager as Constructor

6.2.6.0.0.0

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





1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.2.6.0.0.0 A/E Contract

for Design

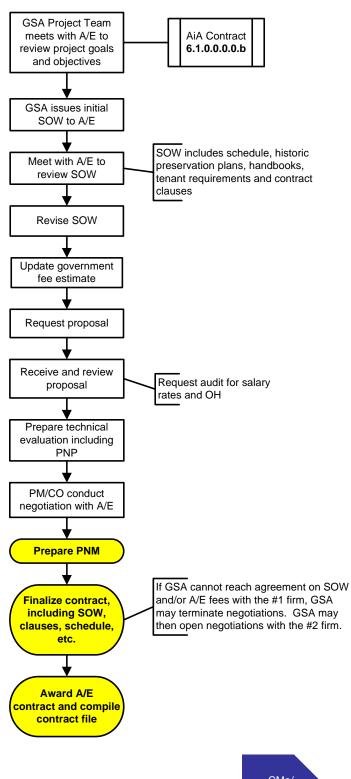
7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

LINKS Sample PNM Sample PNP A/E Procurement (Overview) 6.2.0.0.0.0 This page applies to: Traditional D/B V D/B-Bridging CMc

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



CMa/ Commissioning Authority (Cx) Services 6.3.0.0.0.0



6.0.0.0.0.0 Design Construction Manager as Constructor 6.3.1.0.0.0.a CMa Scope of Work

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0 Planning

3.0.0.0.0. Authorization/ Funding

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

6.0.0.0.0.0 Design

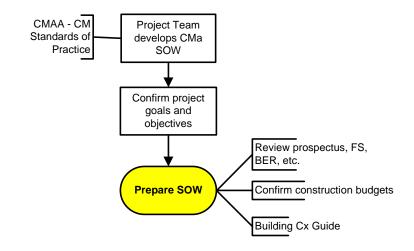
6.3.1.0.0.0.a CMa Scope

of Work

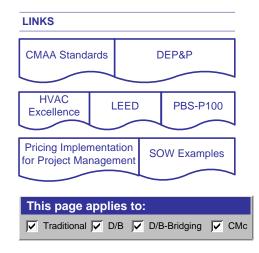
7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy



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



CMa Task Order/CxA Task Order 6.3.2.0.0.0

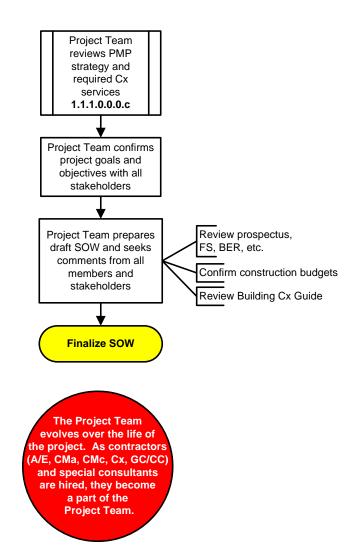


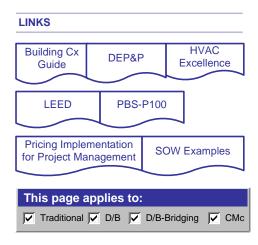
6.0.0.0.0.0 Design Construction Manager as Constructor 6.3.1.0.0.0 CxA Scope of Work (if apart from CMa)

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.3.1.0.0.0 Cx Scope of
Work (if
apart
from CMa)

7.0.0.0.0.0 Construction **8.0.0.0.0** Tenant

Occupancy









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

1.0.0.0.0.0 Project Management Project Team Documents reviews PMP and 2.0.0.0.0.0 Planning validates level of The Project Team 3.0.0.0.0. Authorization/ services required evolves over the life **Funding** from CMa of the project. 4.0.0.0.0 Site Acquisition As contractors (A/E, 5.0.0.0.0.0 Design/Build CMa, CMc, Cx, GC/CC) 6.0.0.0.0.0 Design and special consultants 6.3.2.0.0.0 CMa Task Begin CMa are hired, they become Order/CxA procurement for a part of the Project Task Order new contracts Team. 7.0.0.0.0. Construction 8.0.0.0.0.0 Tenant Occupancy Verify funding Review Cx Plan CMa must be on Confirm AQP contract concurrent with Design A/E to Review Prospectus maximize their input Planning Documents early in the Design Concepts and DDs. Develop project-This would apply specific SOW CMa Task Order/ to CMc. Cx Task Order Prepare fee estimate When the decision has been made to use existing contracts such as IDIQ, the SSP may not Prepare SSP IDIQ? be necessary Yes Award contract Make selection Issue RFP Complete contract Receive proposal evaluation

This page applies to:

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

CxA SOW (if apart from CMa) 6.3.1.0.0.0.b

Evaluate/prepare/

pre-negotiation

objectives

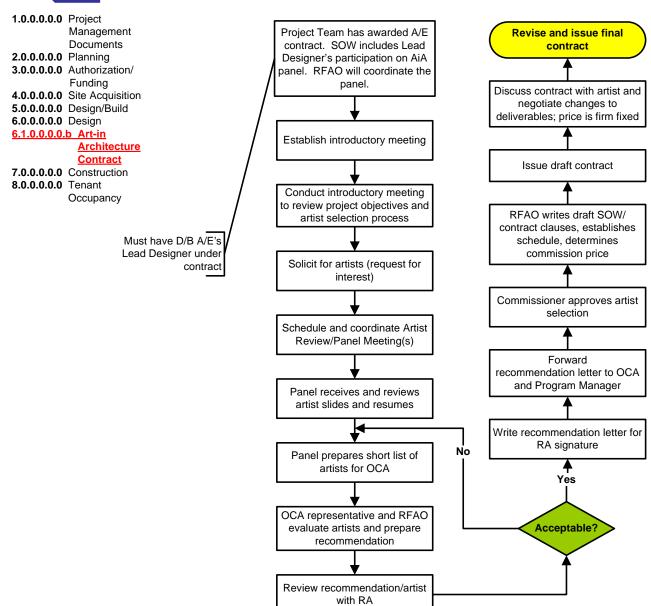
Negotiate/prepare/

pre-negotiation

memorandum

Project Consultant Task Order 6.1.0.0.0.0.a

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





Concept Design (Overview) 6.7.0.0.0.0



7.0.0.0.0 Construction Construction Manager as Constructor 7.0.0.0.0 Construction

1.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning **3.0.0.0.0.0** Authorization/

Funding

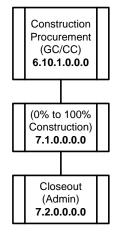
4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0. Design **7.0.0.0.0** Construction

8.0.0.0.0.0 Tenant

Occupancy



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





7.0.0.0.0 Construction Construction Manager as Constructor 6.10.0.0.0 Construction Procurement

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

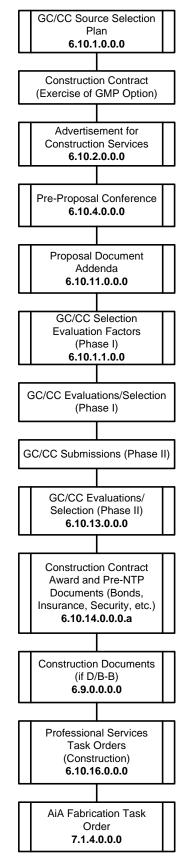
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction

6.10.0.0.0 Construction

<u>Procurement</u>

8.0.0.0.0 Tenant Occupancy



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

This page applies to:

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

GC/CC Source Selection Plan 6.10.1.0.0.0

Construction Procurement 6.10.0.0.0.0

1.0.0.0.0.0 Project

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

Management Documents

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

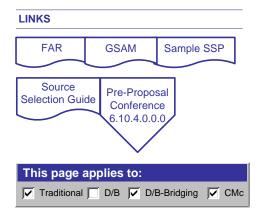
6.0.0.0.0 Design

7.0.0.0.0 Construction

6.10.1.0.0 GC/CC
Source
Selection

Plan
8.0.0.0.0.0 Tenant
Occupancy

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



Advertisement for Construction Services 6.10.2.0.0.0



7.0.0.0.0 Construction Construction Manager as Constructor 6.10.2.0.0 Advertisement for Construction Services

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

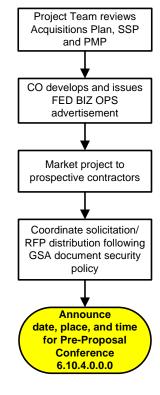
7.0.0.0.0 Construction

6.10.2.0.0.0 Advertisement

for Construction

Services 8.0.0.0.0.0 Tenant

Occupancy





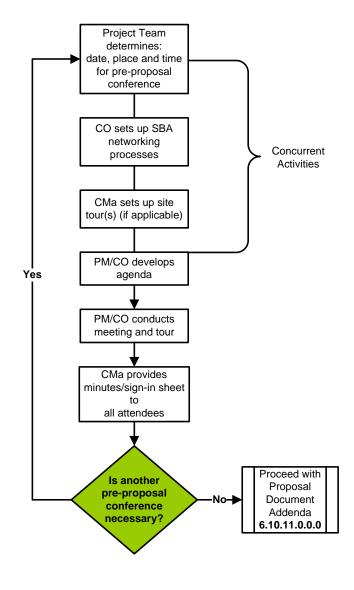
Advertisement for Construction Services 6.10.2.0.0.0

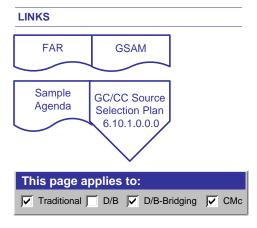
7.0.0.0.0 Construction Construction Manager as Constructor 6.10.4.0.0.0 Pre-Proposal Conference

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
6.10.4.0.0 Pre-Proposal

8.0.0.0.0.0 Tenant Occupancy

Conference





Proposal Document Addenda 6.10.11.0.0.0

Pre-Proposal Conference 6.10.4.0.0.0

7.0.0.0.0 Construction Construction Manager as Constructor 6.10.11.0.0.0 Proposal Document Addenda

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

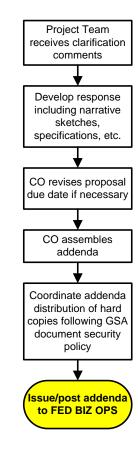
7.0.0.0.0 Construction

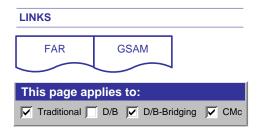
6.10.11.0.0.0 Proposal

Document Addenda

8.0.0.0.0.0 Tenant

Occupancy





GC/CC Evaluation Factors (Phase I) 6.10.1.1.0.0



7.0.0.0.0 Construction Construction Manager as Constructor

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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

6.0.0.0.0. Design

7.0.0.0.0 Construction

6.10.1.1.0.0 GC/CC

Selection Evaluation

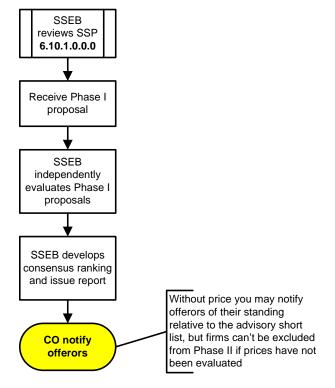
<u>Factors</u>

(Phase I) 6.10.8.0.0.0 GC/CC

Evaluations/ Selection

(Phase I)

8.0.0.0.0.0 Tenant Occupancy





GC/CC Selection Evaluations Factors (Phase I) 6.10.1.1.0.0

7.0.0.0.0 Construction Construction Manager as Constructor 6.10.13.0.0 GC/CC Evaluations/Selection (Phase II)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

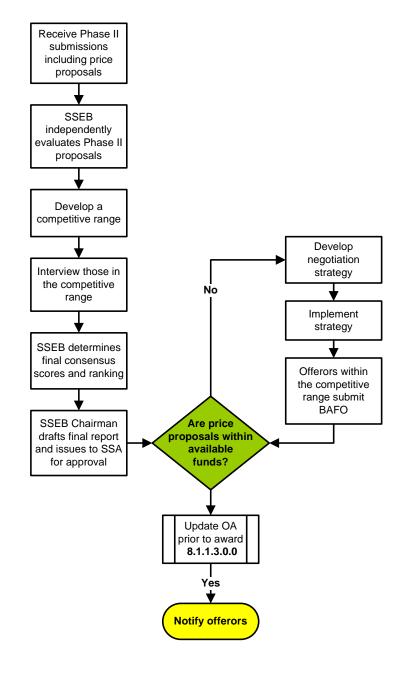
6.0.0.0.0.0 Design **7.0.0.0.0.0** Construction

6.10.13.0.0.0 GC/CC

Selection Evaluation Selection

(Phase II)

8.0.0.0.0.0 Tenant Occupancy



This page applies to:

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

Construction Contract Award and Pre-NTP Documents 6.10.14.0.0.0.a

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

7.0.0.0.0.0 Construction

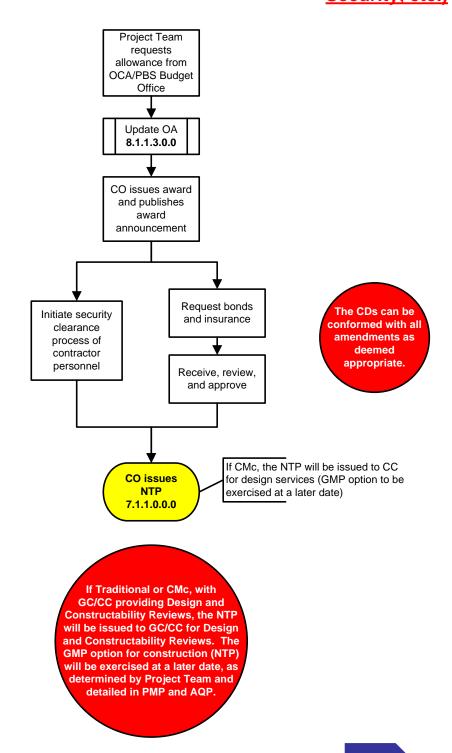
Construction Manager as Constructor

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

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0 Construction 6.10.14.0.0.0.a Construction Contract **Award** <u>and</u> 6.10.15.0.0.0.a Pre-NTP **Documents** (Bonds, **Insurance** Security, Etc.)

8.0.0.0.0.0 Tenant

Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

Professional Services Task Orders (Construction) 6.10.16.0.0.0



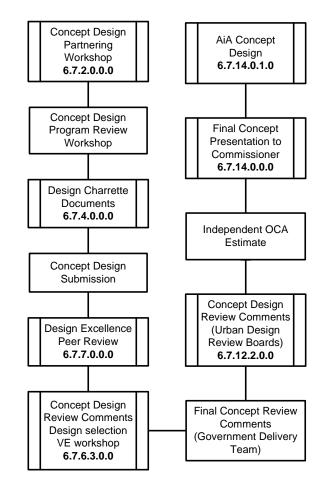
6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.0.0.0 Concept Design (Overview)

6.7.0.0.0.0 Concept

Design (Overview)

7.0.0.0.0.0 Construction **8.0.0.0.0.0** Tenant Occupancy

Some processes may be concurrent







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

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

LINKS

A/E SOW

AiA

Design Review

Checklist

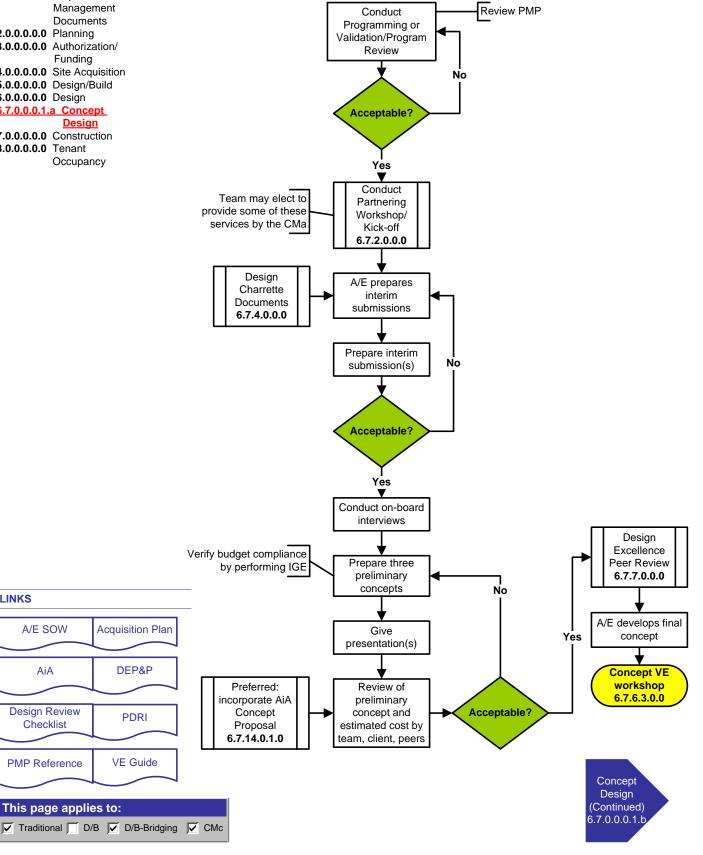
PMP Reference

This page applies to:

DEP&P

PDRI

VE Guide



Concept Design 6.7.0.0.1.a

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

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
6.7.0.0.1.b Concept
Design
(Continued)
7.0.0.0.0 Construction
8.0.0.0.0 Tenant
Occupancy

LINKS

Design Review

Checklist

PBS-P100

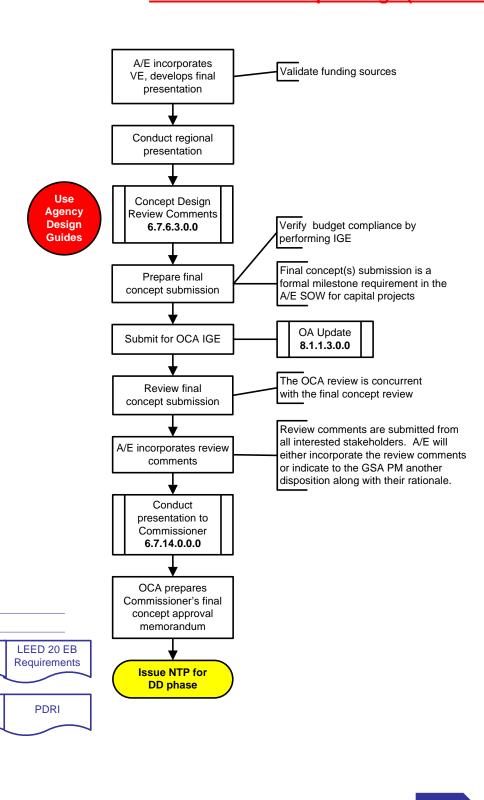
A/E Services SOW (Overview) 6.2.1.0.0.0.a

This page applies to:

DrCHECKS

PBS Pricing

Desk Guide



Concept Design Partnering Workshop 6.7.2.0.0.0



6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.2.0.0 Concept Design Partnering Workshop

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0. Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

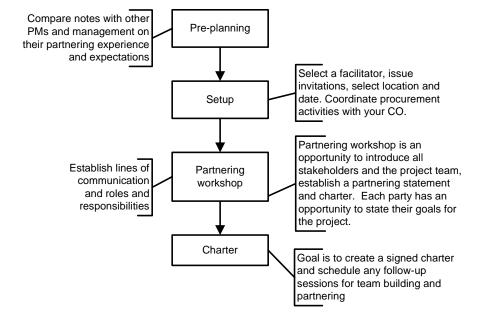
6.7.2.0.0.0 Concept

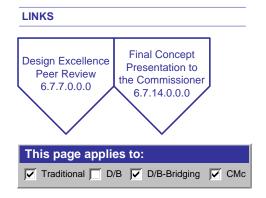
<u>Design</u> <u>Partnering</u>

Workshop 7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





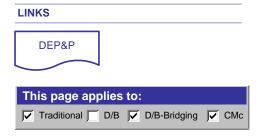
Design Charrette Documents 6.7.4.0.0.0



6.0.0.0.0 Design Construction Manager as Constructor 6.7.4.0.0 Design Charrette Documents

Occupancy

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

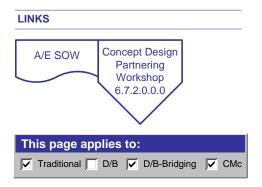


Design Excellence Peer Review 6.7.7.0.0.0



6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.7.0.0.0 Design Excellence Peer Review

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



Concept
Design Review
Comments
Including Concept
Design and
VE Workshop
6.7.6.3.0.0



6.0.0.0.0.0 Design

Construction Manager as Constructor

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

1.0.0.0.0.0 Project

Management **Documents**

2.0.0.0.0.0 Planning 3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.7.6.3.0.0 Concept

Design Review Comments Including Concept Design Selection and

6.7.9.0.0.0 VE Workshop)

7.0.0.0.0. Construction 8.0.0.0.0.0 Tenant

Occupancy

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

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

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

Project Team hosts VE workshop on selected Design Concept applying VE and LCC best practices detailed in **PBS-P100**

A/E prepares/distributes interim

submission

Project Team review submissions

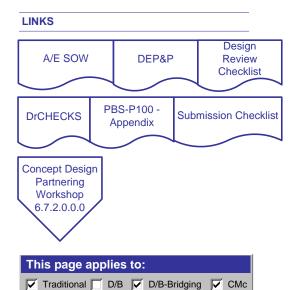
and submit comments

A/E responds to review comments

A/E incorporates review comments into next submission

Project Team selects final Concept Design

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



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

> Concept Design (Continued) 6.7.0.0.0.1.b



6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.7.12.2.0.0 Concept

Design

Review

Comments

(Urban Design

Review

Boards)

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

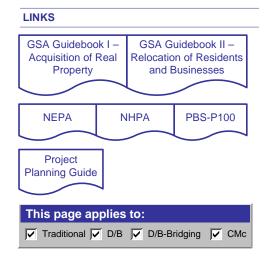
Occupancy

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

Project Team coordinates the design effort with local planning, zoning, transportation and interest

groups

Coordinate timing to regional policies



Final Concept Presentation to Commissioner 6.7.14.0.0.0



6.0.0.0.0.0 Design

Construction Manager as Constructor

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

1.0.0.0.0.0 Project

Management **Documents**

2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

6.7.14.0.0.0 Final

Concept Presentation

to the

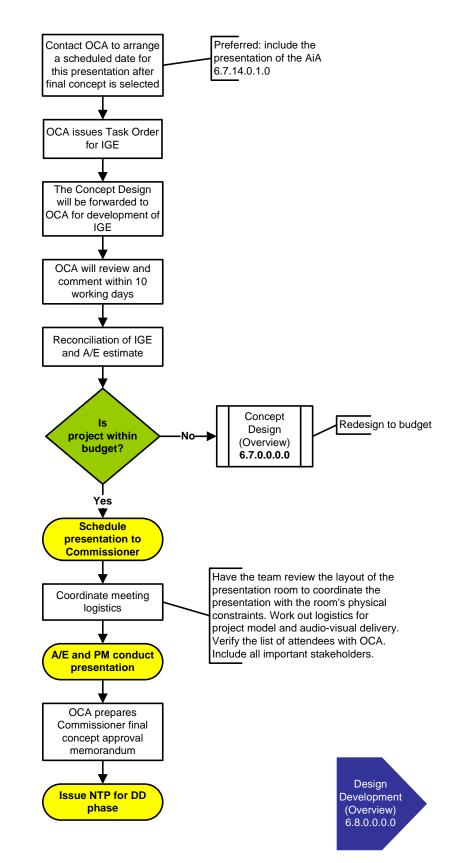
Commissioner

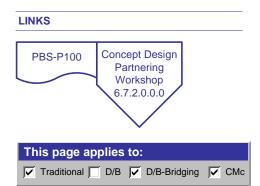
6.7.15.0.0.0 Final Concept

Approval Memorandum

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant





Final Concept Presentation to Commissioner 6.7.14.0.0.0

6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.14.0.1.0 Art-in-Architecture Concept Design

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

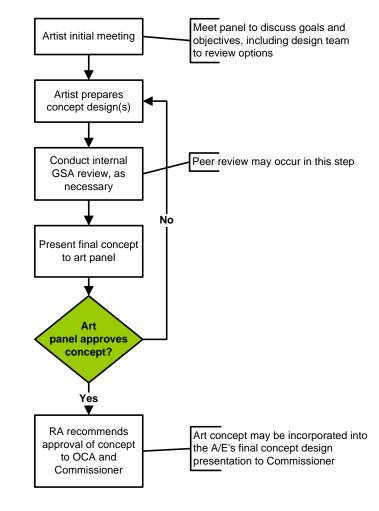
6.0.0.0.0.0 Design

6.7.14.0.1.0 Art-in-

Architecture Concept Design

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant









1.0.0.0.0.0 Project

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

Management
Documents

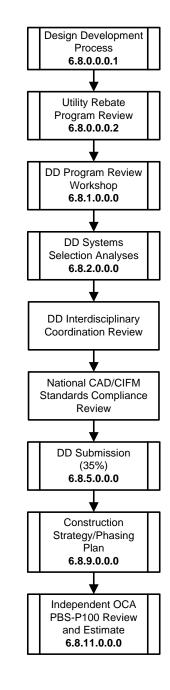
2.0.0.0.0 Planning

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

7.0.0.0.0.0 Construction **8.0.0.0.0.0** Tenant Occupancy

(Overview)



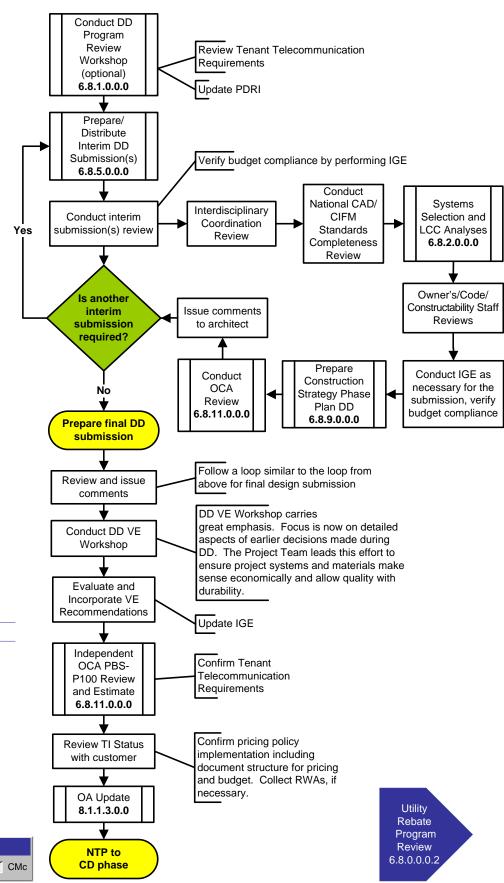


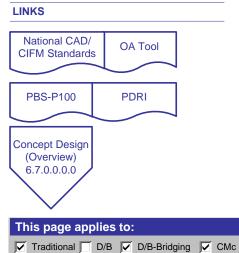
Design Development (Overview) 6.8.0.0.0.0

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

(Process)
7.0.0.0.0 Construction

7.0.0.0.0.0 Construction **8.0.0.0.0.0** Tenant Occupancy







6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.0.0.0.2 Utility Rebate Program Review

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0. Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition **5.0.0.0.0** Design/Build

6.0.0.0.0.0 Design/Buil

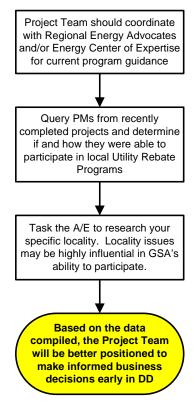
6.8.0.0.0.2 Utility Rebate

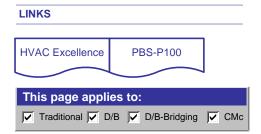
Program Review

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy





DD Program Review Workshop 6.8.1.0.0.0



6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.1.0.0.0 DD Program Review Workshop

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

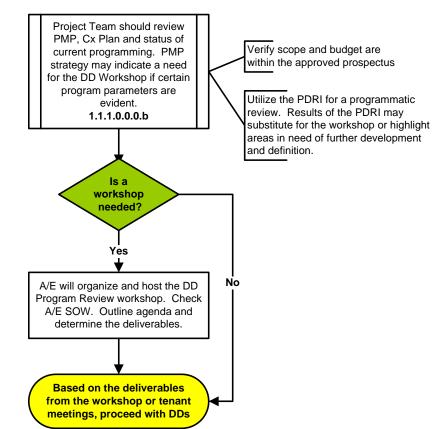
6.0.0.0.0 Design

6.8.1.0.0.0 DD Program

Review Workshop

7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant





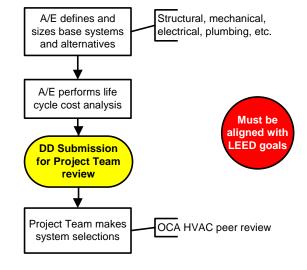


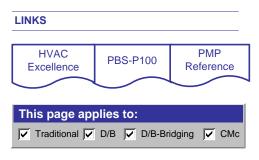
6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.2.0.0.0 DD Systems Selection Analyses

7.0.0.0.0 Construction

Occupancy

8.0.0.0.0.0 Tenant









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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

6.0.0.0.0.0 Design 6.8.5.0.0.0 DD

Submission

<u>(35%)</u>

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy

Project Team will direct the Appendix A details the Design A/E to the Facilities Process and Related Submission Standards for the Public Requirements for both New **Buildings Service (PBS-**Construction and Renovation/ P100) and its Submission Alteration projects Requirements, Appendix A

Project Team must ensure the A/E SOW defines any special requirements in addition to PBS-P100

D/B and D/B-Bridging will require scope modifications from any "standard" SOWs

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

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

LINKS PBS-P100 This page applies to: ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc

Construction Strategy/ Phasing Plan 6.8.9.0.0.0

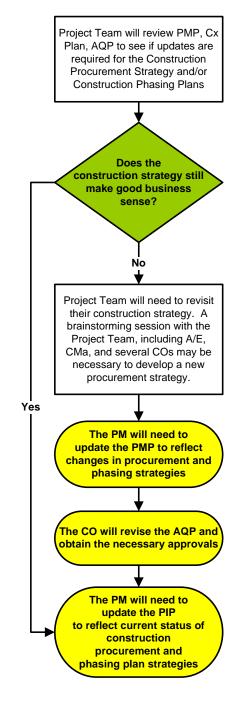


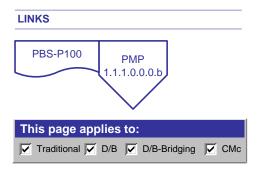
6.0.0.0.0.0 Design Construction Manager as Constructor 6.8.9.0.0 Construction Strategy/Phasing Plan

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

8.0.0.0.0.0 Tenant

Occupancy





Independent OCA PBS-P100 Review 6.8.11.0.0.0



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

1.0.0.0.0.0 Project

Management Documents

Document

2.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

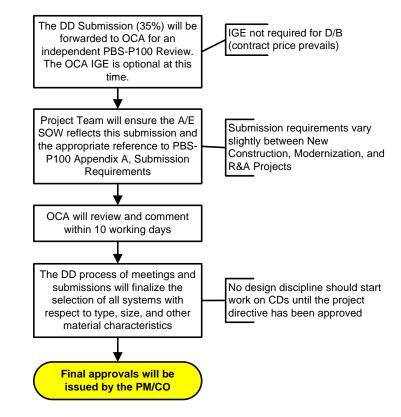
6.8.11.0.0.0 Independent

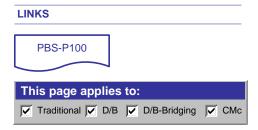
OCA PBS-P100
Review and
IGE Estimate

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy

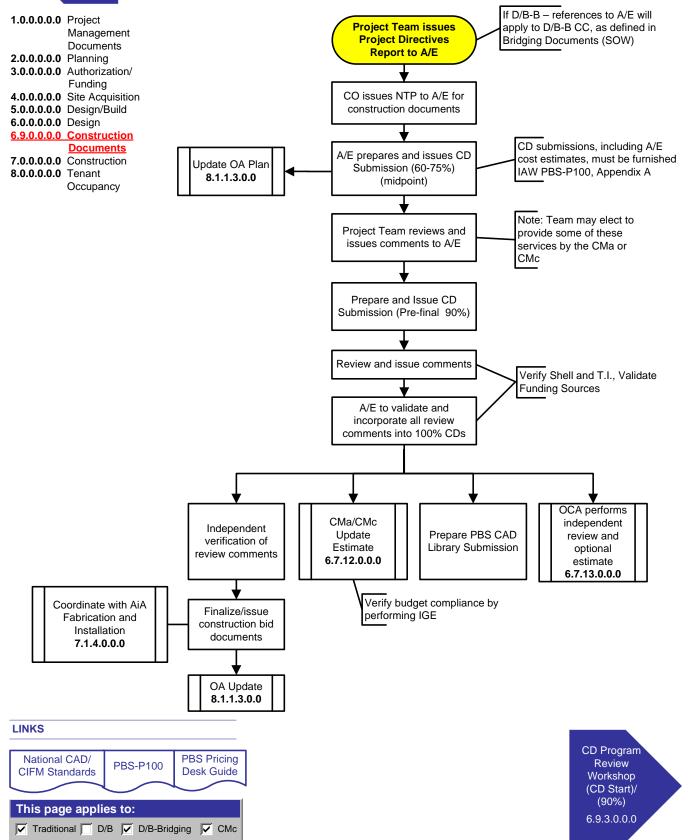




Construction Documents 6.9.0.0.0

Independent OCA PBS-P100 Review and IGE 6.8.11.0.0.0

6.0.0.0.0.0 Design Construction Manager as Constructor 6.9.0.0.0 Construction Documents

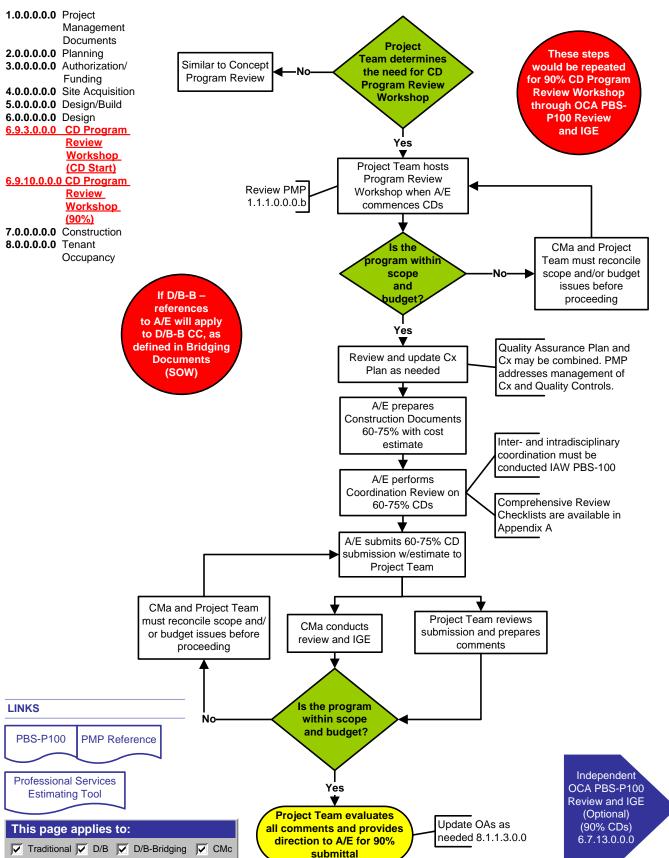




6.0.0.0.0.0 Design

Construction Manager as Constructor

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





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

A/E updates

1.0.0.0.0.0 Project Management

Documents

CMa and Project

Team must

2.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding 4.0.0.0.0 Site Acquisition 5.0.0.0.0. Design/Build

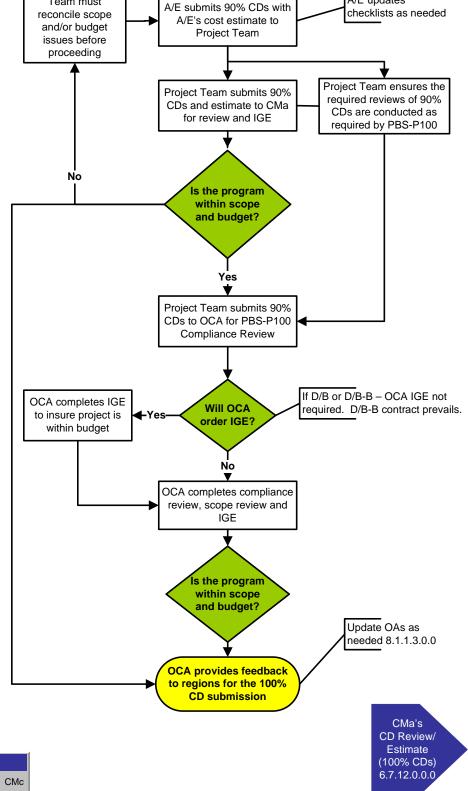
6.0.0.0.0.0 Design

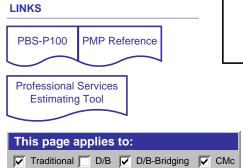
6.7.13.0.0.0 Independent

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

7.0.0.0.0 Construction

8.0.0.0.0.0 Tenant Occupancy





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

6.0.0.0.0.0 Design Construction Manager as Constructor 6.7.12.0.0.0 CMa's CD Review/Estimate (100% CDs)

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

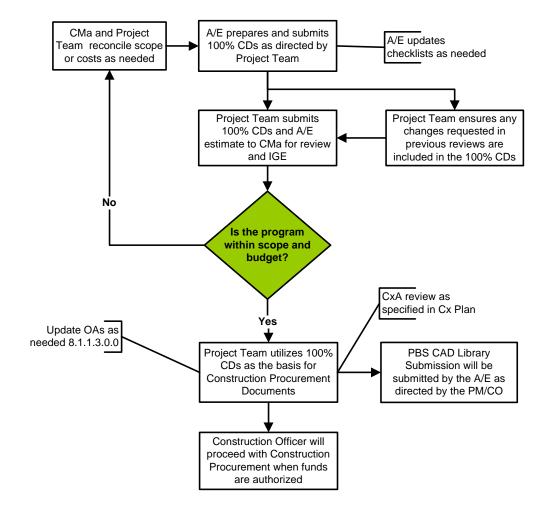
6.0.0.0.0.0 Design

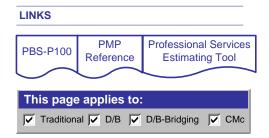
6.7.12.0.0.0 CMa's CD

Review/ Estimate (100% CDs)

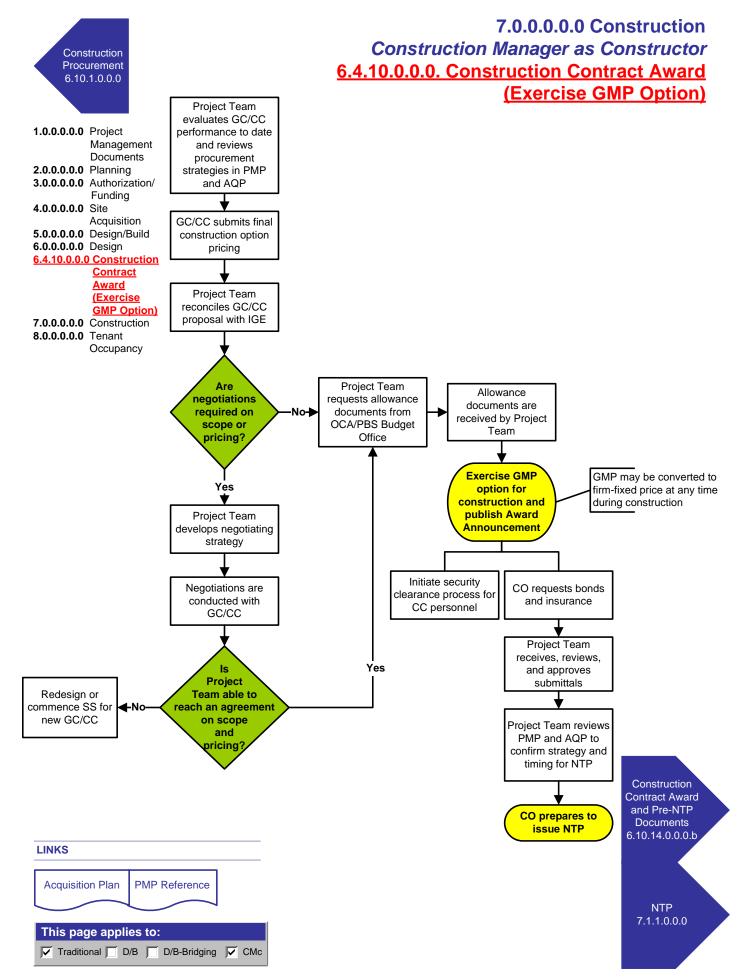
7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant









Construction
Contract
Award
(Exercise
GMP Option)
6.4.10.0.0.0

GC/CC
Evaluation/Selectio
(Phase I)
6.10.13.0.0.0

1.0.0.0.0.0 Project

8.0.0.0.0.0 Tenant

7.0.0.0.0.0 Construction

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

Management
Documents

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/
Funding

4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
6.10.14.0.0.b Construction
Contract
Award
6.10.15.0.0.b Pre-NTP
Documents
(Bonds.

Insurance, Security, Etc.)

Occupancy

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

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

This page applies to:

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

Professional Services Task Orders (Construction) 6.10.16.0.0.0

The CDs can be

conformed with all

amendments as

deemed

appropriate



7.0.0.0.0 Construction Construction Manager as Constructor 6.10.16.0.0 Professional Services Task Orders (Construction)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design 7.0.0.0.0 Construction

6.10.16.0.0.0 Professional

Services Task

<u>Orders</u>

(Construction)

8.0.0.0.0.0 Tenant Occupancy

Determine professional services needed for construction administration

Examples: IH, various testing, utility services, move coordination, etc.

Exercise A/E/CM options and new contracts as necessary

Construction Procurement 6.10.0.0.0.0





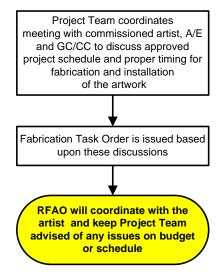
7.0.0.0.0 Construction Construction Manager as Constructor 7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Art-in
Architecture
Fabrication
Task

Order

Occupancy

8.0.0.0.0.0 Tenant





AiA Fabrication Task Order 7.1.4.0.0.0

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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/ Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

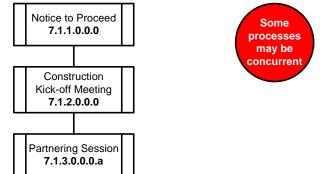
6.0.0.0.0. Design

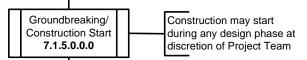
7.0.0.0.0. Construction

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

8.0.0.0.0.0 Tenant

Occupancy

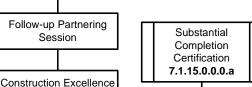


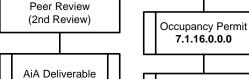




(1st Review) 7.1.8.0.0.0

Construction Administration





Additional Phases Delivery (TI, Phases, Annexes)

7.1.13.0.0.0

7.1.12.0.0.0

Final Inspections 7.1.14.1.0.0.a

> Turnover **Documents** 7.1.14.0.0.0



Notice to Proceed 7.1.1.0.0.0

(0% to 100% Construction) 7.1.0.0.0.0

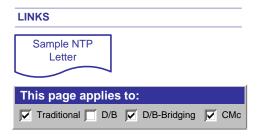
7.0.0.0.0 Construction Construction Manager as Constructor 7.1.1.0.0.0 Notice To Proceed

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

Occupancy

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

CO issues NTP



Construction Kick-off Meeting 7.1.2.0.0.0



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

1.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

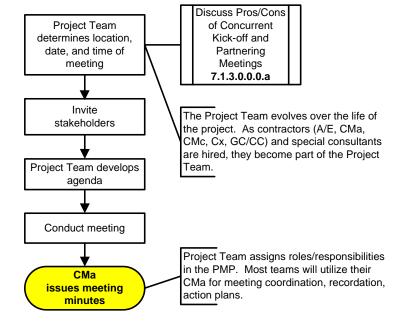
7.0.0.0.0 Construction

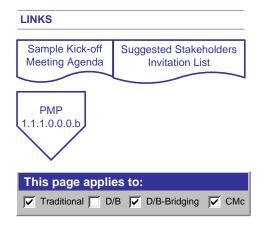
7.1.2.0.0.0 Construction

Kick-off Meeting

8.0.0.0.0.0 Tenant

Occupancy

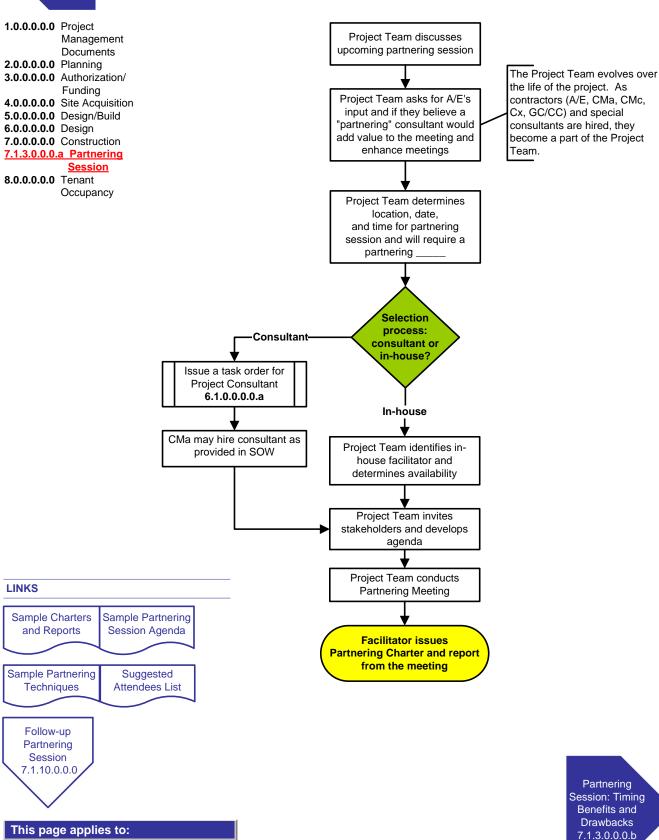




Partnering Session 7.1.3.0.0.0.a

Construction Kick-off Meeting 7.1.2.0.0.0

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.3.0.0.0 Partnering Session



GSA - Public Buildings Service 7.1.3.0.0.0.a Construction Page 7

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



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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.3.0.0.0.b Partnering

Session:

Timing Benefits and

Drawbacks

8.0.0.0.0.0 Tenant

Occupancy

Option A: Holding partnering concurrently with kick-off:

Pros: Enhances team building.

Captures the early enthusiasm for a new project.

Logistics and scheduling are simplified with one meeting.

Cons: Duration and intensity could tire stakeholders and team

members; information overload.

Agenda is more generic in format than actual, as

construction has not started yet.

Option B: Delaying partnering until after kick-off:

Pros: Real construction issues can be addressed.

Real relationship issues can be addressed.

Can determine if communications and processes established

at the Kick-off Meeting are working correctly.

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

stakeholders at the same time.

Kick-off enthusiasm has waned.

Personality conflicts may have already arisen and may be

causing problems.

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

meeting.

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

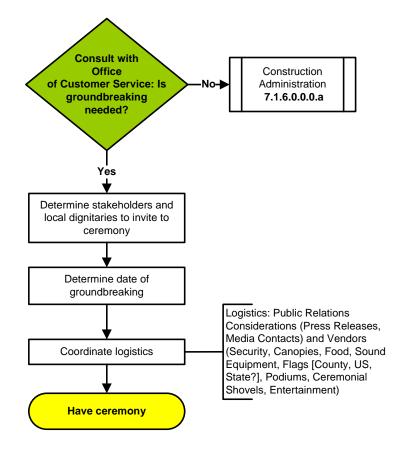


Construction Administration 7.1.6.0.0.0.a

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.5.0.0 Groundbreaking/Construction Start

Occupancy

8.0.0.0.0.0 Tenant







(0% to 100% Construction) 7.1.0.0.0.0

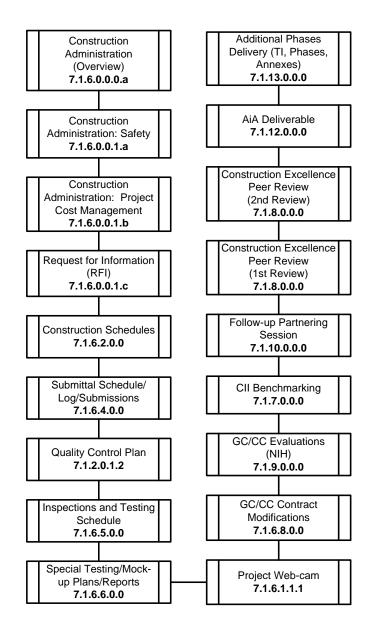
1.0.0.0.0.0 Project

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.0.a Construction Administration

Management Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/ Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
7.1.6.0.0.0 Construction
Administration

8.0.0.0.0.0 Tenant Occupancy

Some processes may be concurrent





Construction Administration (Overview) 7.1.6.0.0.0.b

Construction Administration 7.1.6.0.0.0.a

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.0.0.0 Construction Administration (Overview)

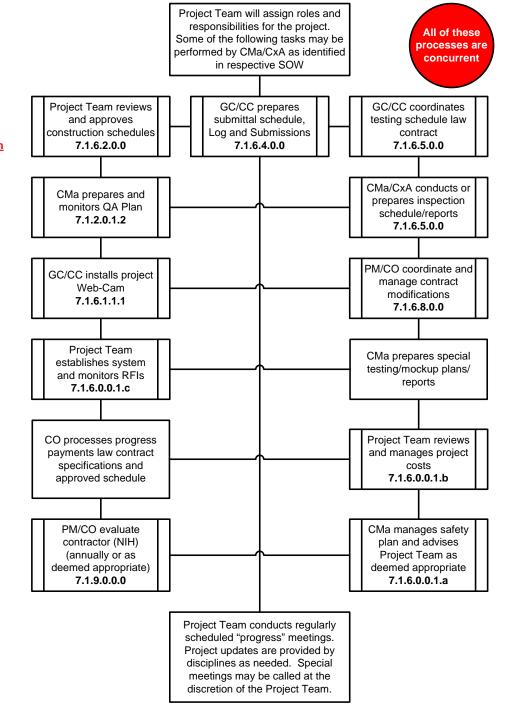
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/

Funding **4.0.0.0.0.** Site Acquisition

5.0.0.0.0 Design/Build 6.0.0.0.0 Design 7.0.0.0.0 Construction

7.1.6.0.0.0.b Construction
Administration
(Overview)

8.0.0.0.0.0 Tenant Occupancy



This page applies to:

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

Construction Administration: Safety 7.1.6.0.0.1.a



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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

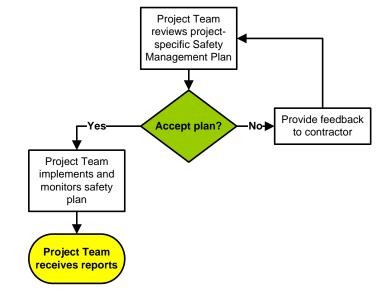
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.0.0.1.a Construction
Administration:

Safety

8.0.0.0.0.0 Tenant







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

7.1.6.0.0.1.b Construction

Administration:
Project Cost
Management

8.0.0.0.0.0 Tenant Occupancy

7.0.0.0.0 Construction

Project Team reviews project budget Update project budget with additional construction information Periodically monitor and update budget based on change orders and projections Update OAs to reflect construction changes as necessary 8.1.1.3.1.0 Update PIP to reflect construction changes as necessary 1.1.3.2.0.0

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





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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

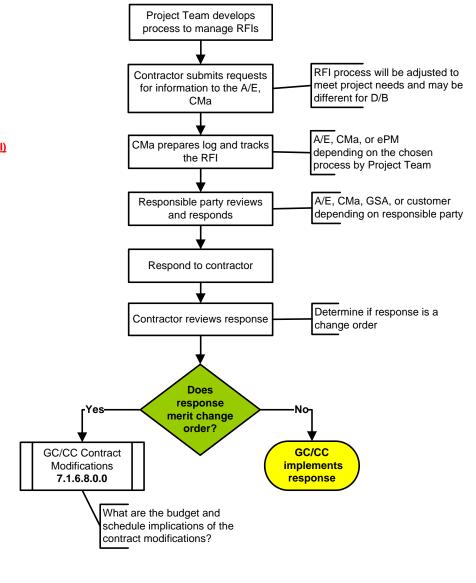
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.6.0.0.1.c Requests for Information (RFI)

8.0.0.0.0.0 Tenant







Construction Administration 7.1.6.0.0.0.a

7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.2.0.0 Construction Schedules

7.1.6.0.0.0.a

1.0.0.0.0.0 Project Management

Documents 2.0.0.0.0.0 Planning

3.0.0.0.0. Authorization/

Funding

4.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0. Construction

7.1.6.2.0.0 Construction

<u>Schedules</u>

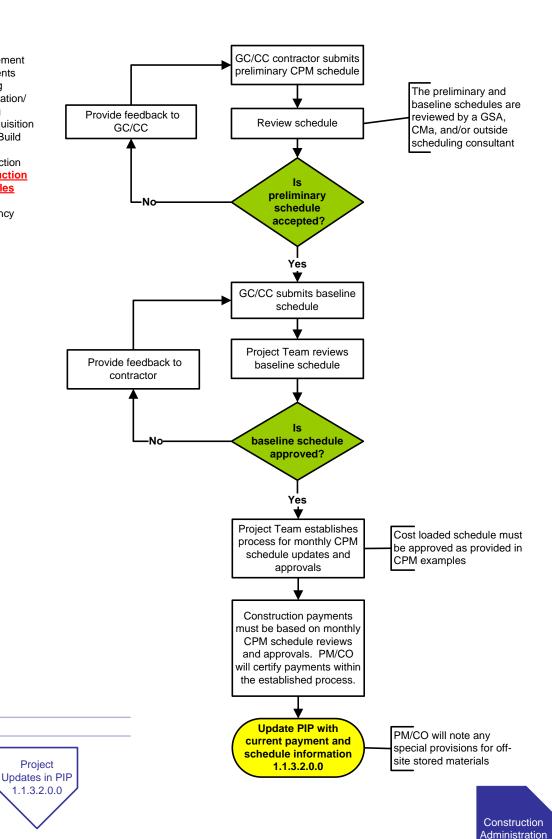
8.0.0.0.0.0 Tenant Occupancy

LINKS

CPM Examples

This page applies to:

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

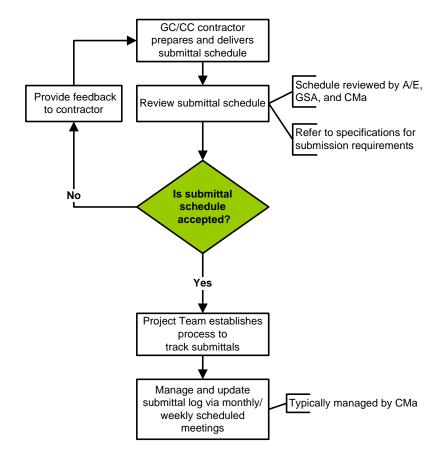


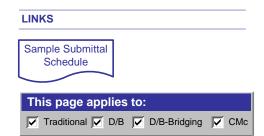


7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.4.0.0 Submittal Schedule/Log/Submissions

Occupancy

8.0.0.0.0.0 Tenant







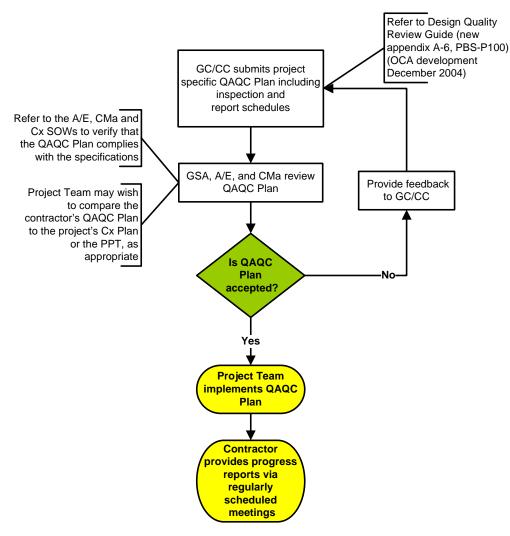
7.0.0.0.0.0 Construction Construction Manager as Constructor

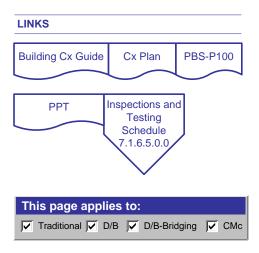
7.1.2.0.1.2 Quality Assurance Quality Control Plans/Reports (QAQC Review Process)

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

Plans/Reports (QAQC Review Process)

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.5.0.0 Inspections and Testing Schedule

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

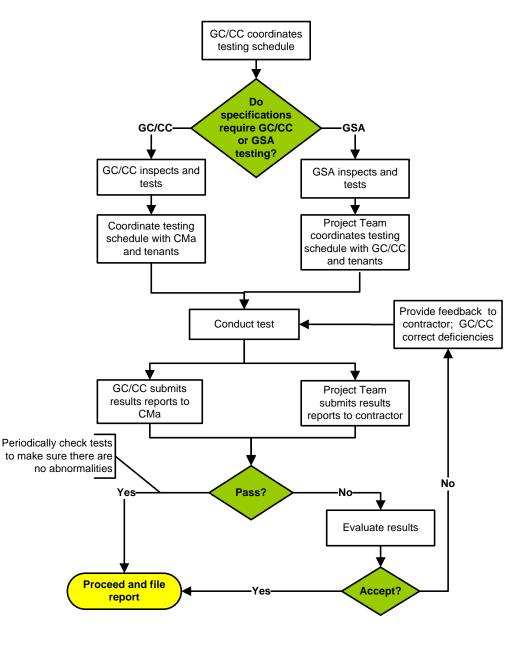
6.0.0.0.0.0 Design

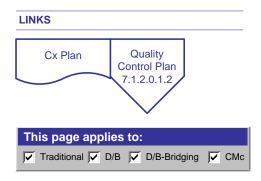
7.0.0.0.0 Construction

7.1.6.5.0.0 Inspections and Testing Schedule

8.0.0.0.0.0 Tenant

Occupancy





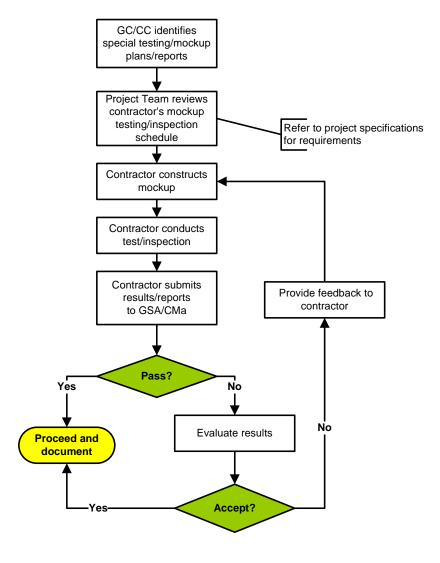


7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports

1.0.0.0.0.0 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 Special Testing/

Mock-up Plans/
Reports
Reports

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.1.1.1 Project Web-Cam

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

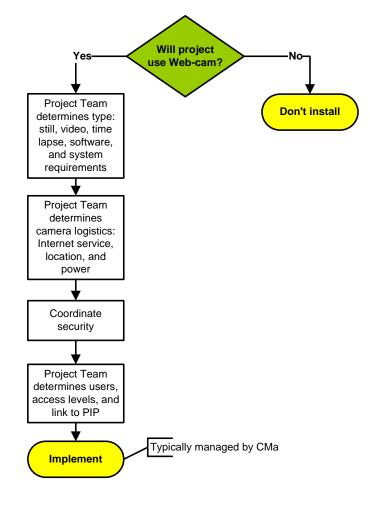
4.0.0.0.0. Site Acquisition

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

7.0.0.0.0.0 Construction

7.1.6.1.1.1 Project Web-Cam

8.0.0.0.0.0 Tenant





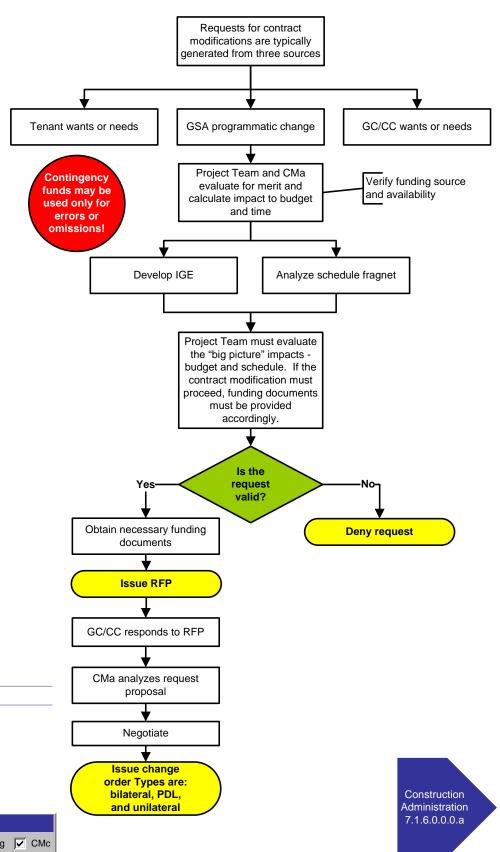




7.0.0.0.0 Construction Construction Manager as Constructor 7.1.6.8.0.0 GC/CC Contract Modifications

8.0.0.0.0.0 Tenant Occupancy

Modifications



Construction Administration 7.1.6.0.0.0.a Requests for Information 7.1.6.0.0.1.c

This page applies to:

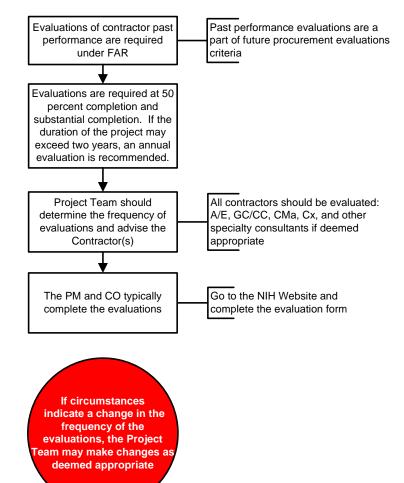
Traditional D/B D/B-Bridging CMc

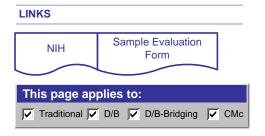


7.0.0.0.0 Construction Construction Manager as Constructor 7.1.9.0.0.0 GC/CC Evaluations (NIH)

(NIH) 8.0.0.0.0.0 Tenant

3.0.0.0.0.0 Tenant Occupancy





Construction Administration 7.1.6.0.0.0.a



7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.10.0.0.0 Follow-up Partnering Session

1.0.0.0.0.0 Project Management Documents 2.0.0.0.0.0 Planning 3.0.0.0.0. Authorization/ Funding 4.0.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build 6.0.0.0.0.0 Design 7.0.0.0.0 Construction 7.1.10.0.0.0 Follow-up **Partnering Session** 8.0.0.0.0.0 Tenant Occupancy

LINKS

Sample Charters

and Reports

Sample Partnering

Techniques

Partnering

Session 7.1.3.0.0.0.a

This page applies to:

Sample Partnering

Session Agenda

Suggested

Attendees List

Project Team discusses The Project Team evolves need for a follow-up over the life of the project. Partnering Session As contractors (A/E, CMa CMc, Cx, GC/CC) and special consultants are hired, Project Team refers to they become a part of the specifications, evaluates Project Team. health of the project, size and duration of project to determine if follow-up Partnering Session would be beneficial Is follow-up **Partnering Session** needed? No further action required Plan Partnering Session Project Team determines location, date, and time for the Partnering Session and if a Partnering Consultant is required Selection -Consultant **Process: consultant** or in-house? Issue a Task Order for Project Consultant 6.1.0.0.0.0.a In-house Facilitator Project Team identifies inor house facilitator and determines availability CMa may hire consultant as provided in SOW Project Team invites stakeholders and develops agenda Project Team conducts Partnering Meeting (0% to 100% **Facilitator highlights** Construction) original Partnering Charter 7.1.0.0.0.0 and prepares reports from ▼ Traditional ▼ D/B ▼ D/B-Bridging ▼ CMc 2nd meeting



7.0.0.0.0 Construction Construction Manager as Constructor 7.1.7.0.0.0 Cll Benchmarking

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

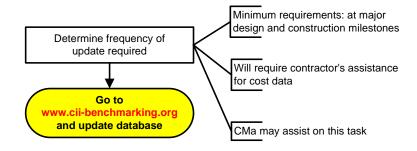
5.0.0.0.0 Design/Build

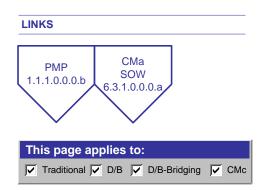
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.7.0.0.0 CII Benchmarking

8.0.0.0.0.0 Tenant Occupancy





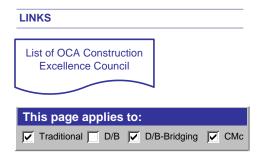


(0% to 100% Construction) 7.1.0.0.0.0

7.0.0.0.0 Construction Construction Manager as Constructor

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

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







7.0.0.0.0 Construction Construction Manager as Constructor 7.1.12.0.0.0 Art-In-Architecture Deliverable

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0 Planning 3.0.0.0.0 Authorization/ Funding

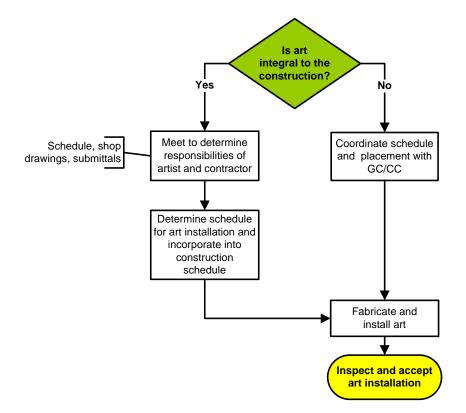
4.0.0.0.0.0 Site Acquisition **5.0.0.0.0.0** Design/Build

6.0.0.0.0 Design **7.0.0.0.0** Construction

7.1.12.0.0.0 Art-in-

Architecture Deliverable

8.0.0.0.0.0 Tenant Occupancy



AiA Fabrication Task Order 7.1.4.0.0.0 This page applies to: Traditional D/B D/B-Bridging CMc





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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0. 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

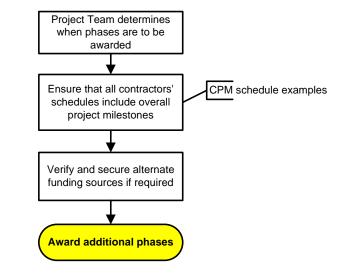
Phases

Delivery (TI,

Phases, Annexes)

8.0.0.0.0.0 Tenant

Occupancy









7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.0.0.0 Turnover Documents

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

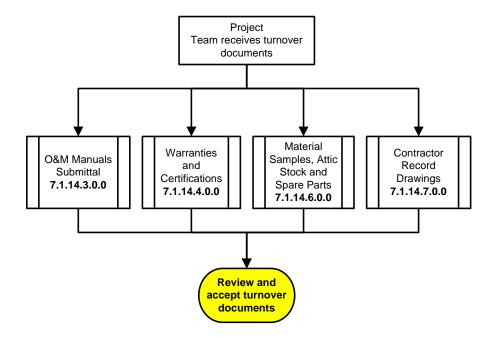
6.0.0.0.0.0 Design

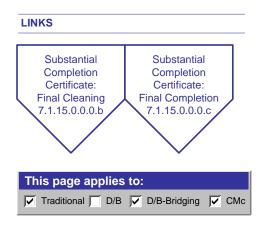
7.0.0.0.0 Construction

7.1.14.0.0.0 Turnover

Documents

8.0.0.0.0.0 Tenant Occupancy







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

Withhold percentage of

payment

Turnover

Documents

7.1.14.0.0.0

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.14.3.0.0 O&M Manuals Submittal

8.0.0.0.0.0 Tenant

LINKS

Cx Plan

Substantial

Completion

Certificate: Final

Completion

7.1.15.0.0.0.c

This page applies to:

Substantial Completion Certification 7.1.15.0.0.0.a

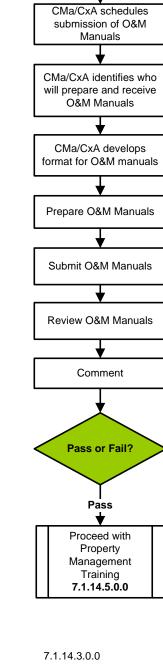
Occupancy

Permit

7.1.16.0.0.0

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

Occupancy



Project Team reviews

PMP, Cx Plan, and

implementation

strategies. The team

will look to the CMa

or CxA to manage

the submittal of O&M

Manuals.

1.1.1.0.0.0.b

CMa/CxA establishes list

of O&M Manuals



7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.4.0.0 Warranties and Certifications

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/ Funding

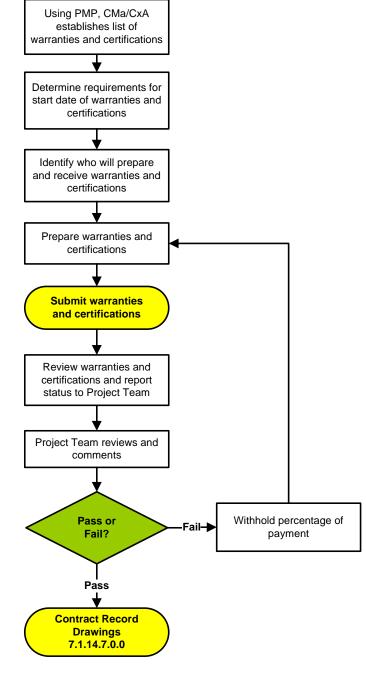
4.0.0.0.0.0 Site Acquisition

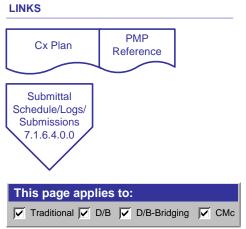
5.0.0.0.0. Design/Build **6.0.0.0.0.** Design

7.0.0.0.0.0 Construction

7.1.14.4.0.0 Warranties and Certifications

8.0.0.0.0.0 Tenant Occupancy





Turnover Documents 7.1.14.0.0.0



7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0. Construction

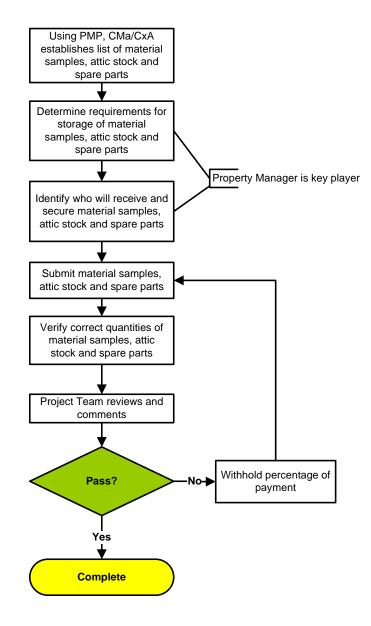
7.1.14.6.0.0 Material

Samples, **Attic Stock and**

Spare Parts

8.0.0.0.0.0 Tenant

Occupancy







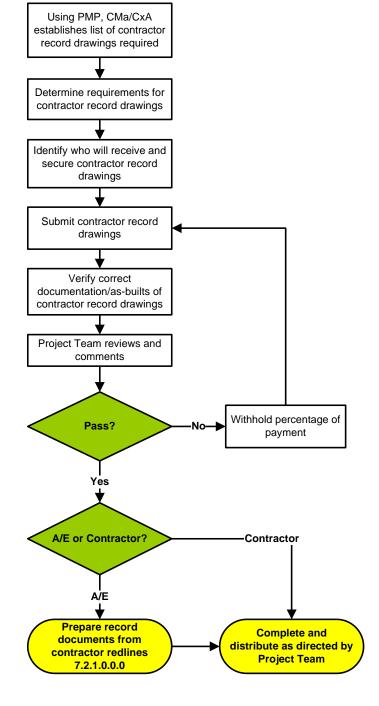
Construction Administration 7.1.6.0.0.0.a

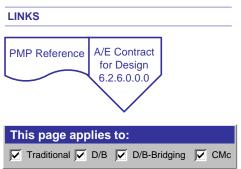
7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.7.0.0 Contractor Record Drawings

1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Construction
7.1.14.7.0.0 Contractor
Record
Drawings

8.0.0.0.0.0 Tenant

Occupancy

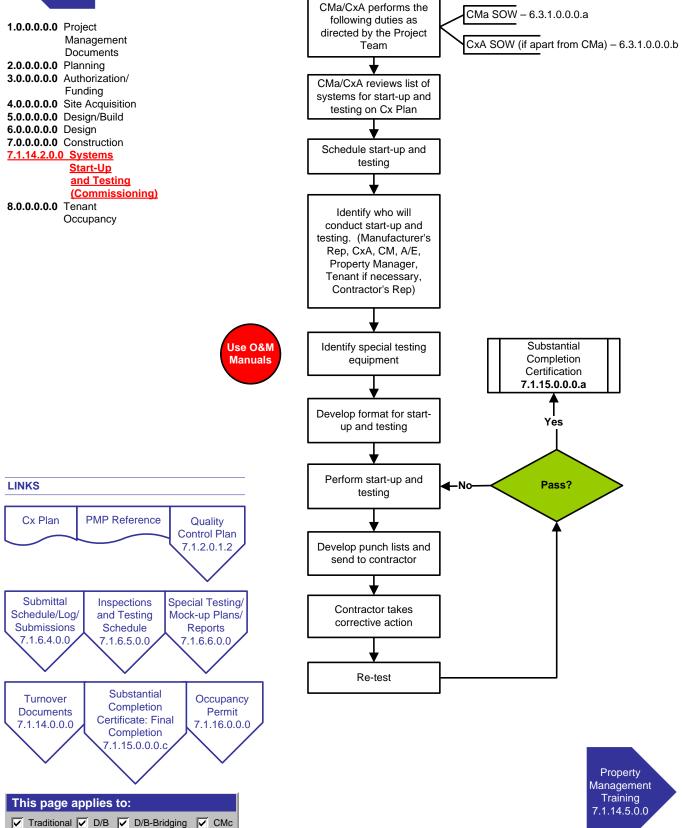




Turnover Documents 7.1.14.0.0.0



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



Turnover Documents 7.1.14.0.0.0

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.5.0.0 Property Management Training

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0. Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

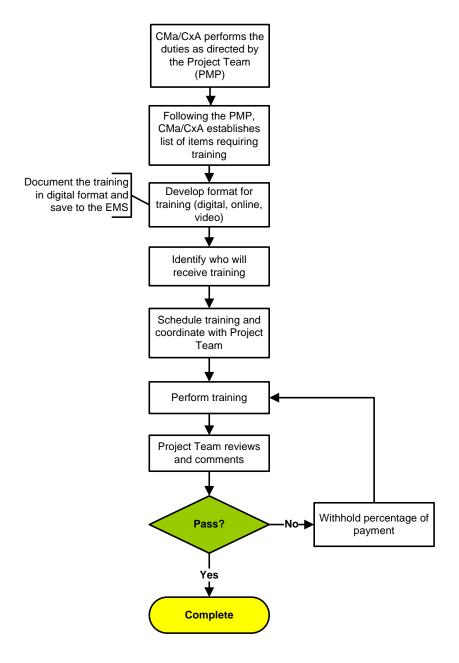
7.0.0.0.0.0 Construction

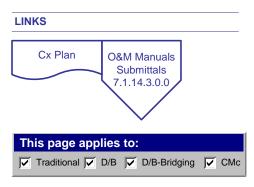
7.1.14.5.0.0 Property

Management Training

8.0.0.0.0.0 Tenant

Occupancy





Turnover Documents 7.1.14.0.0.0



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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

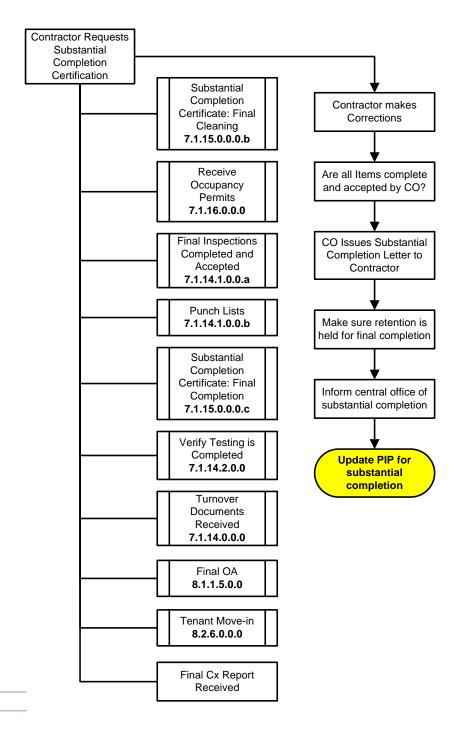
6.0.0.0.0.0 Design

7.0.0.0.0. Construction 7.1.15.0.0.0.a Substantial

Completion

Certification

8.0.0.0.0.0 Tenant Occupancy



LINKS

O&M Manuals Submittals 7.1.14.3.0.0

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

Closeout (Admin) 7.2.0.0.0.0



7.0.0.0.0 Construction Construction Manager as Constructor 7.1.15.0.0.0.b Substantial Completion Certificate: Final Cleaning

1.0.0.0.0.0 Project
Management
Documents

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build

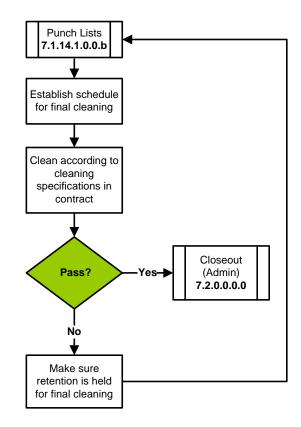
6.0.0.0.0.0 Design

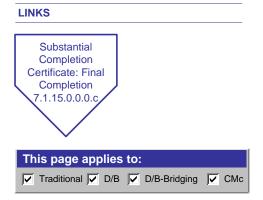
7.0.0.0.0 Construction

7.1.15.0.0.0.b Substantial Completion Certificate:

Final Cleaning

8.0.0.0.0.0 Tenant Occupancy





Substantial Completion Certification 7.1.15.0.0.0.a

7.0.0.0.0.0 Construction Construction Manager as Constructor 7.1.16.0.0.0 Occupancy Permit

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0 Planning

3.0.0.0.0. Authorization/ Funding

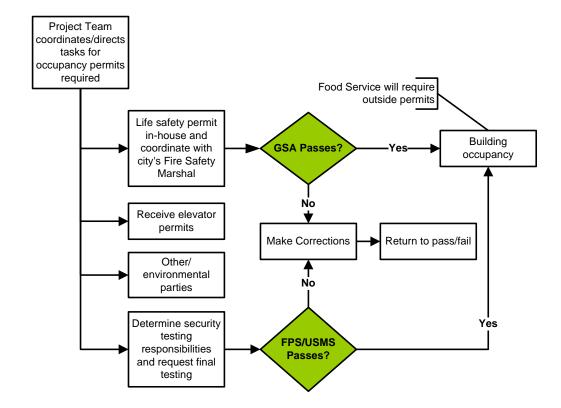
4.0.0.0.0.0 Site Acquisition **5.0.0.0.0** Design/Build

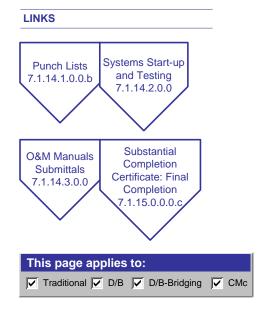
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

7.1.16.0.0.0 Occupancy **Permit**

8.0.0.0.0.0 Tenant Occupancy







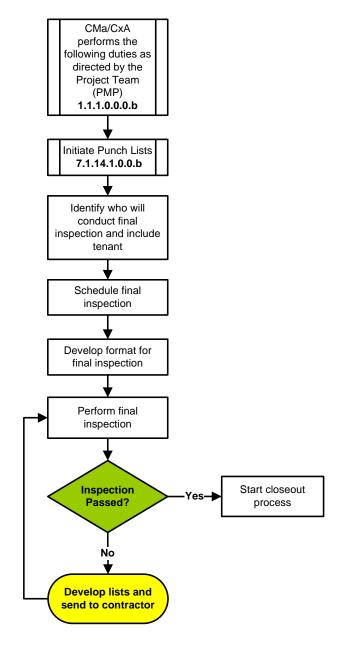
7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.1.0.0.a Final Inspections

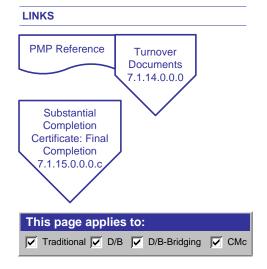
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 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

8.0.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.1.0.0.b Punch Lists

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0. Planning **3.0.0.0.0.** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

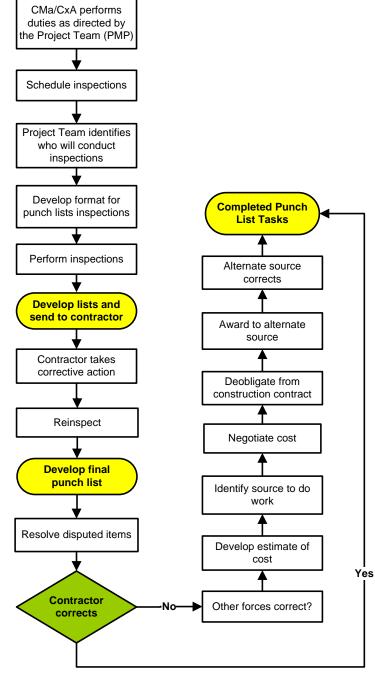
5.0.0.0.0 Design/Build

6.0.0.0.0. Design

7.0.0.0.0. Construction

7.1.14.1.0.0.b Punch Lists

8.0.0.0.0.0 Tenant Occupancy





Substantial Completion Certification 7.1.15.0.0.0.a

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

1.0.0.0.0.0 Project
Management

Documents **2.0.0.0.0** Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build **6.0.0.0.0** Design

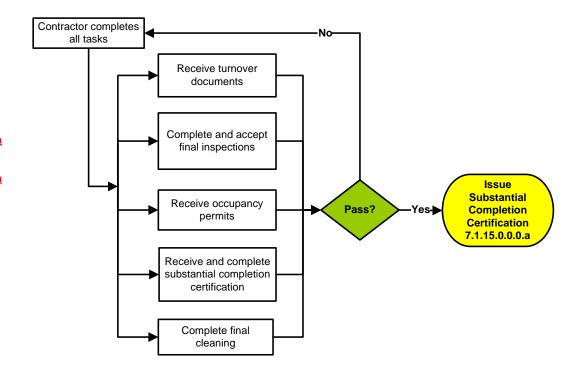
7.0.0.0.0.0 Construction

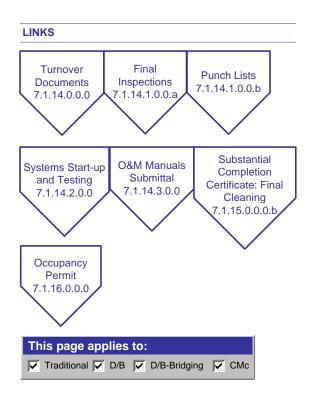
7.1.15.0.0.0 Construction 7.1.15.0.0.0.c Substantial

Completion Certificate:

Final Completion

8.0.0.0.0 Tenant Occupancy







7.0.0.0.0 Construction Construction Manager as Constructor 7.2.0.0.0.0 Closeout (Admin)

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

7.2.0.0.0.0 Closeout (Admin) 8.0.0.0.0.0 Tenant Occupancy

Maintenance and **Cleaning Contracts** (GC/CC Option) 8.3.4.0.1.2 A/E Record Documents 7.2.1.0.0.0 Updated PBS CAD Library Submission 7.2.2.0.0.0 Contract Closeout (GC/CC) 7.2.3.1.0.0 Project Management Closeout 7.2.3.2.1.0 Financial Closeout 7.2.3.2.0.0 Dedication Ceremony **Documents** 7.2.4.0.0.0 Project Awards (LEED, EnergyStar, AIA, PM, etc.) 7.2.5.0.0.0

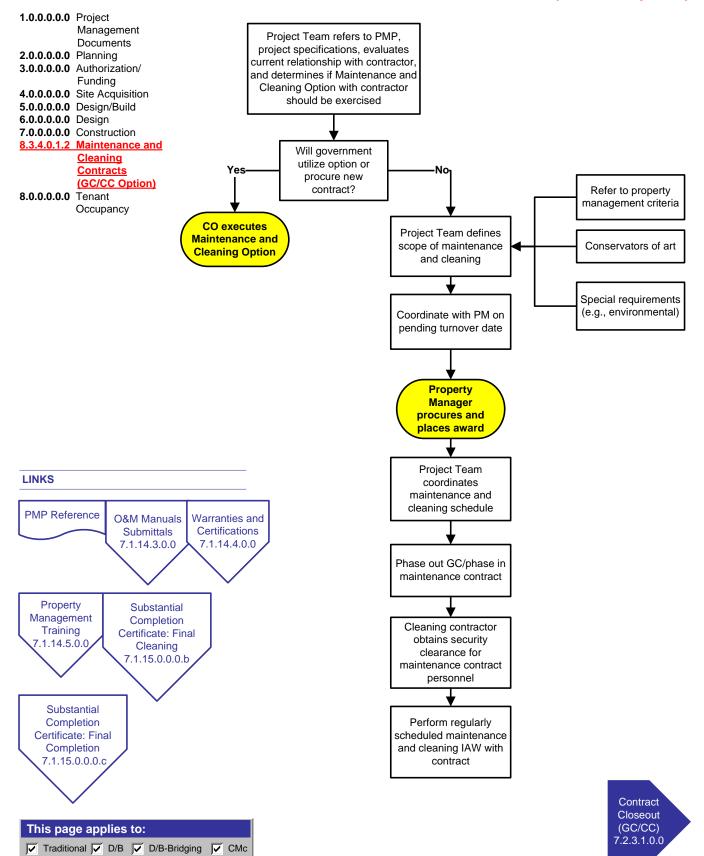
Some processes may be concurrent

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



Closeout (Admin) 7.2.0.0.0.0

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





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

8.0.0.0.0.0 Tenant

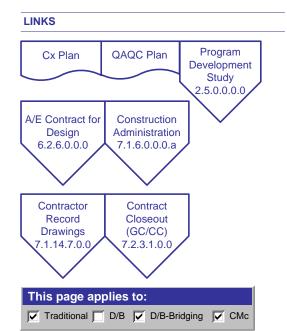
Occupancy

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

close out contract

Cx Plan establishes quality control for verification of as-builts

QAQC should also address A/E Record Documents



Closeout (Admin) 7.2.0.0.0.0



7.0.0.0.0 Construction Construction Manager as Constructor 7.2.2.0.0.0 Updated PBS CAD Library Submission

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition 5.0.0.0.0 Design/Build

6.0.0.0.0 Design

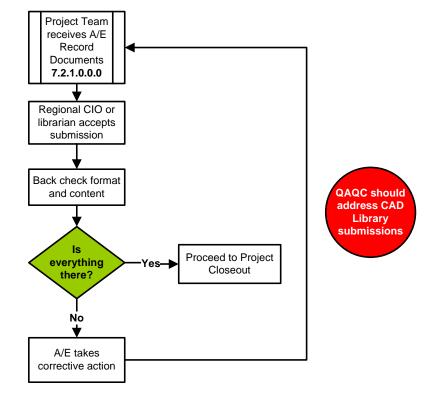
7.0.0.0.0 Construction

7.2.2.0.0.0 Updated PBS CAD

Library **Submission**

8.0.0.0.0.0 Tenant

Occupancy

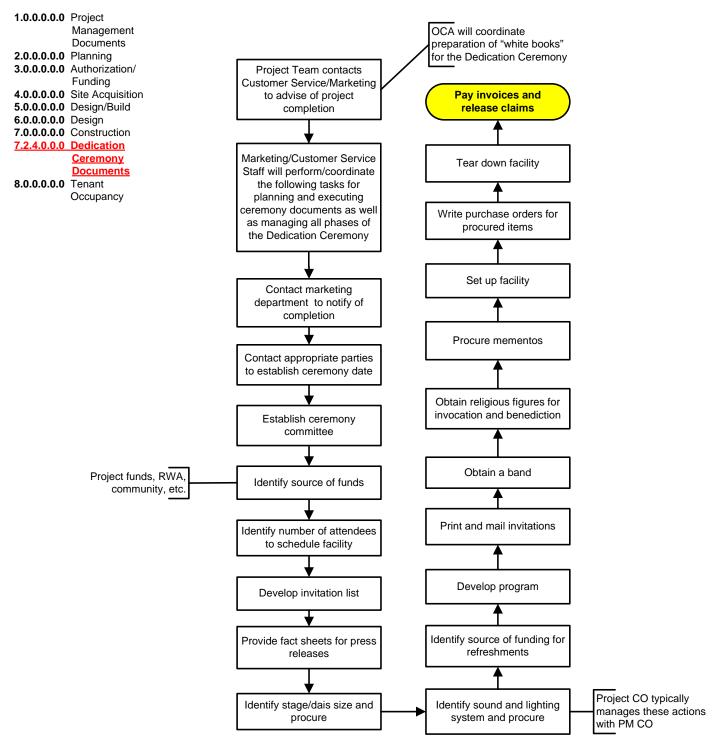






Closeout (Admin) 7.2.0.0.0.0

7.0.0.0.0 Construction Construction Manager as Constructor 7.2.4.0.0 Dedication Ceremony Documents









7.0.0.0.0 Construction Construction Manager as Constructor 7.2.5.0.0.0 Project Awards (LEED, EnergyStar, AiA, PM, etc.)

1.0.0.0.0.0 Project Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

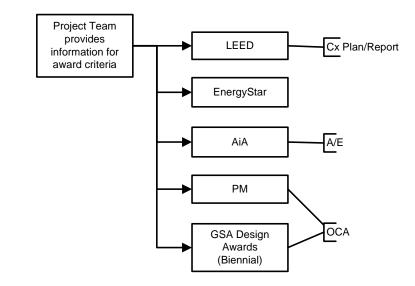
7.0.0.0.0. Construction

7.2.5.0.0.0 Project Awards (LEED,

EnergyStar, AiA, PM, etc.)

8.0.0.0.0.0 Tenant

Occupancy







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

1.0.0.0.0. Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

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

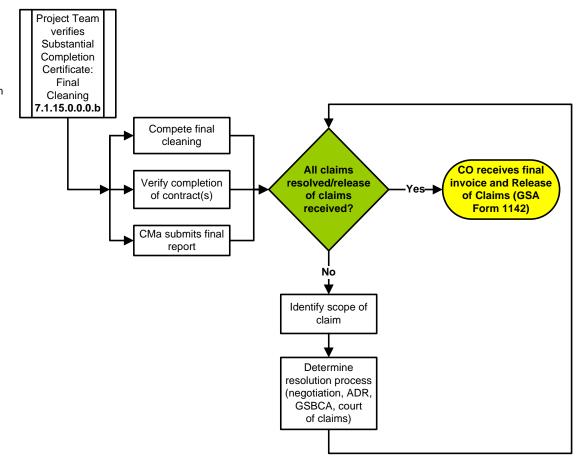
6.0.0.0.0.0 Design/B

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









7.0.0.0.0 Construction Construction Manager as Constructor 7.2.3.2.1.0 Project Management Closeout

Some of

these processes

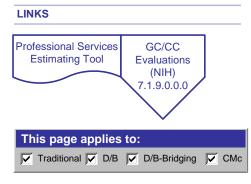
tasks are

concurrent

8.0.0.0.0.0 Tenant

Occupancy

Project Team verifies Substantial Completion Certificate: Final Cleaning 7.1.15.0.0.0.b Project Team completes following tasks for PM closeout Develop lessons learned Complete GC/CC evaluations (NIH) of A/E, CMa, CxA and CC 7.1.9.0.0.0 Closeout A/E, CMa, CxA and other consultant contracts Store project files; stored regionally for 2 years; archived for 7 years; disposed of accordingly Perform final benchmark analysis (TI and Shell) 7.1.7.0.0.0 Breakout final A/E and CM fees into categories of the professional services estimating tool



Closeout (Admin) 7.2.0.0.0.0



7.0.0.0.0 Construction Construction Manager as Constructor 7.2.3.2.0.0 Financial Closeout

1.0.0.0.0.0 Project Management Documents

2.0.0.0.0.0 Planning 3.0.0.0.0 Authorization/ **Funding**

4.0.0.0.0 Site Acquisition

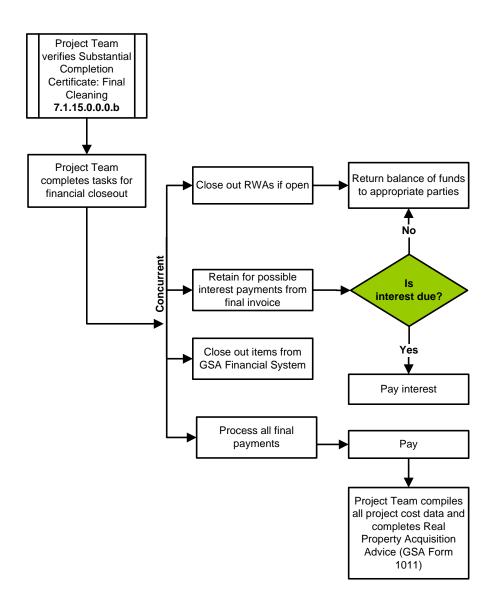
5.0.0.0.0.0 Design/Build 6.0.0.0.0.0 Design

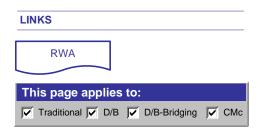
7.0.0.0.0 Construction

7.2.3.2.0.0 Financial

Closeout

8.0.0.0.0.0 Tenant Occupancy





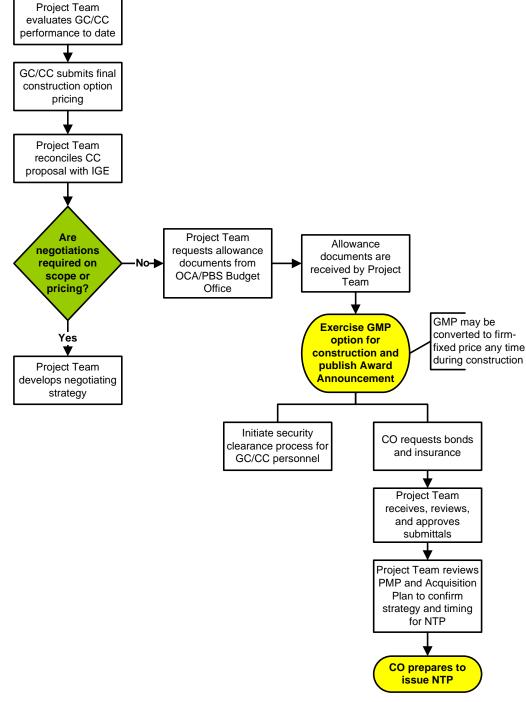
Real Property Acquisition Advice (GSA Form 1011) 8.1.3.0.1.0

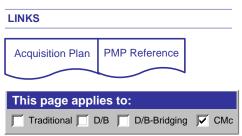


7.0.0.0.0 Construction Construction Manager as Constructor 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)

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
8.1.3.0.1.0 Real Property
Acquisition
Advice (GSA
Form 1011)
7.0.0.0.0.0 Construction
8.0.0.0.0 Tenant

Occupancy





Notice To Proceed 7.1.1.0.0.0



8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.0.0.0.0.0 Tenant Occupancy

1.0.0.0.0.0 Project

Management Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0 Site Acquisition

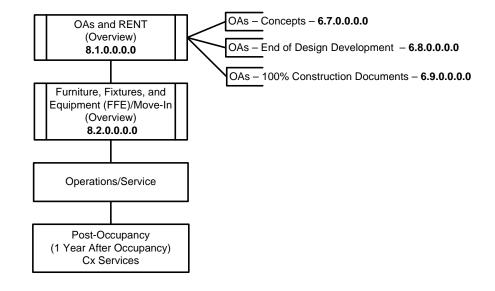
5.0.0.0.0 Design/Build

6.0.0.0.0.0 Design

7.0.0.0.0. Construction

8.0.0.0.0.0 Tenant

Occupancy

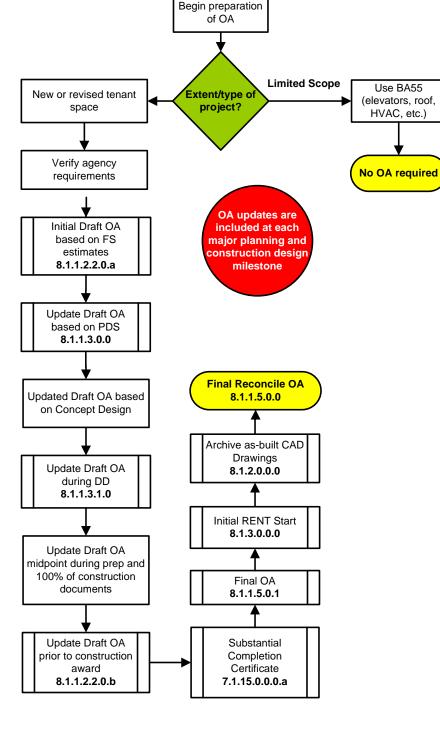


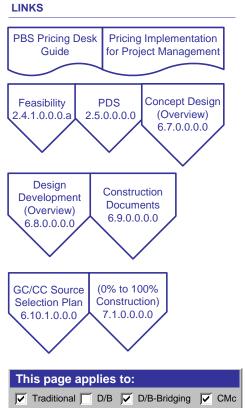




8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.0.0.0 Occupancy Agreements and RENT (Overview)

(Overview)





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

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



8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.2.2.0.a Occupancy Agreement Planning Phase (Initial Draft)

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0.0 Planning

3.0.0.0.0.0 Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0.0 Design/Build **6.0.0.0.0.0** Design

7.0.0.0.0 Construction

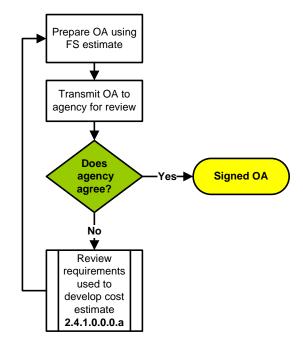
8.0.0.0.0.0 Tenant

Occupancy

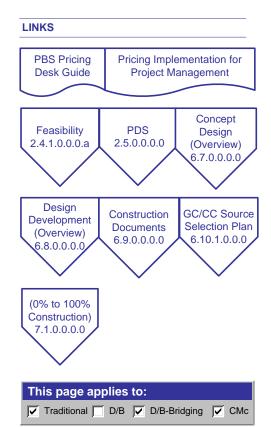
8.1.1.2.2.0.a Occupancy

Agreement Planning Phase

(Initial Draft)



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





OA Planning Phase (Initial Draft) 8.1.1.2.2.0.a

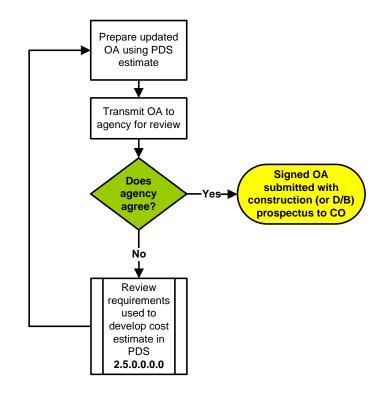
8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.3.0.0 Occupancy Agreement based on PDS (Proposed Draft)/Updates

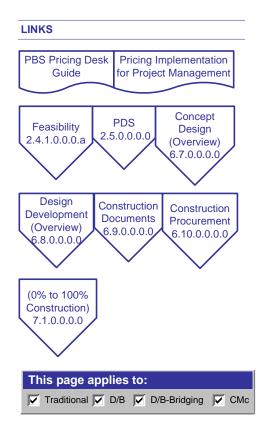
1.0.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning
3.0.0.0.0 Authorization/
Funding
4.0.0.0.0 Site Acquisition
5.0.0.0.0 Design/Build
6.0.0.0.0 Design
7.0.0.0.0 Tenant
Occupancy
8.1.1.3.0.0 Occupancy
Agreement

based on

PDS-(Proposed

Draft)/Updates





Construction Authorization (Prospectus) 3.4.0.0.0.0

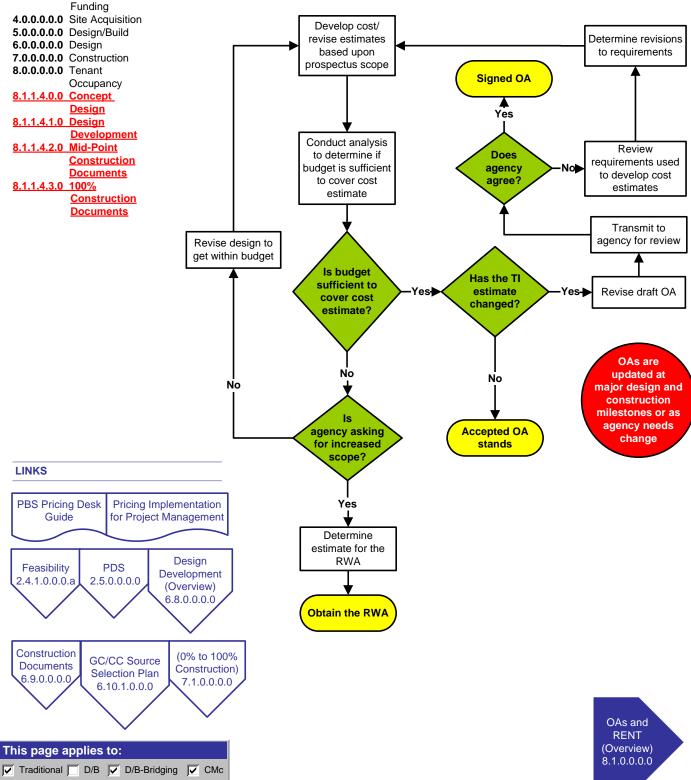
OAs and **RENT** (Overview) 8.1.0.0.0.0

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

1.0.0.0.0.0 Project Management **Documents**

2.0.0.0.0.0 Planning

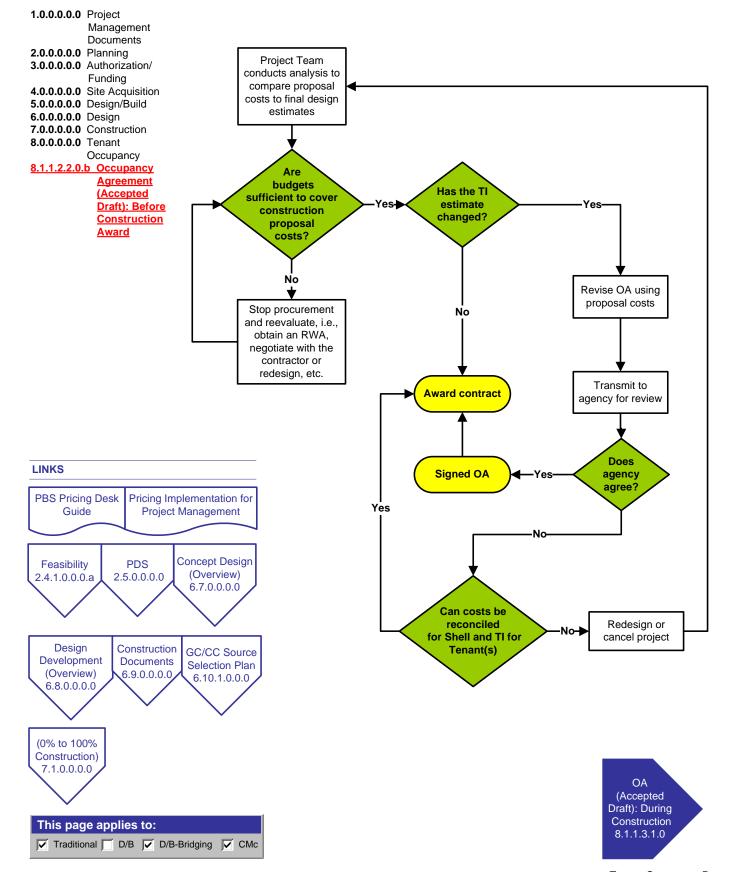
3.0.0.0.0 Authorization/ **Funding**



GSA - Public Buildings Service 8.1.1.4.0.0 Tenant Occupancy Page 5

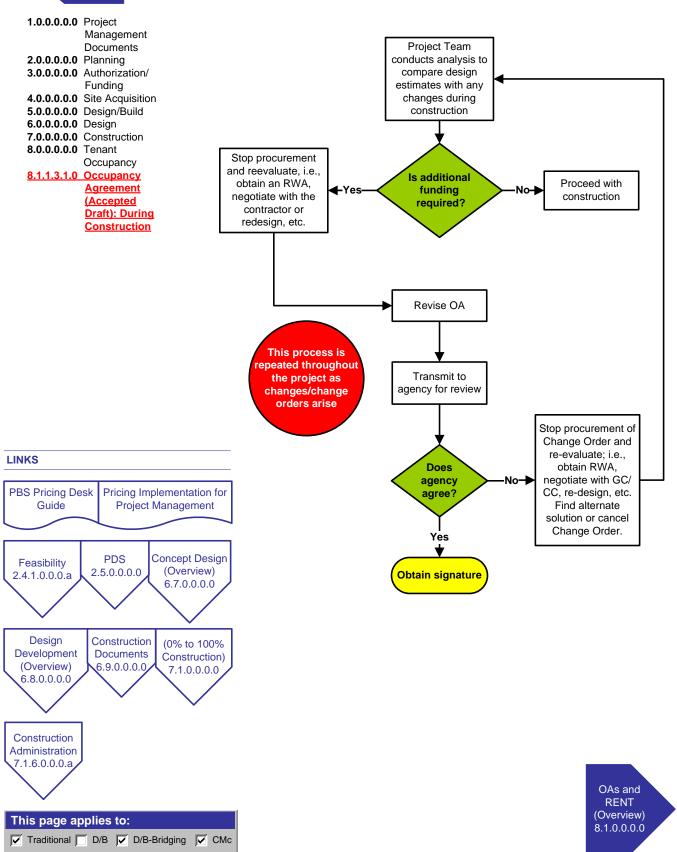
Concept Design 8.1.1.4.0.0

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



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

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

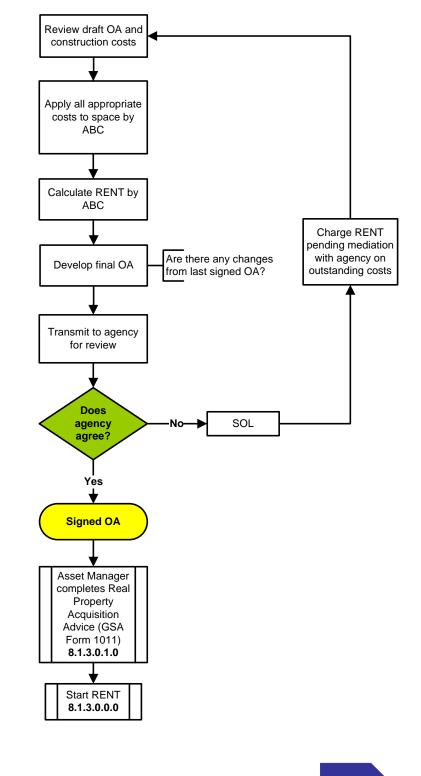


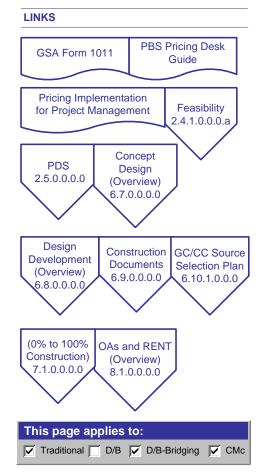
OA (Accepted Draft): During Construction 8.1.1.3.1.0

8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.1.5.0.1 Final Occupancy Agreement



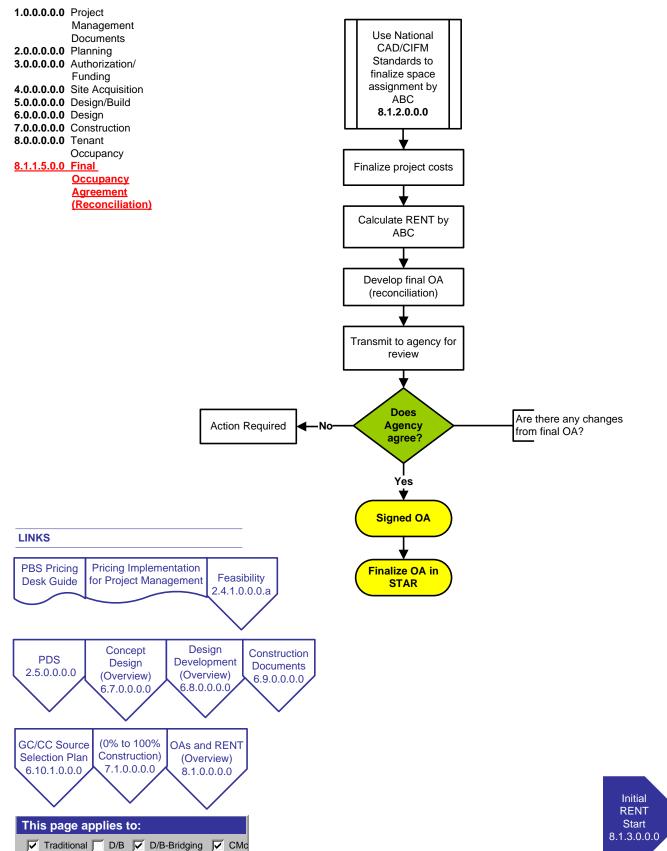
Agreement







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



A/E Record Documents 7.2.1.0.0.0

8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.2.0.0.0 National CAD/CIFM Standards

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0.0 Site Acquisition

5.0.0.0.0. Design/Build

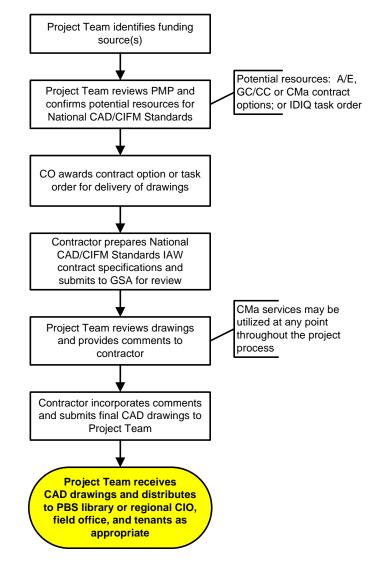
6.0.0.0.0. Design

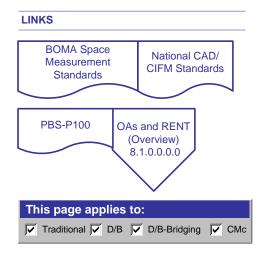
7.0.0.0.0 Construction

8.0.0.0.0 Tenant

Occupancy 8.1.2.0.0.0 National CAD/

CIFM Standards





Final OA (Reconciliation) 8.1.1.5.0.0



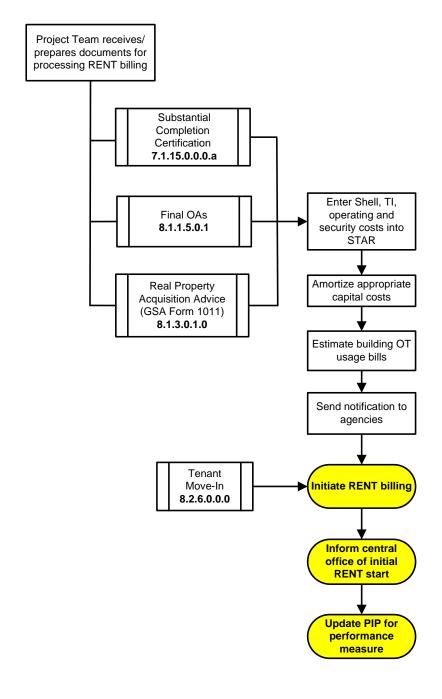
8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.1.3.0.0.0 Initial RENT Start

1.0.0.0.0.0 Project
 Management
 Documents
2.0.0.0.0 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





Final OA (Reconciliation) 8.1.1.5.0.0

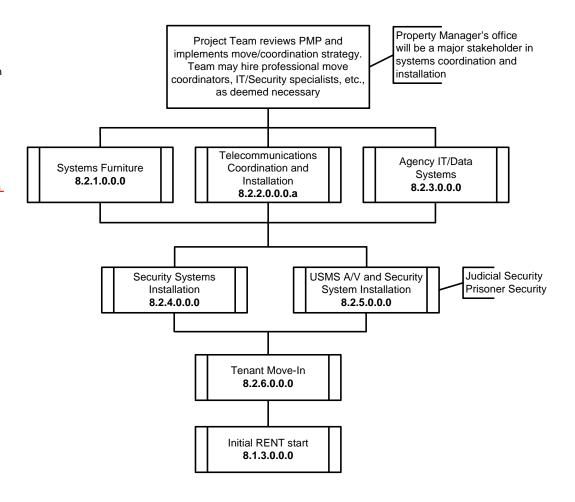


8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)

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

Occupancy

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





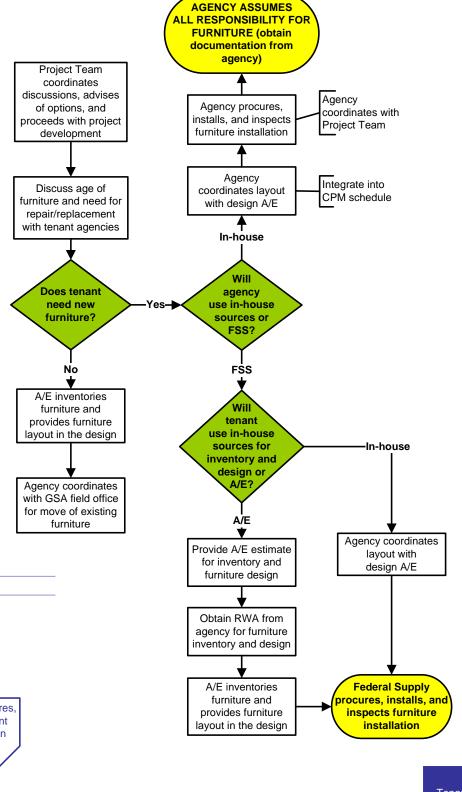


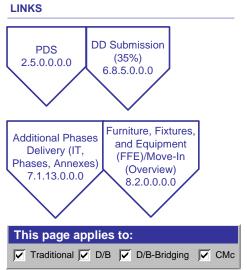
Tenant Occupancy 8.0.0.0.0.0

8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.1.0.0.0 Systems Furniture

6.0.0.0.0 Design 7.0.0.0.0 Construction 8.0.0.0.0 Tenant Occupancy

8.2.1.0.0.0 Systems Furniture

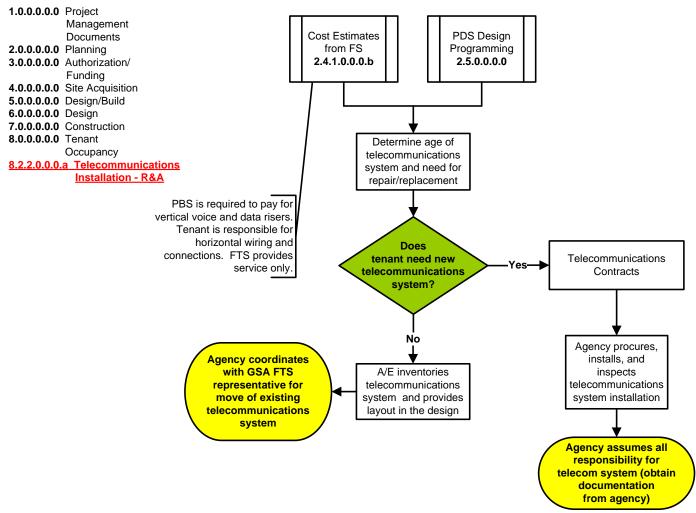


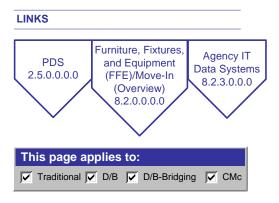


Tenant Occupancy 8.0.0.0.0.0



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





Tenant Occupancy 8.0.0.0.0

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

1.0.0.0.0.0 Project

Management

Documents

2.0.0.0.0 Planning **3.0.0.0.0** Authorization/

Funding

4.0.0.0.0 Site Acquisition

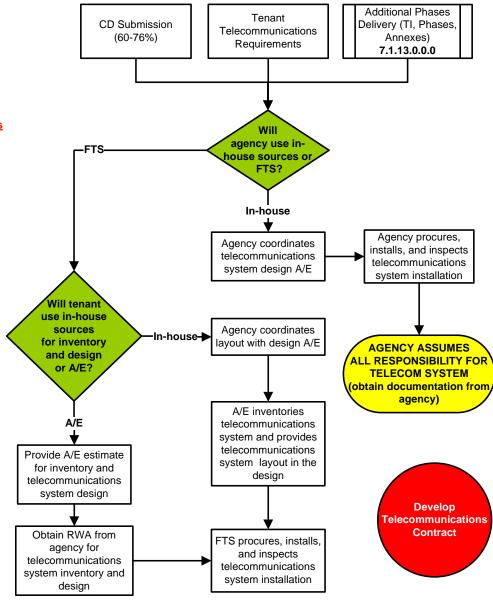
5.0.0.0.0.0 Design/Build

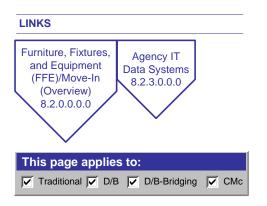
6.0.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0 Tenant Occupancy

8.2.2.0.0.0.b Telecommunications
Installation - New
Construction





Tenant Occupancy 8.0.0.0.0



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

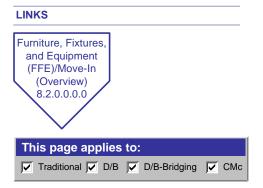
Occupancy

8.2.3.0.0.0 Agency IT/Data

Systems

8.0.0.0.0.0 Tenant

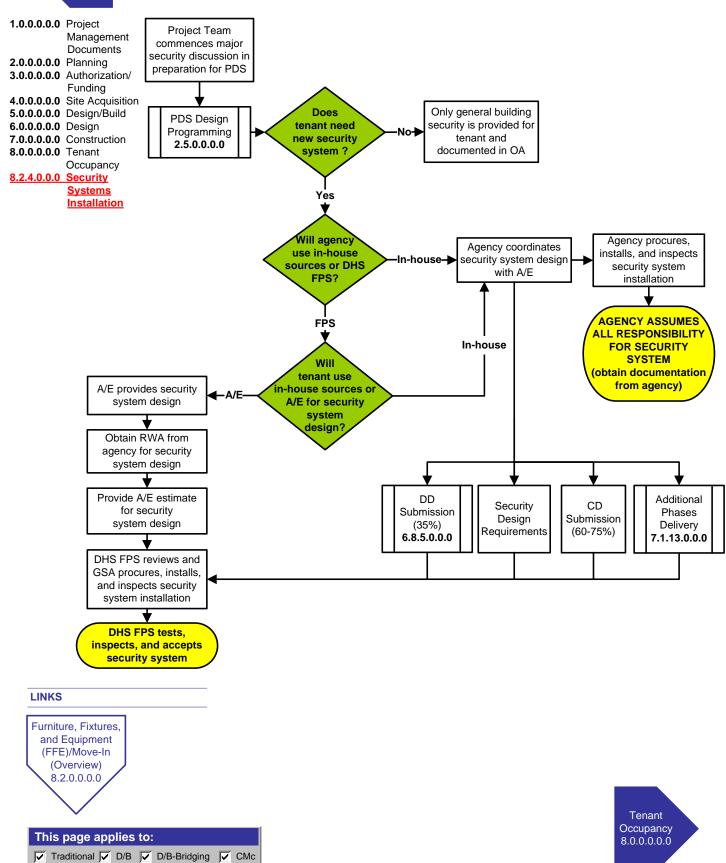
Project Team leads discussions and updates IT Data Specialists at monthly project meetings DD Additional Telecommunications Submission **CD** Submission Phases Installation (35%)(60-76%)Delivery 8.2.2.0.0.0.a 6.8.5.0.0.0 7.1.13.0.0.0 Tenant provides requirements for cabling and infrastructure GSA provides infrastructure (cable trays, conduit, and ducts) Agency coordinates with GSA field office representative for move of Integrate into existing or installation of CPM schedule new IT/data systems







8.0.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.4.0.0.0 Security Systems Installation





8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.5.0.0.0 USMS A/V and Security Systems Installation

1.0.0.0.0 Project
Management
Documents
2.0.0.0.0 Planning

3.0.0.0.0 Authorization/ Funding

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

6.0.0.0.0.0 Design

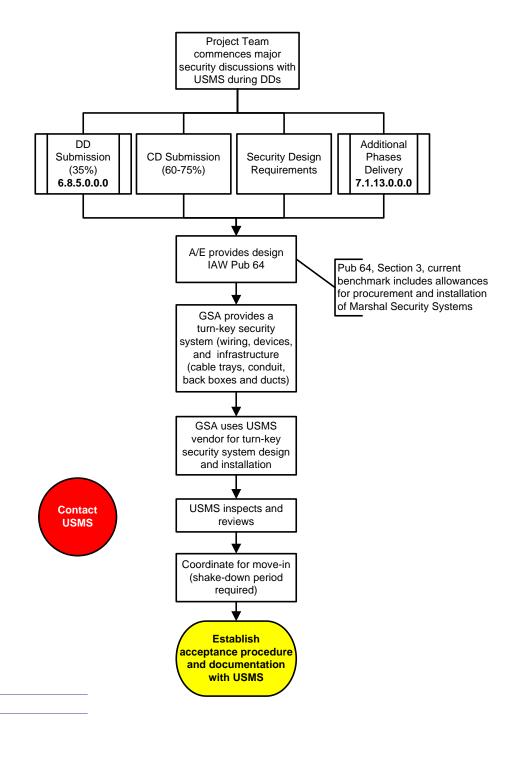
7.0.0.0.0.0 Construction

8.0.0.0.0.0 Tenant

Occupancy

Installation

8.2.5.0.0.0 USMS A/V and Security Systems



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

LINKS

This page applies to:

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

Tenant Occupancy 8.0.0.0.0

Project Coordination 1.1.0.0.0.0.a

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

