

PROJECT DELIVERY PROCESS PHASES

SMALL TO MEDIUM PROJECTS

Initiation

Client group defines the project need, space, target budget and schedule in the Project Initiation Form.

Feasibility Study (optional)

When required, this phase provides a detailed assessment of more complex project types, covering scope requirements, space and system constraints, and analyzes the budget and schedule request.

Project Charter

Documents the goals of the project parameters, budget range, schedule and identifies the budget range for the initial request.

Design

Development of project design; creation of construction drawings, specifications, and other necessary details to construct the work. Detailed estimates and schedules are also developed.

Bidding

A formal regulated process to receive contractor and vendor pricing (competitive or direct procedure) from contractors.

Construction

*Construct the physical environment.
Manage project budget and schedule to meet requirements.
Conduct regular walks through the project to confirm quality and design.*

Warranty Closeout

Finalization of all drawings, permits, accounting, and project databases. Collect project lessons-learn through project reviews and surveys. Launch project warranty process.