

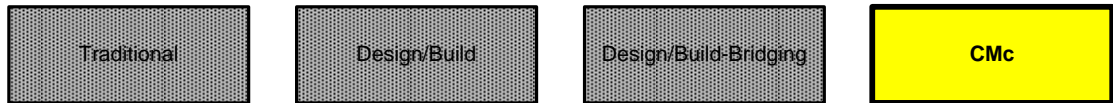


U.S. General Services Administration

1.0.0.0.0 Project Management Guide Construction Manager as Constructor Project Delivery Methods

PM Guide

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



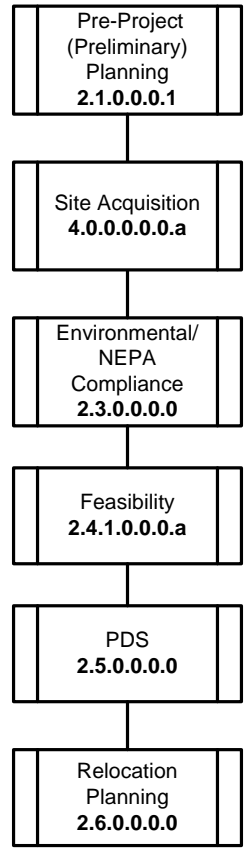
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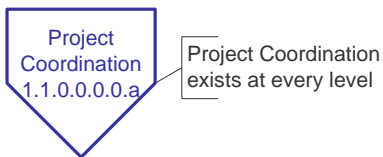


2.0.0.0.0 Planning
Construction Manager as Constructor
2.0.0.0.0 Planning

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



LINKS



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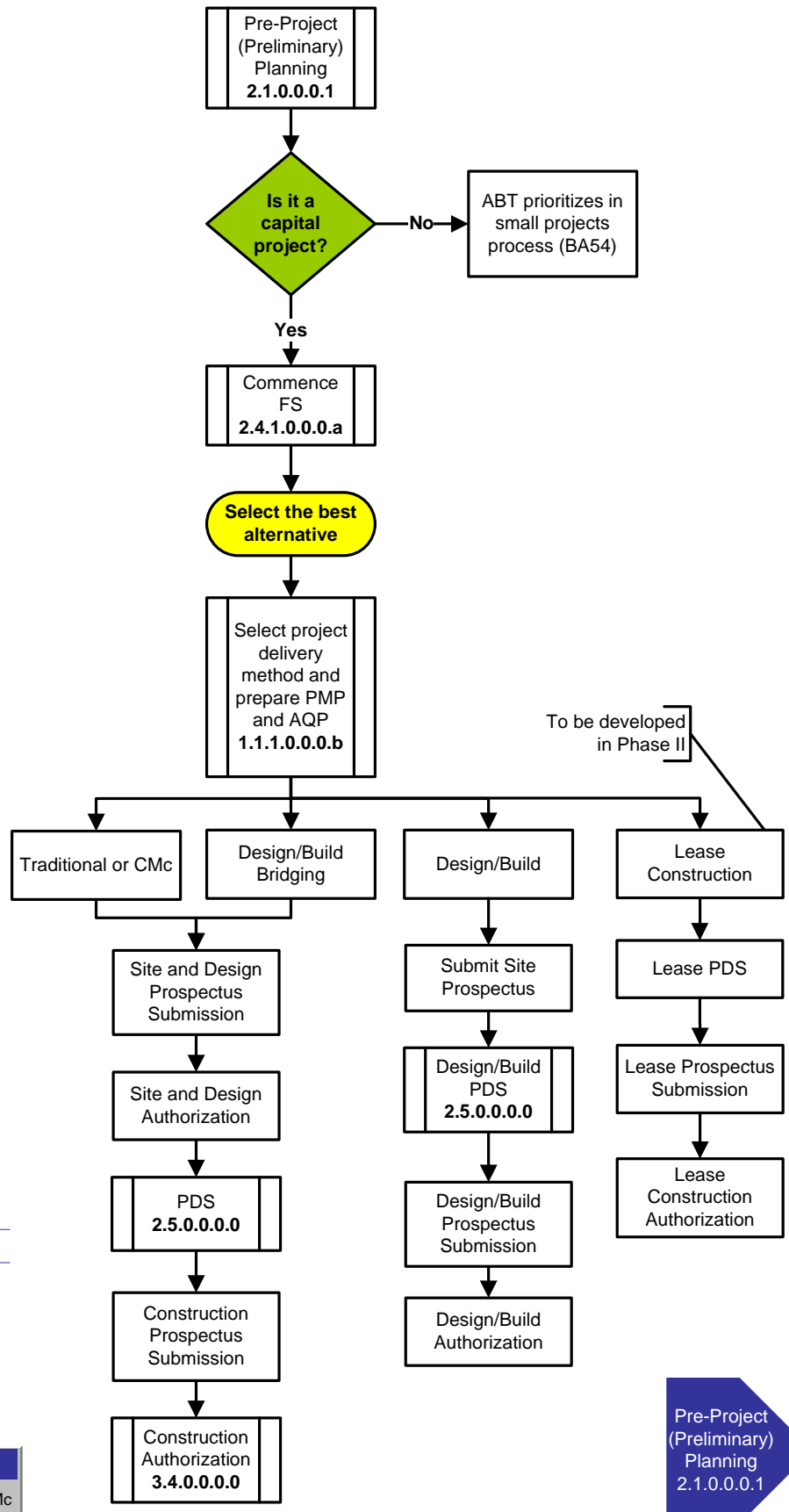
- Traditional
- D/B
- D/B-Bridging
- CMc



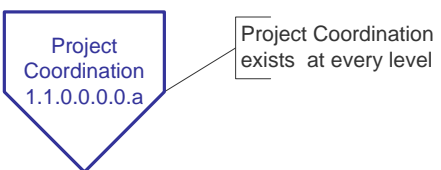
2.0.0.0.0 Planning Construction Manager as Constructor 2.1.0.0.0.0 Pre-Project Planning (Overview)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.0.0.0.0 **Pre-Project Planning (Overview)**
- 3.0.0.0.0.0 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

Overview of Capital Investment and Leasing Program (CILP) process



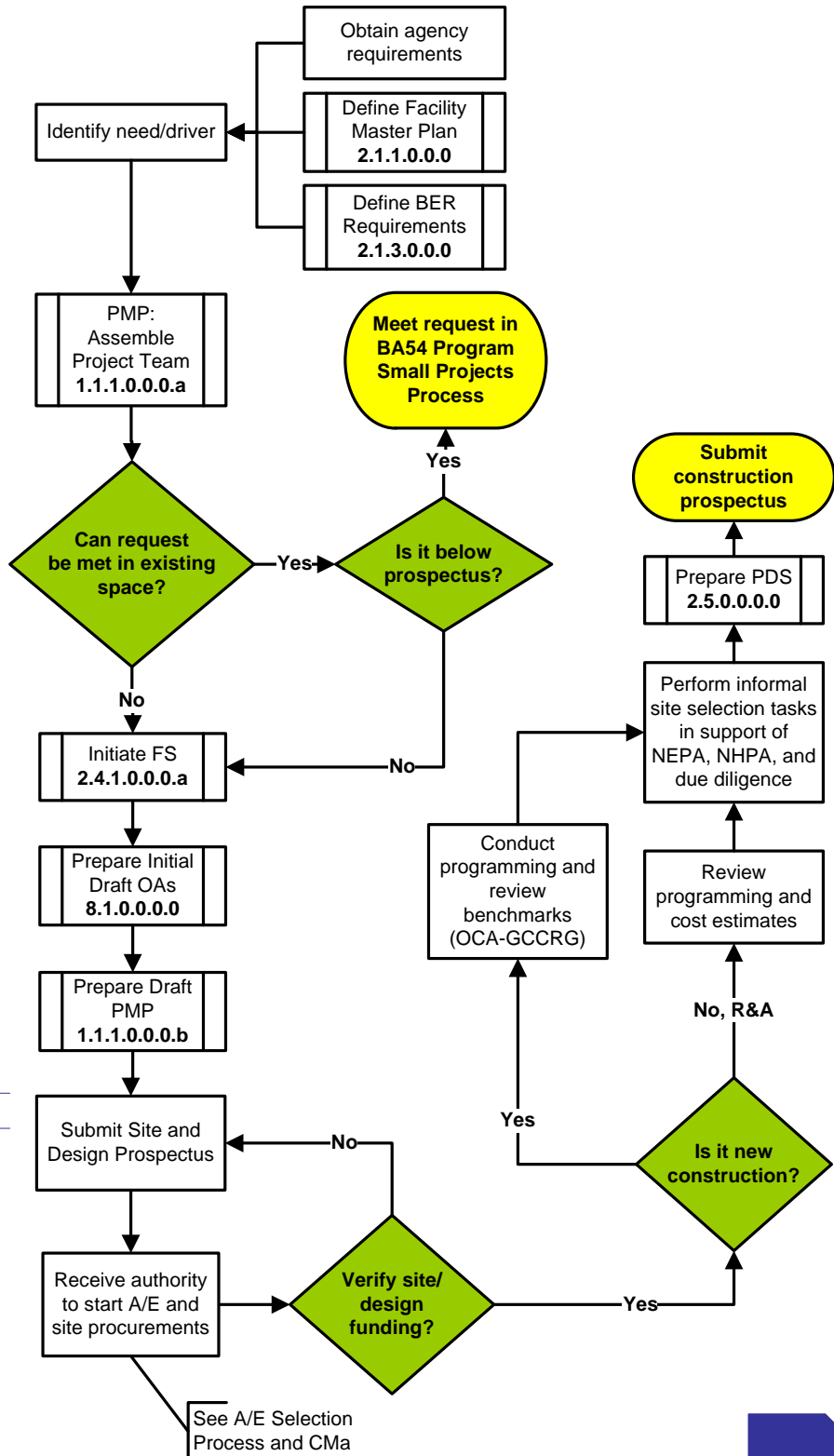
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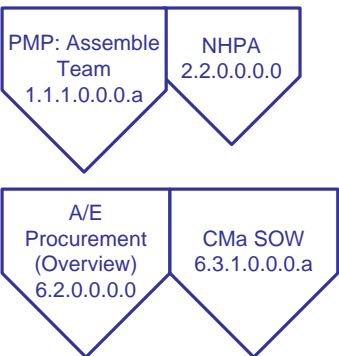
This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS



See A/E Selection Process and CMA

This page applies to:

Traditional D/B D/B-Bridging CMc

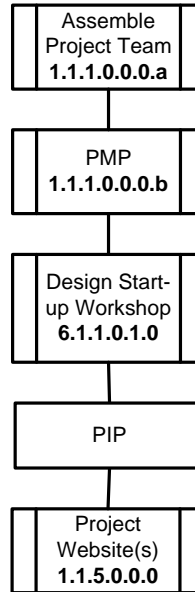


1.0.0.0.0 Project Management Documents

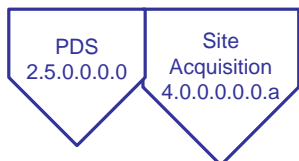
Construction Manager as Constructor

1.1.0.0.0.a Project Coordination

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



LINKS



This page applies to:

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



1.0.0.0.0 Project Management Documents Construction Manager as Constructor

1.1.1.0.0.a PMP: Assemble Project Team

1.0.0.0.0 Project Management Documents

1.1.1.0.0.a PMP: Assemble Project Team

2.0.0.0.0 Planning

3.0.0.0.0 Authorization/
Funding

4.0.0.0.0 Site Acquisition

5.0.0.0.0 Design/Build

6.0.0.0.0 Design

7.0.0.0.0 Construction

8.0.0.0.0 Tenant
Occupancy

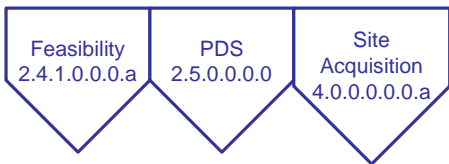
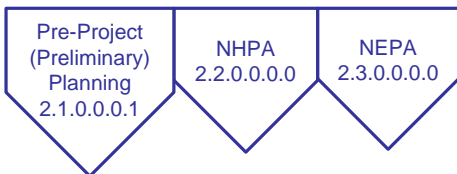
Asset Manager assembles Project Team

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

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

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

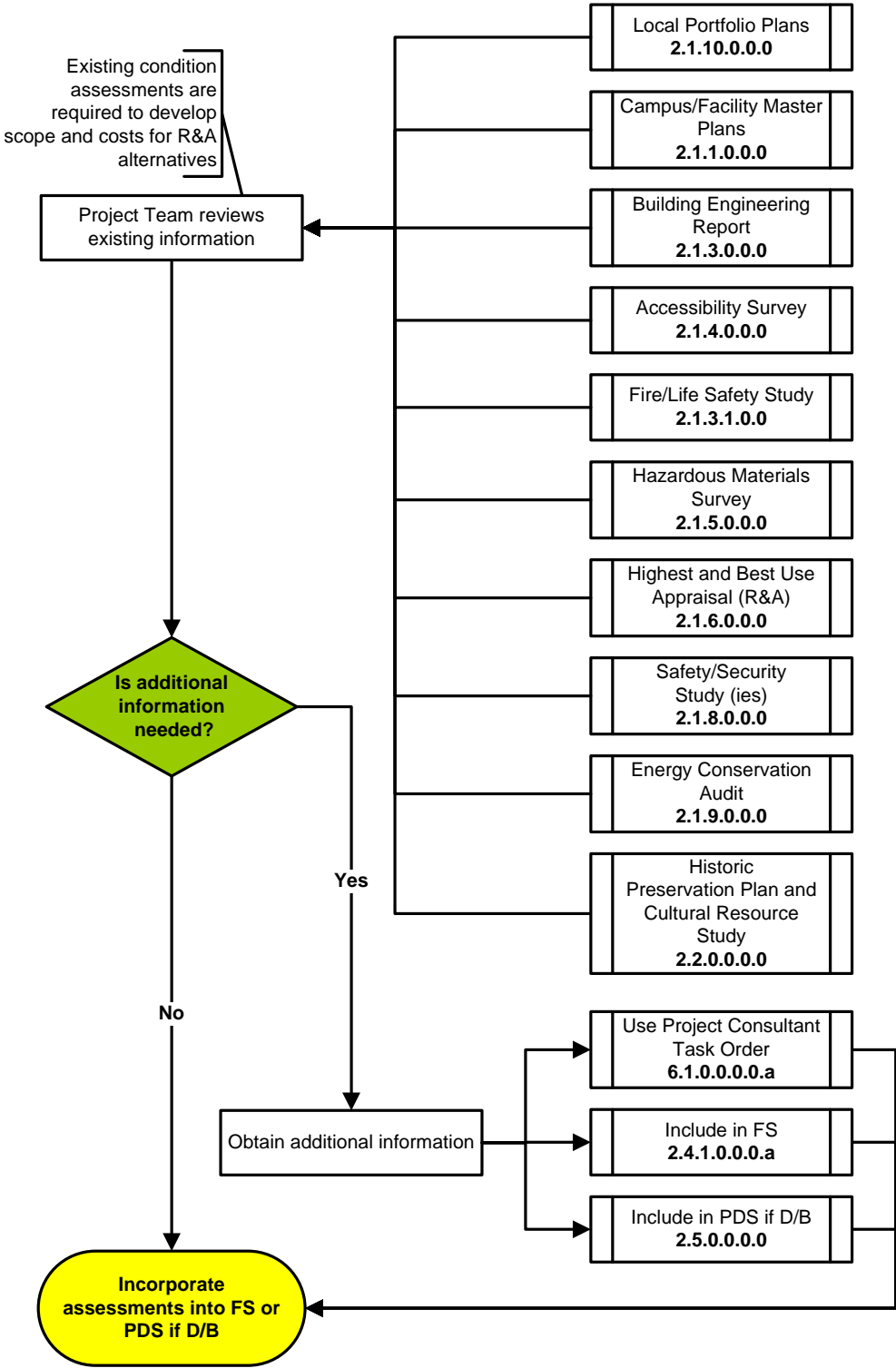
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2.0.0.0.0 Planning
Construction Manager as Constructor
2.1.12.0.2.0 Existing Conditions Assessments

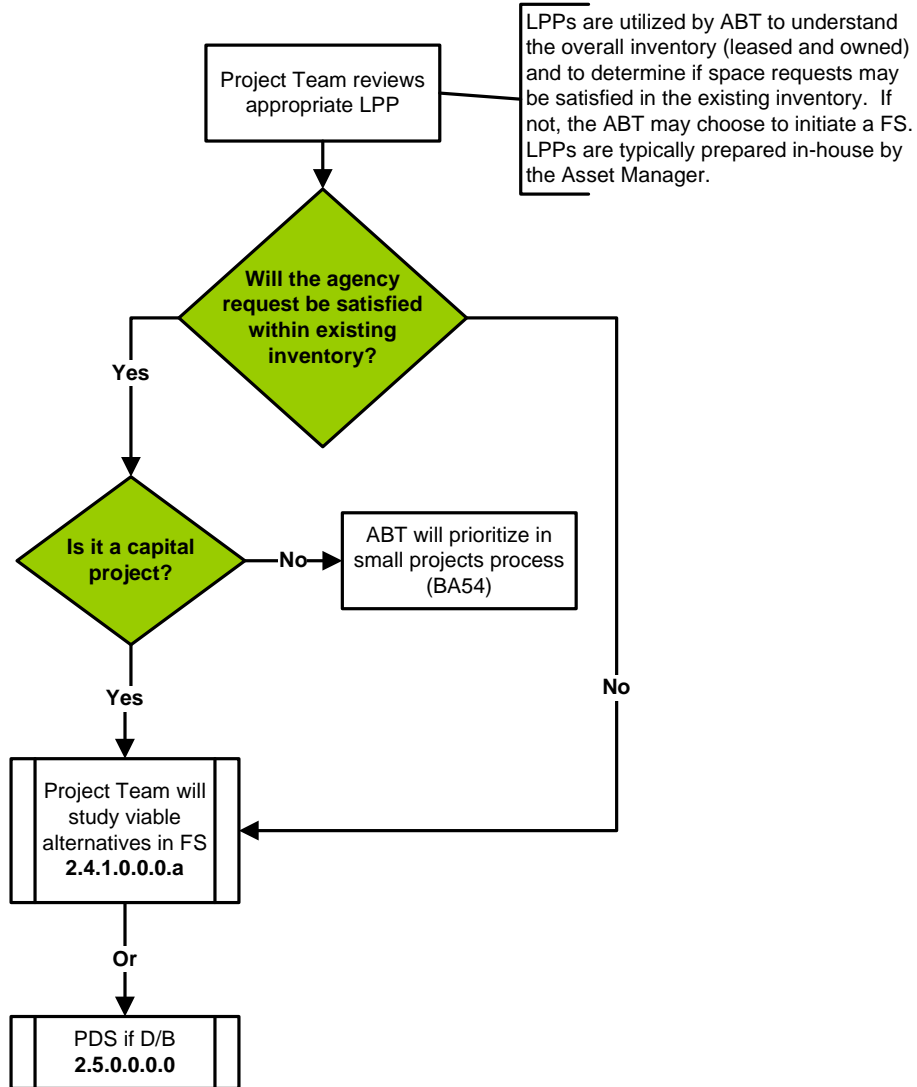
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.12.0.2.0 Existing Conditions Assessments**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

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

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



LINKS

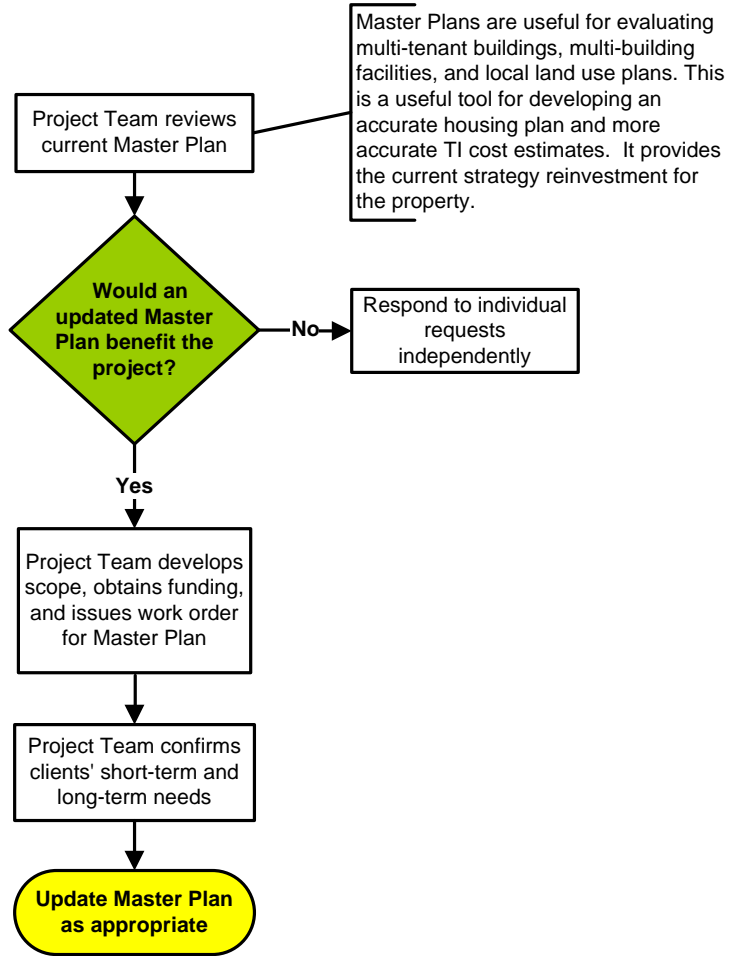


This page applies to:

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

2.0.0.0.0.0 Planning *Construction Manager as Constructor* 2.1.1.0.0.0 Campus/Facility Master Plans

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

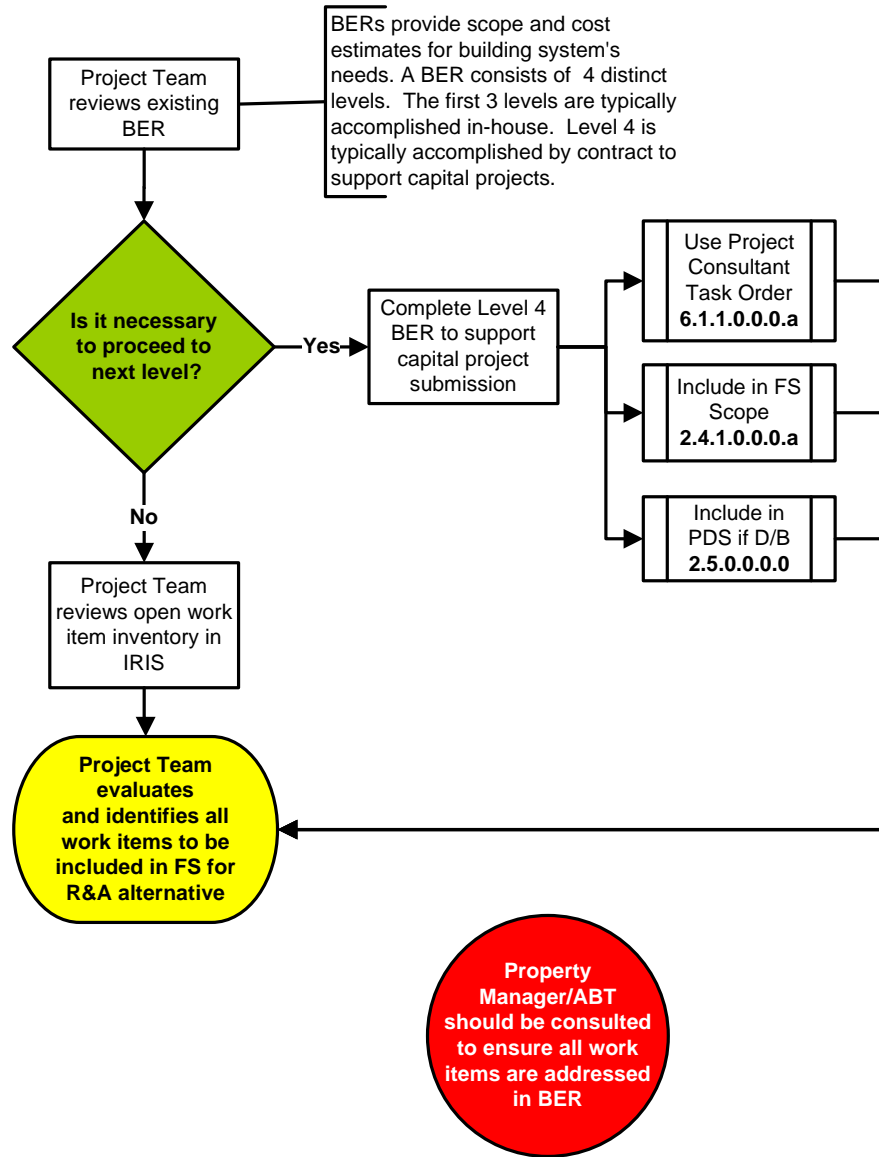


This page applies to:

Traditional D/B D/B-Bridging CMc

2.0.0.0.0 Planning Construction Manager as Constructor 2.1.3.0.0.0 Building Engineering Report

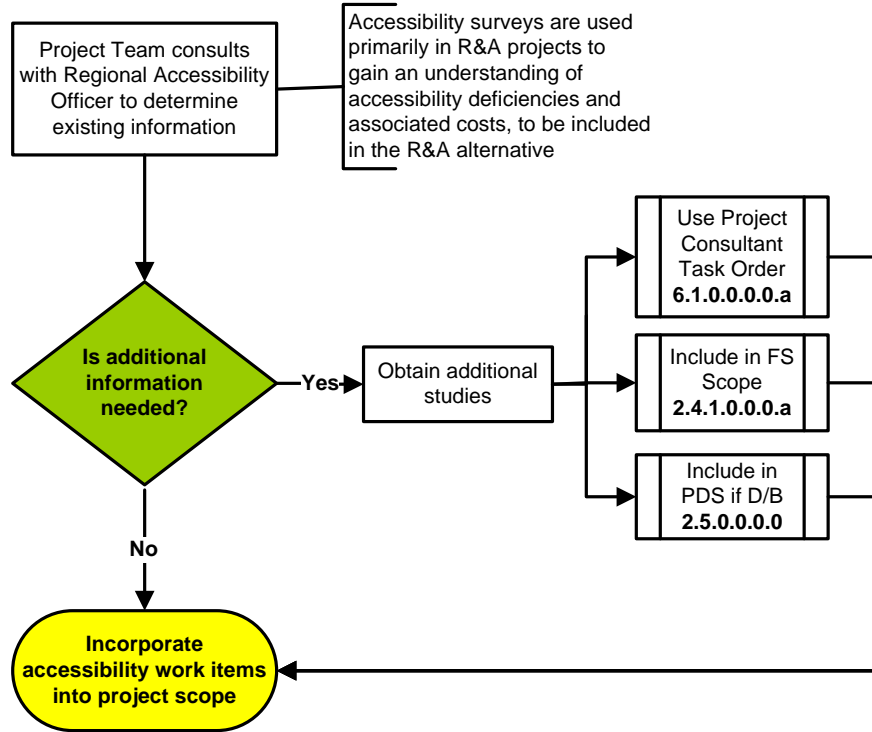
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.1.3.0.0.0 Building Engineering Report
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

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



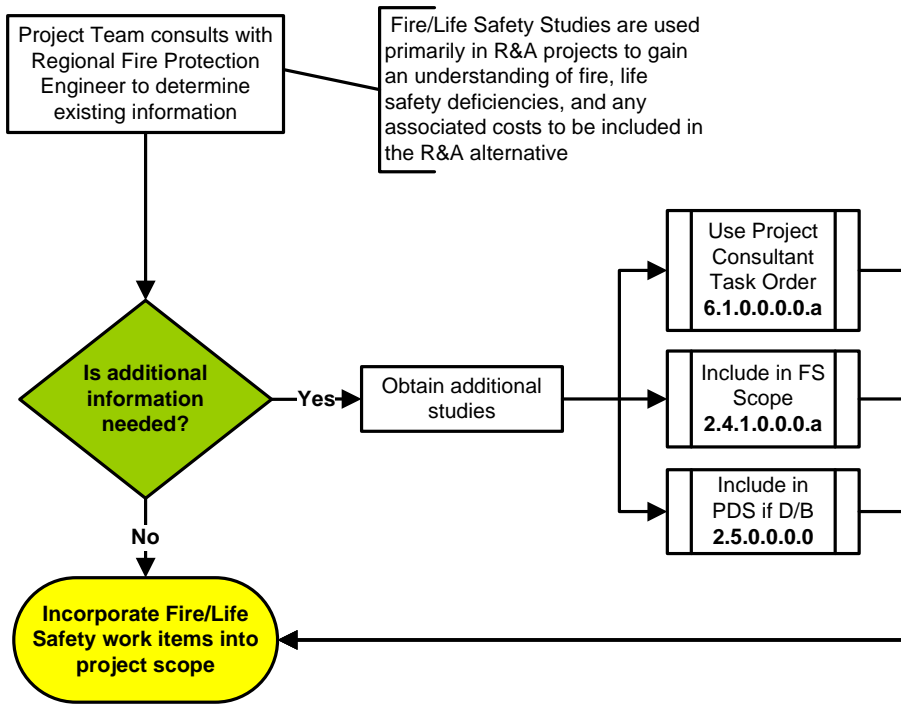
LINKS

ADA	PBS-P100	UFAS
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This page applies to:

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

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



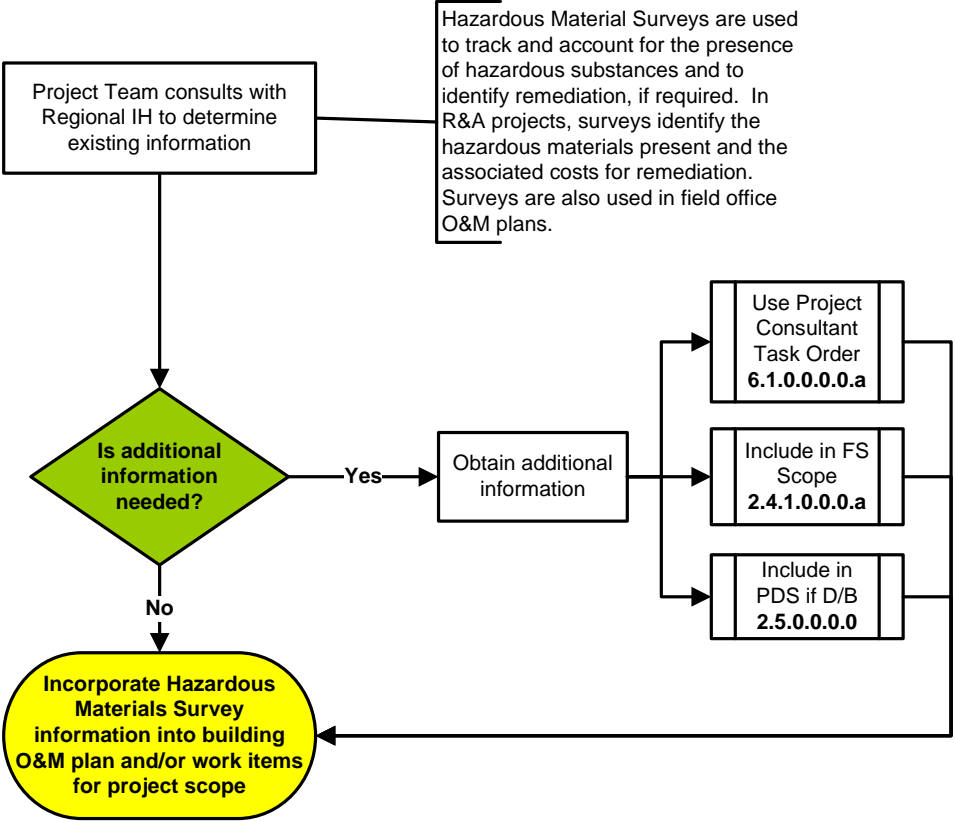
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Traditional D/B D/B-Bridging CMc

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

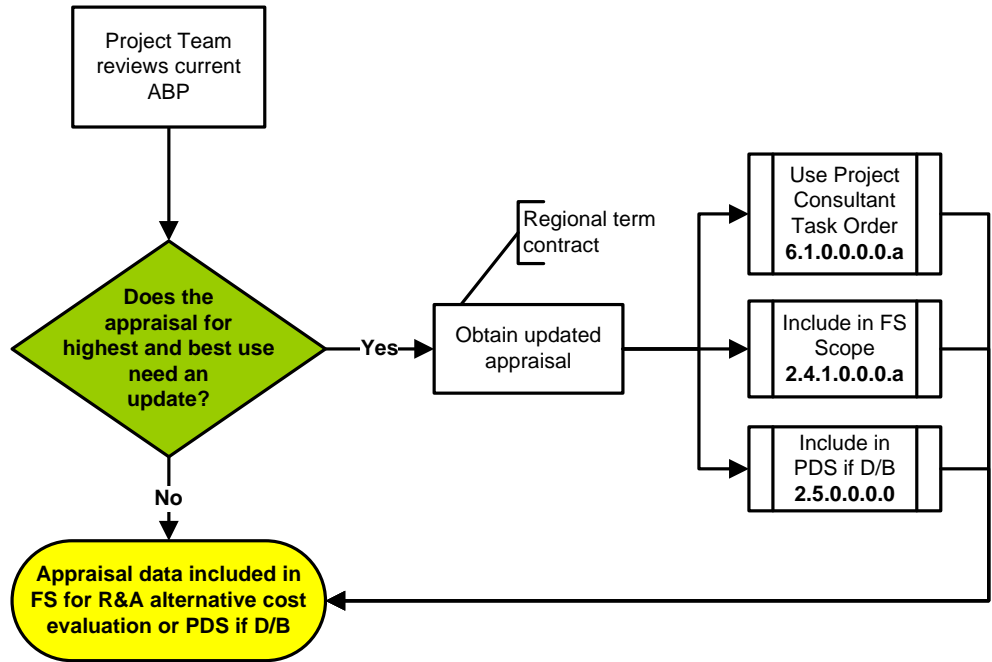


This page applies to:

Traditional D/B D/B-Bridging CMc

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

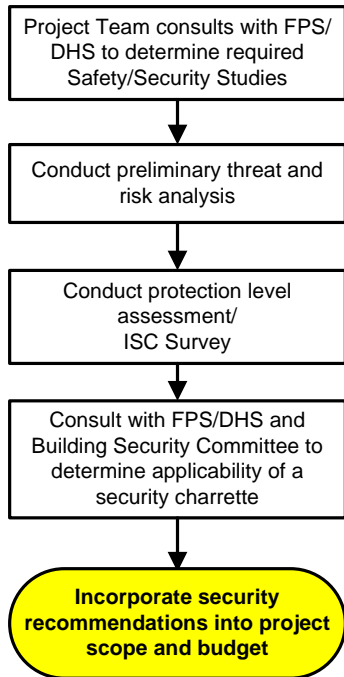
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
2.1.6.0.0.0 Highest and Best Use Appraisal (R&A)
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

- 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
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 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.

LINKS

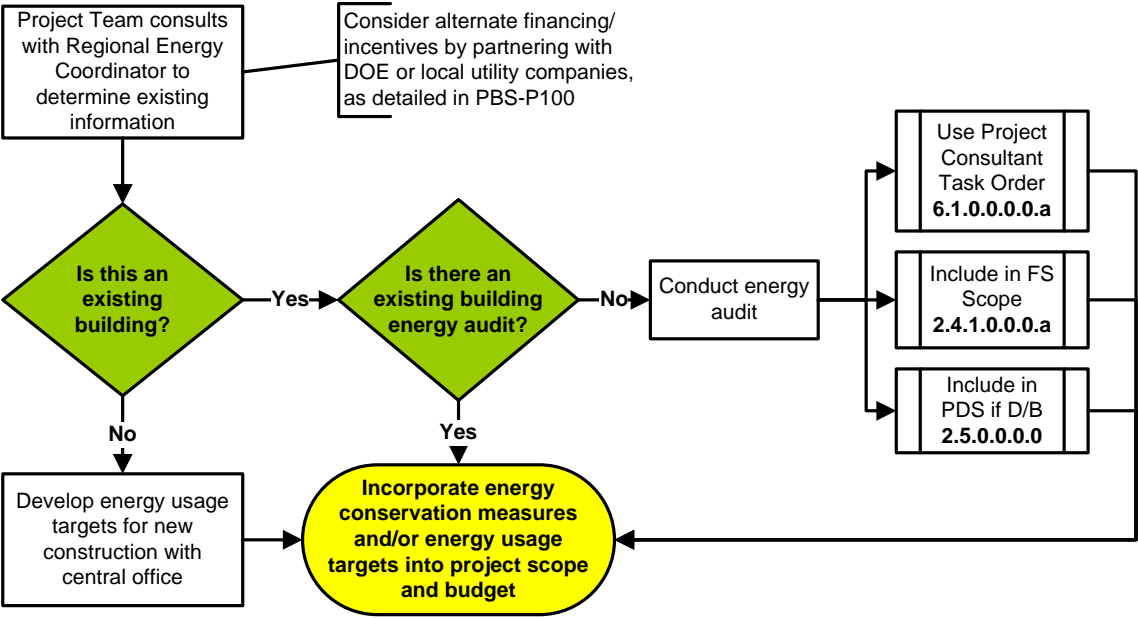
ISC	PBS-P100
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This page applies to:

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

2.0.0.0.0 Planning
Construction Manager as Constructor
2.1.9.0.0.0 Energy Conservation Audit

- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.1.9.0.0.0 Energy Conservation Audit**
- 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



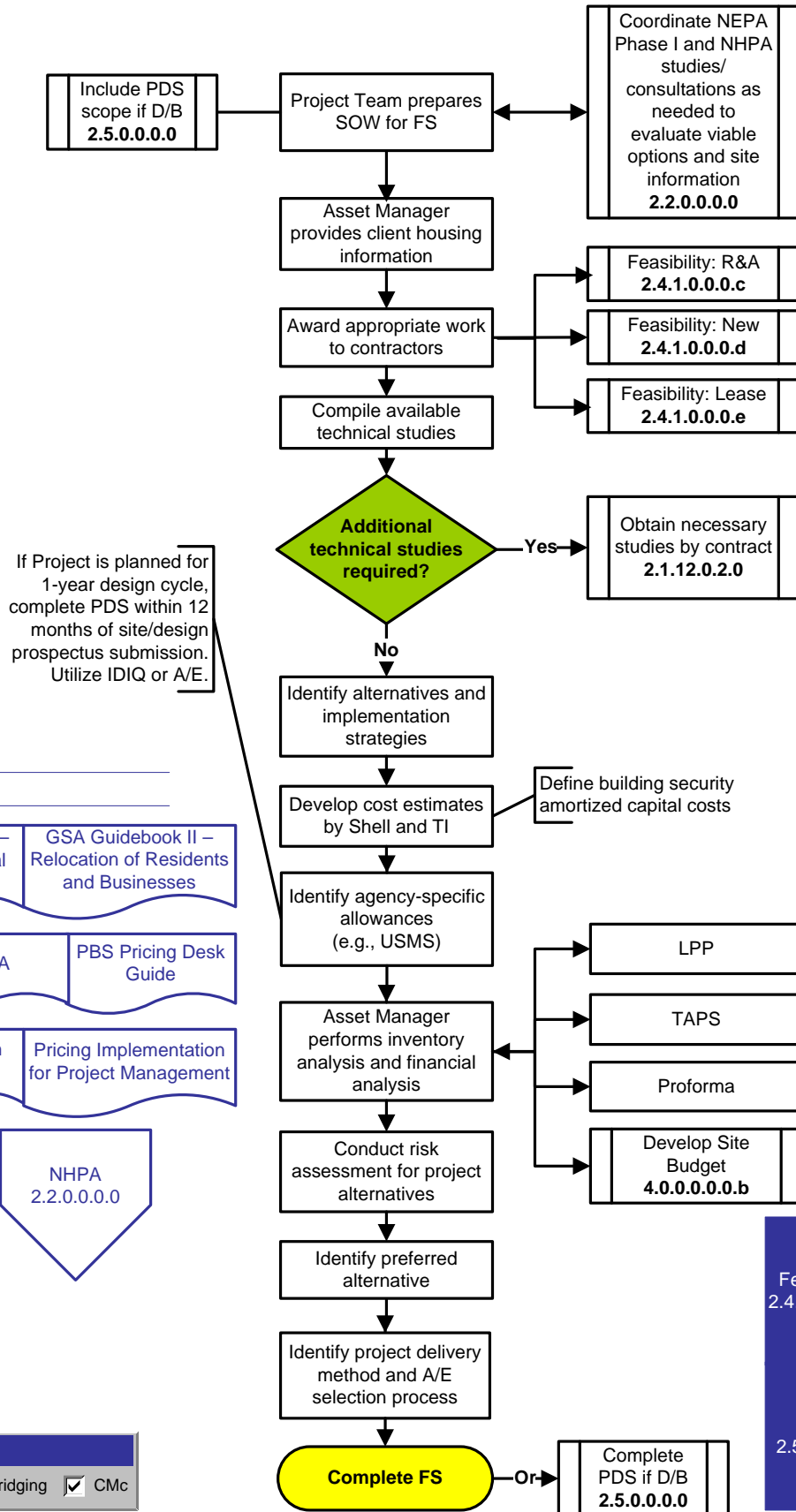
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Energy Center of Expertise	HVAC Excellence and Specification	PBS-P100
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Traditional D/B D/B-Bridging CMc

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



LINKS

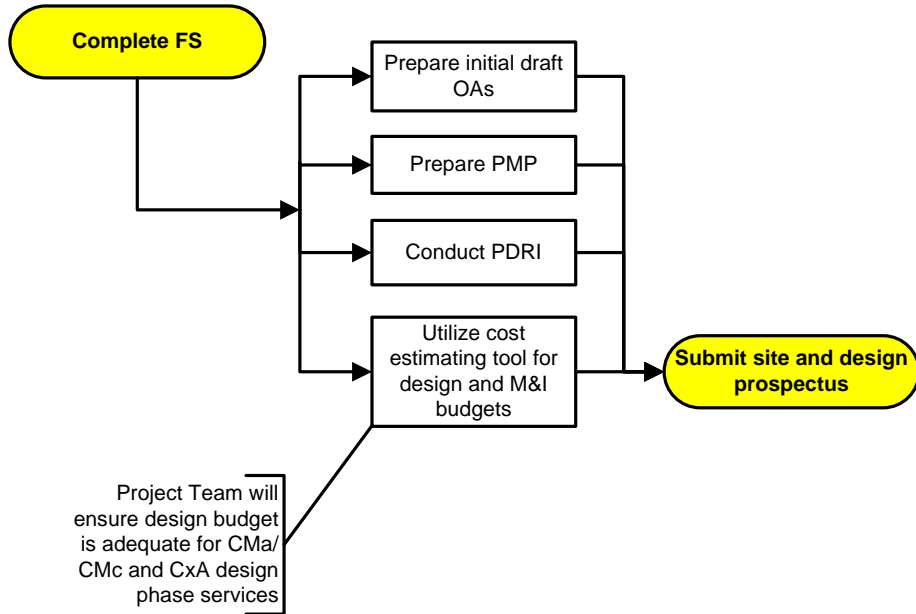
DEP&P	GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
NEPA	NHPA	PBS Pricing Desk Guide
Pre-Project Planning Guide	Preservation Desk Guide	Pricing Implementation for Project Management
PMP 1.1.1.0.0.0.b	Pre-Project (Preliminary) Planning 2.1.0.0.0.1	NHPA 2.2.0.0.0.0
OAs and RENT (Overview) 8.1.0.0.0.0		

This page applies to:

Traditional D/B D/B-Bridging CMc



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.4.1.0.0.b Feasibility (Continued)**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

DEP&P	GSA Guidebook I – Acquisition of Real Property
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GSA Guidebook II – Relocation of Residents and Businesses	NEPA
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NHPA	PBS Pricing Desk Guide	Pre-Project Planning Guide
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Pricing Implementation for Project Management	Professional Services Estimating Tool
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PMP 1.1.1.0.0.b	Pre-Project (Preliminary) Planning 2.1.0.0.0.1	Existing Conditions Assessments 2.1.12.0.2.0
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Site Acquisition 4.0.0.0.0.a	OAs and RENT (Overview) 8.1.0.0.0.0
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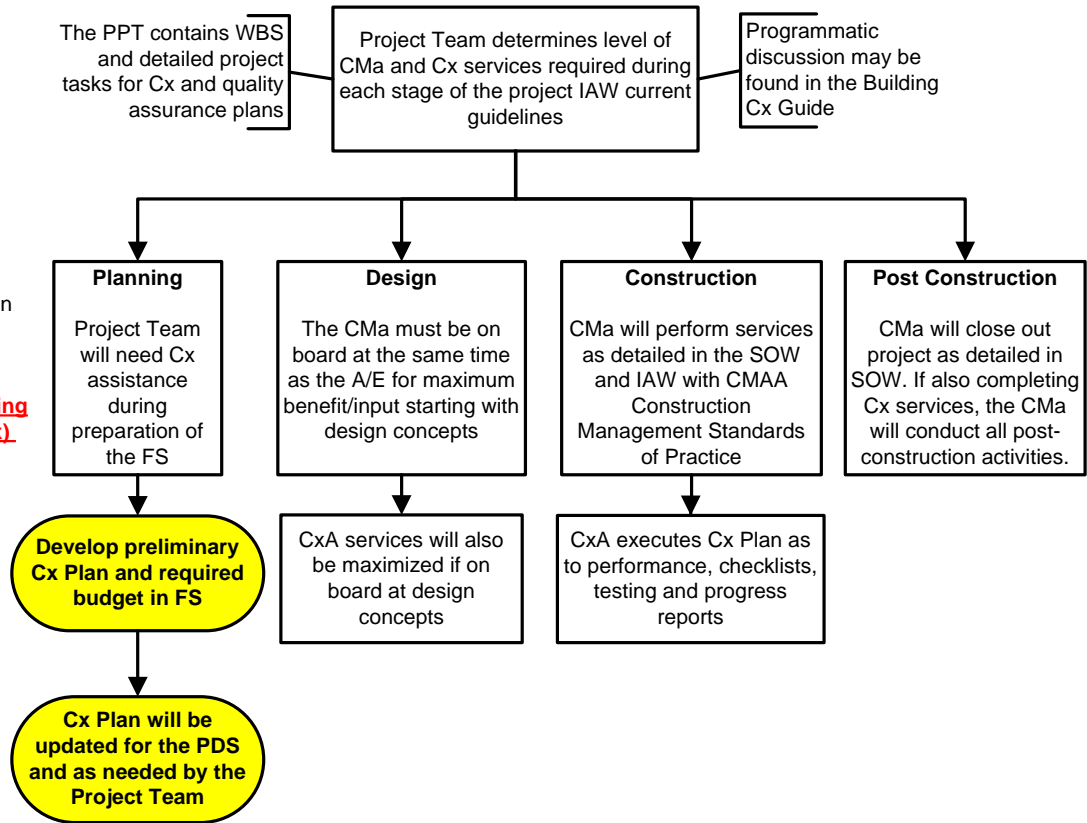
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6.3.0.0.0.0 CMA/Commissioning Authority (Cx) Services



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



LINKS



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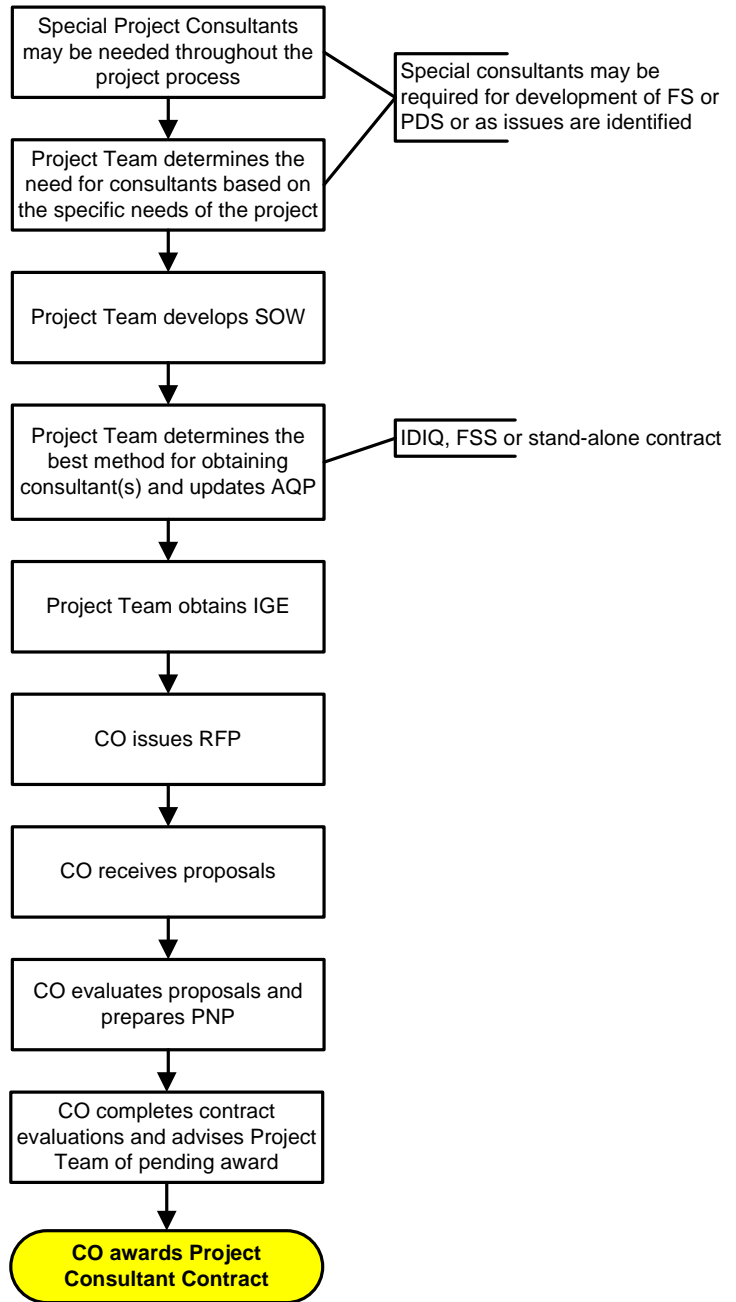
- Traditional
- D/B
- D/B-Bridging
- CMC



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



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



LINKS

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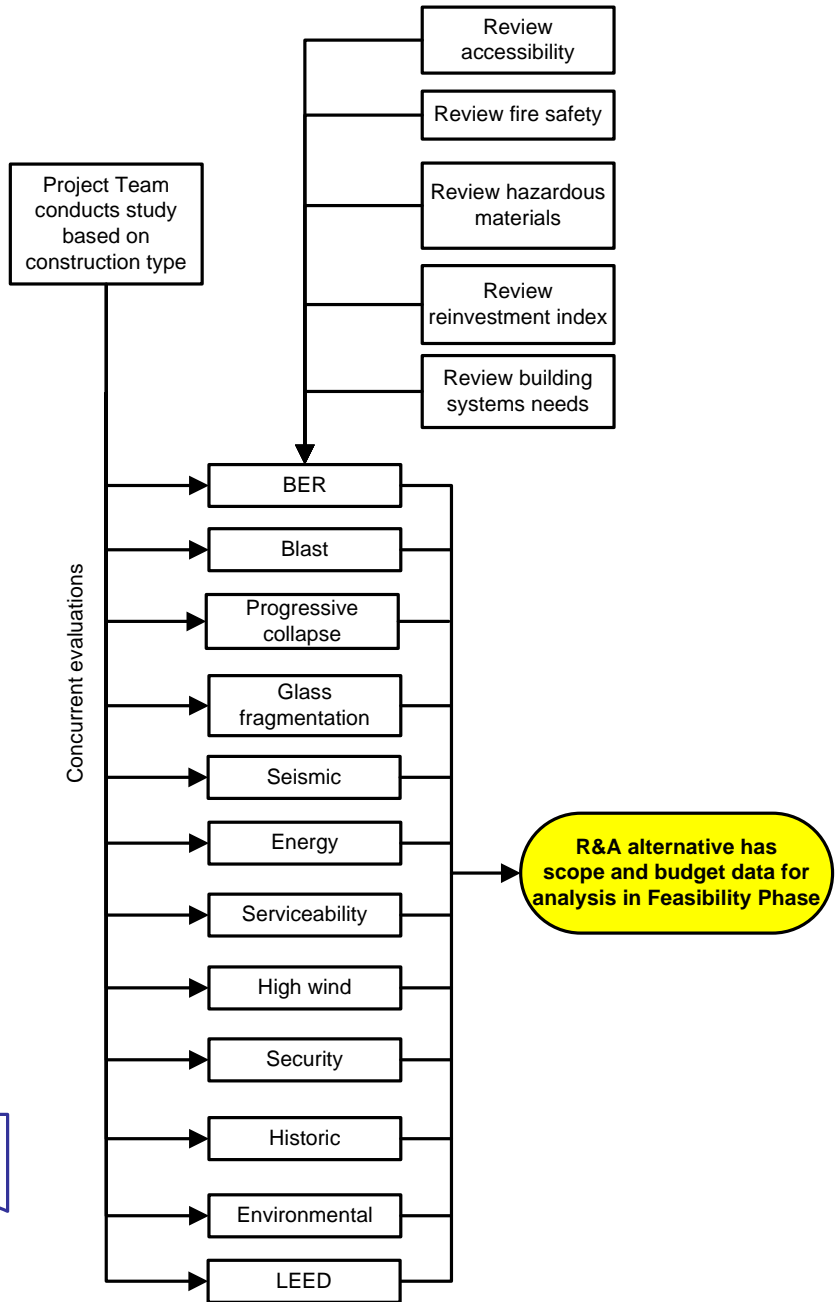
PMP Reference	Sample PNM	Sample PNP
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This page applies to:

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



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 2.4.1.0.0.c Feasibility: R&A**
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS

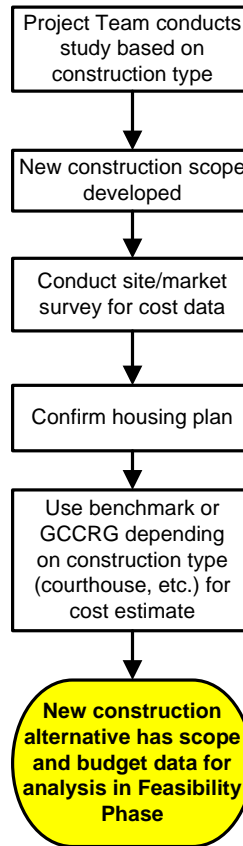
GSA Guidebook I – Acquisition of Real Property
GSA Guidebook II – Relocation of Residents and Businesses

PBS-P100 WBDG PMP 1.1.1.0.0.b

Existing Conditions Assessments 2.1.12.0.2.0
NHPA 2.2.0.0.0
NEPA 2.3.0.0.0

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

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



LINKS

GSA Guidebook I – Acquisition of Real Property	GSA Guidebook II – Relocation of Residents and Businesses
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PBS-P100	PMP 1.1.1.0.0.0.b
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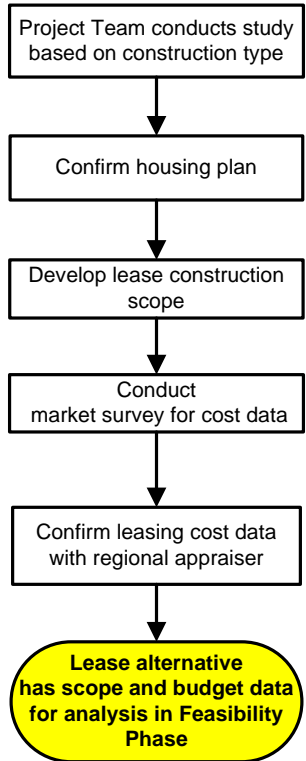
Pre-Project (Preliminary) Planning 2.1.0.0.0.1	NEPA 2.3.0.0.0.0
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- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.4.1.0.0.0.e Feasibility: Lease Construction**
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

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



LINKS

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

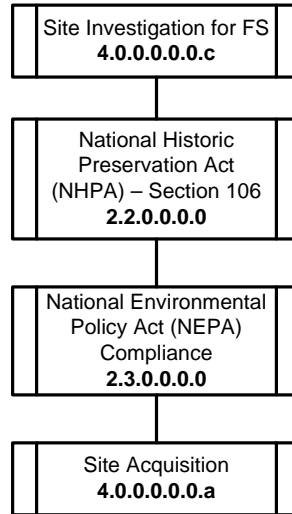
PBS-P100 PMP 1.1.1.0.0.0.b Pre-Project (Preliminary) Planning 2.1.0.0.0.1

NHPA 2.2.0.0.0.0 NEPA 2.3.0.0.0.0

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Traditional D/B D/B-Bridging CMc

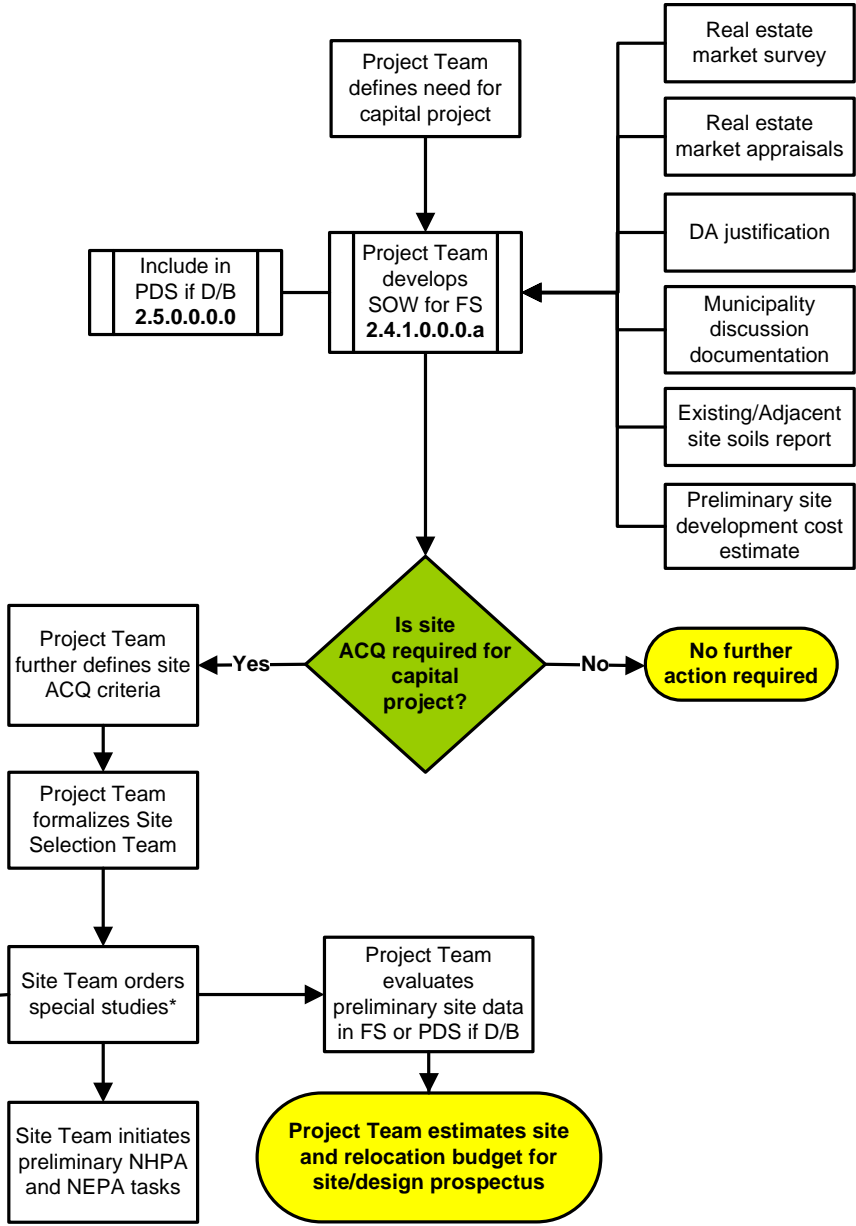
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
 - 4.0.0.0.0.a Site Acquisition**
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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



LINKS

Fact Sheet on Executive Order 13006

This page applies to:

Traditional D/B D/B-Bridging CMc

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

Feasibility 2.4.1.0.0.0.a

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

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

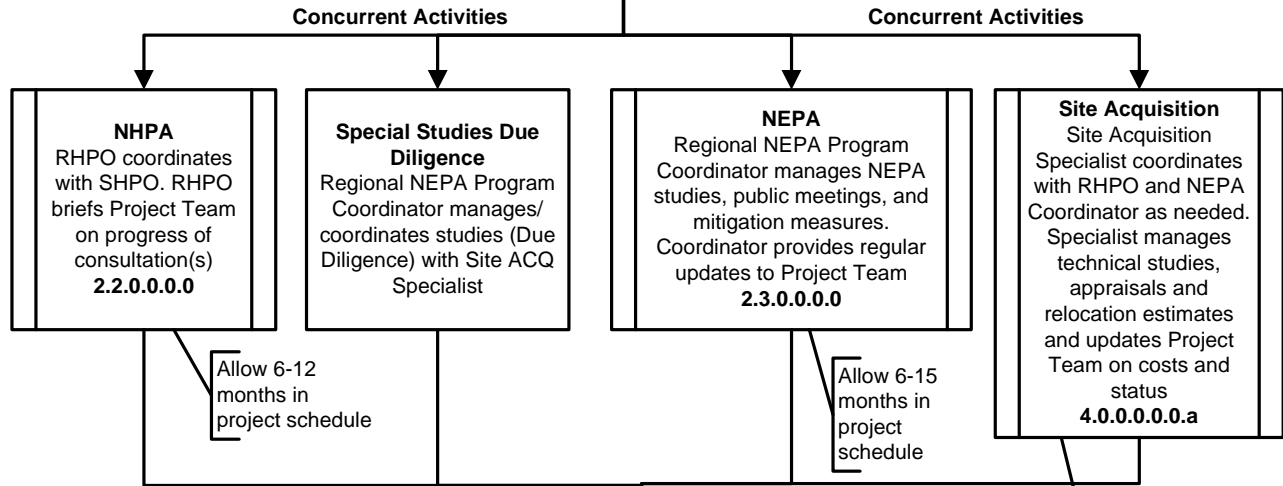
Project Team will examine project needs and determine the level of informal investigation to be completed prior to formal Site Selection process

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

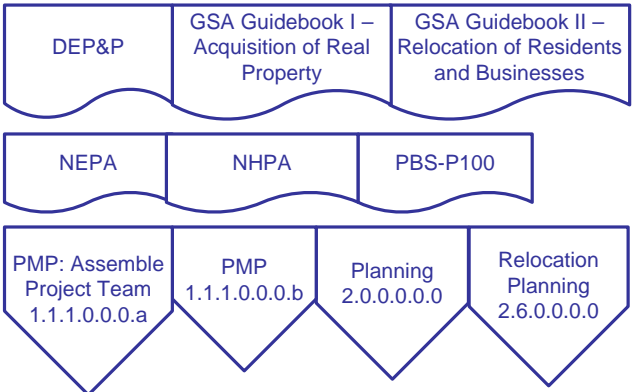
Project Team assigns team roles and responsibilities

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

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



LINKS



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

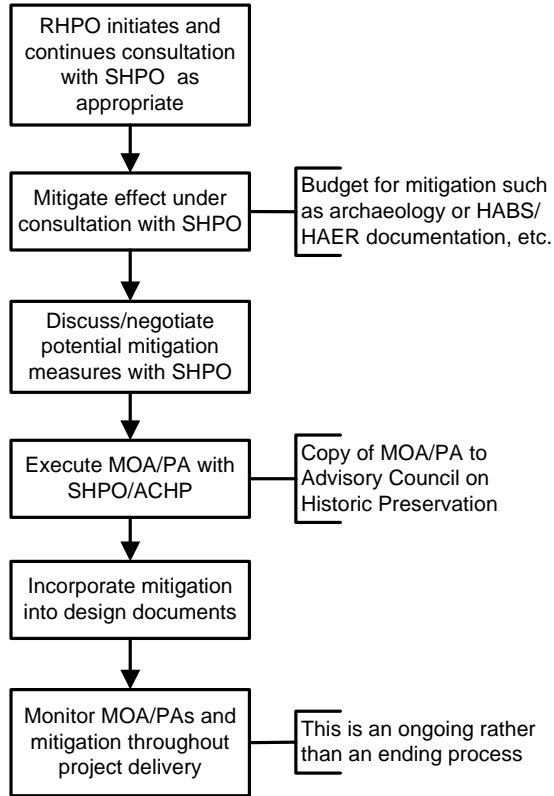


This page applies to:
 Traditional D/B D/B-Bridging CMc

2.0.0.0.0 Planning *Construction Manager as Constructor*

2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition

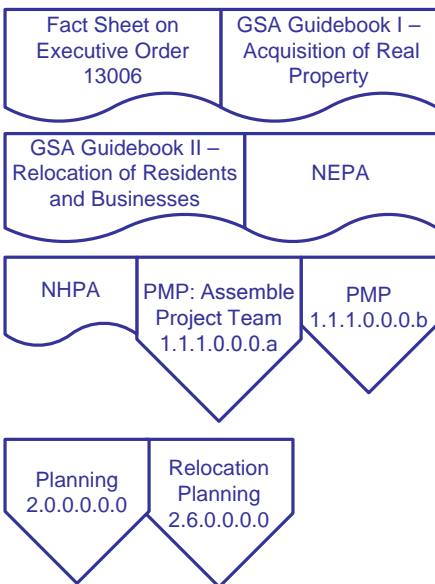
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 2.2.0.0.0.0 NHPA Tasks for FS through Site Acquisition
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



RHPO updates Project Team as needed

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

LINKS

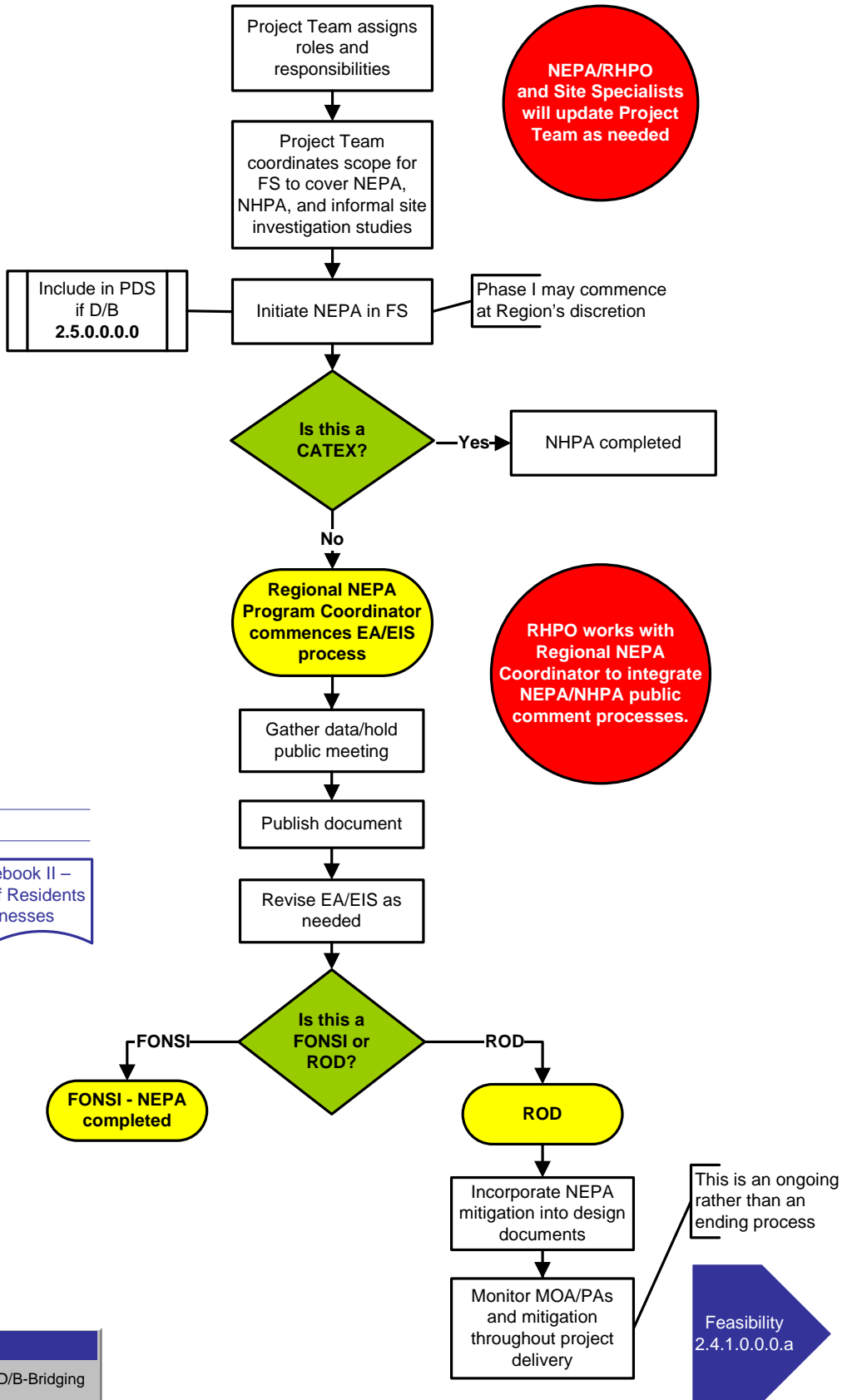


This page applies to:

Traditional D/B D/B-Bridging CMC

2.0.0.0.0 Planning
Construction Manager as Constructor
2.3.0.0.0.0 NEPA Tasks for FS through Site Acquisition

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



LINKS

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

NEPA NHPA

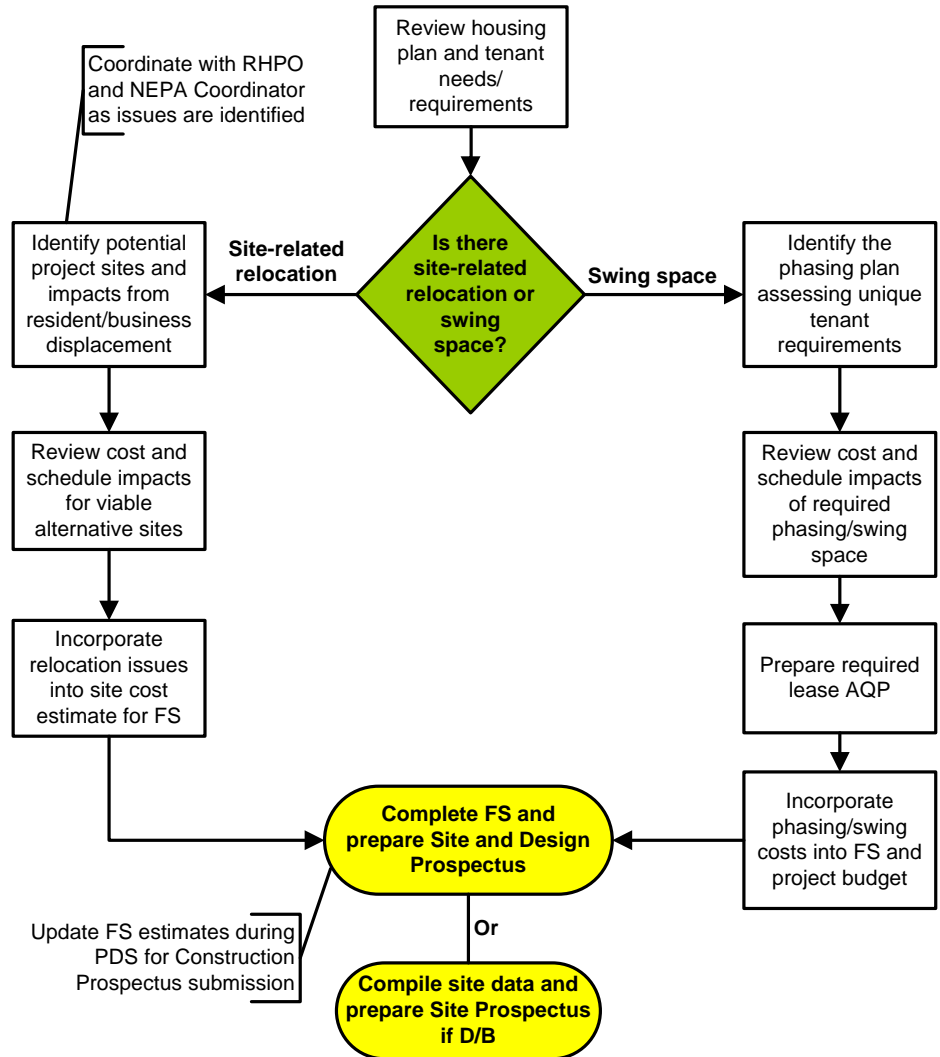
PMP: Assemble Project Team 1.1.1.0.0.0.a
PMP 1.1.1.0.0.0.b

Planning 2.0.0.0.0.0
Relocation Planning 2.6.0.0.0.0

This page applies to:

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

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



LINKS

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

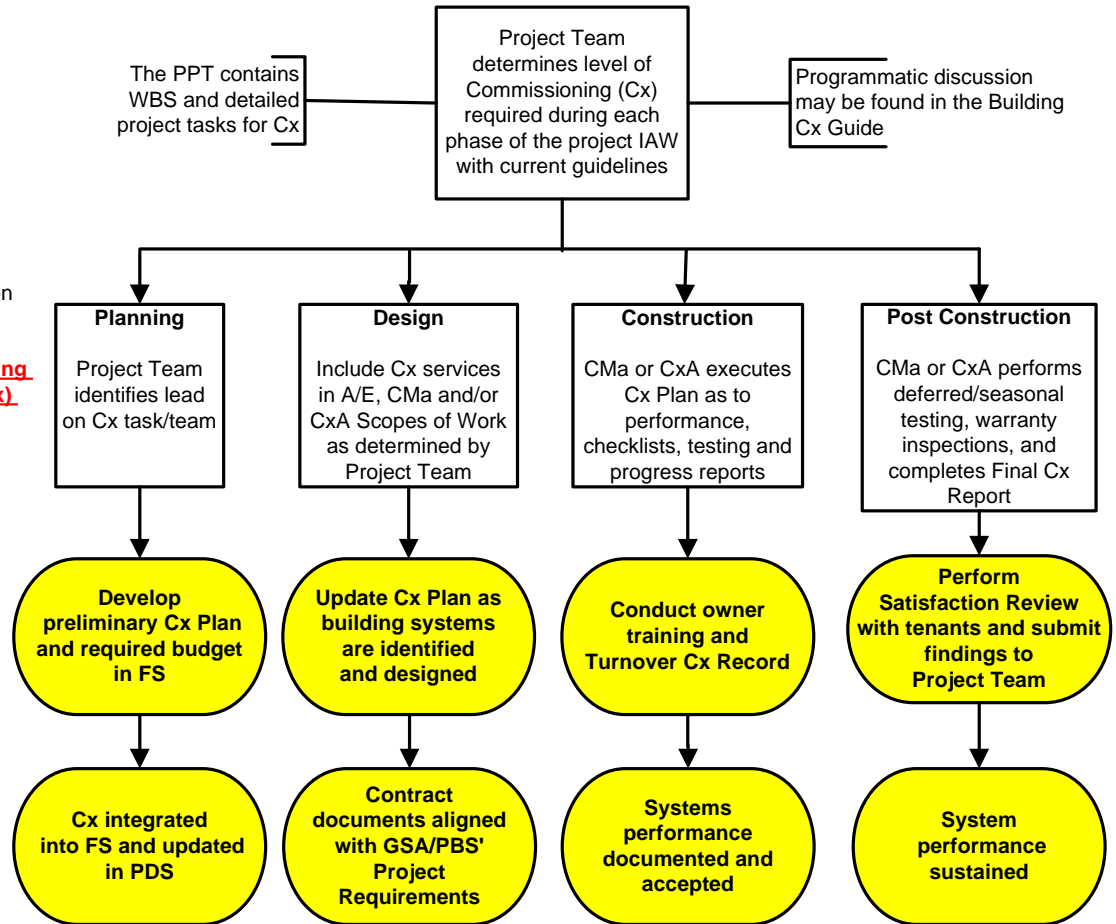
This page applies to:

Traditional D/B D/B-Bridging CMc

1.1.2.0.0.0 Commissioning Authority (Cx) (Overview)



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



LINKS

Building Cx Guide	PBS-P100	PPT
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Professional Services Estimating Tool

This page applies to:

Traditional D/B D/B-Bridging CMc

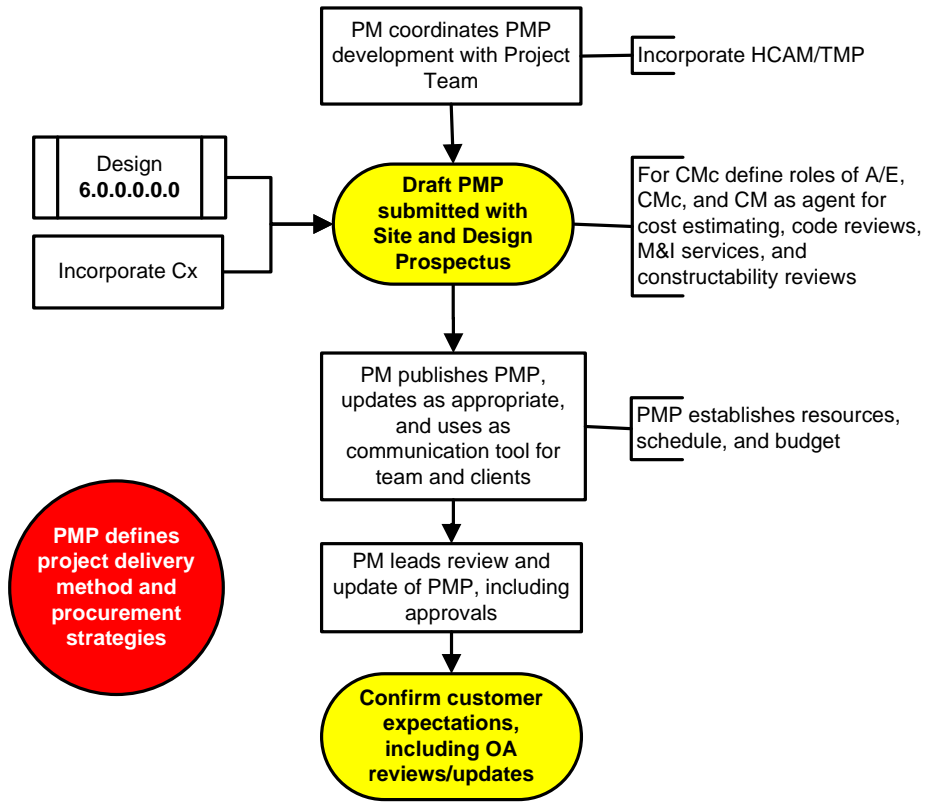


1.0.0.0.0 Project Management Documents

Construction Manager as Constructor

1.1.1.0.0.0.b Project Management Plan (PMP)

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.0.b **Project Management Plan (PMP)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



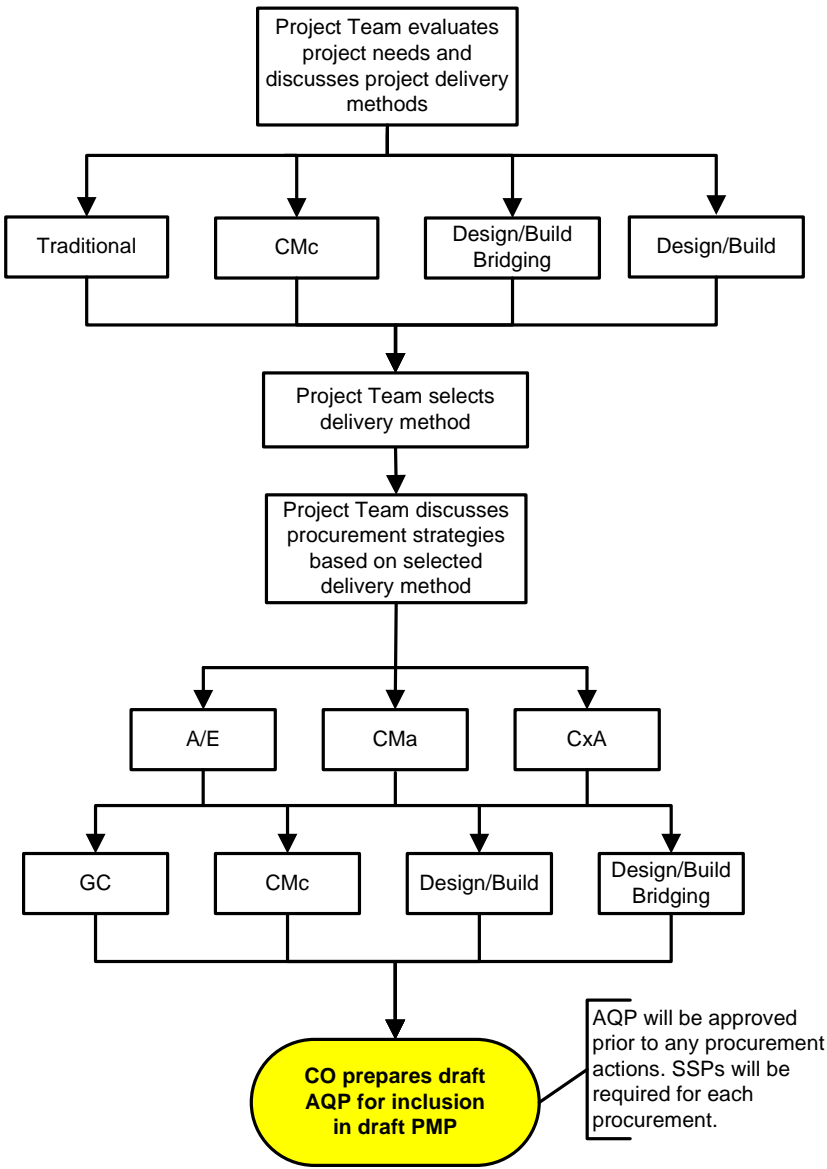
LINKS

Acquisition Plan FAR Part 7	Building Cx Guide
PMP Examples	PMP Template (PIP)
Feasibility 2.4.1.0.0.0.a	

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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



LINKS

Acquisition Plan	Acquisition Plan FAR Part 7	DEP&P
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PMP/Acquisition Plan Outline Combined	Sample SSP
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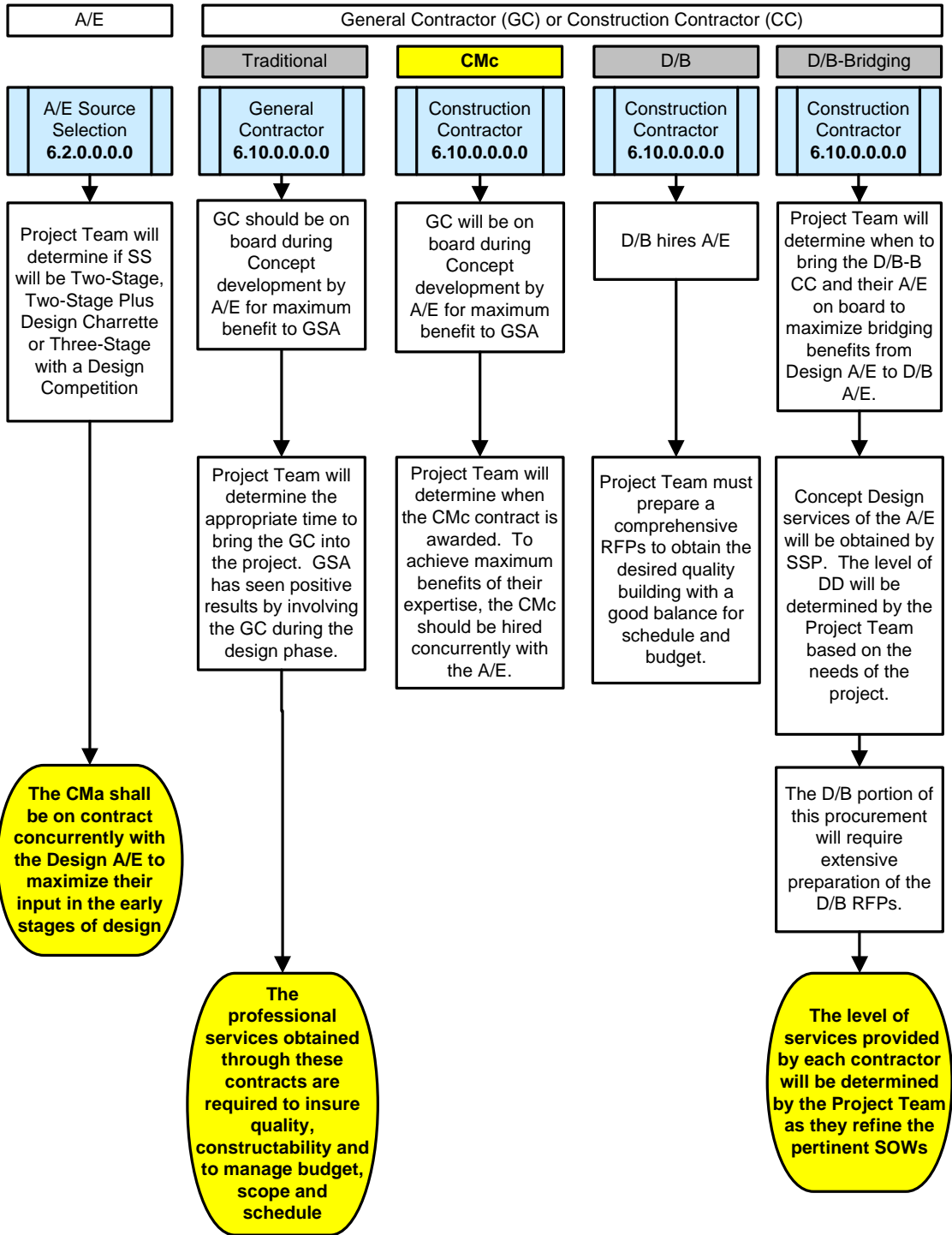
This page applies to:

Traditional D/B D/B-Bridging CMc

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 Project Management Documents
- 1.1.1.0.0.0.d Procurement Snapshot**
- 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

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



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

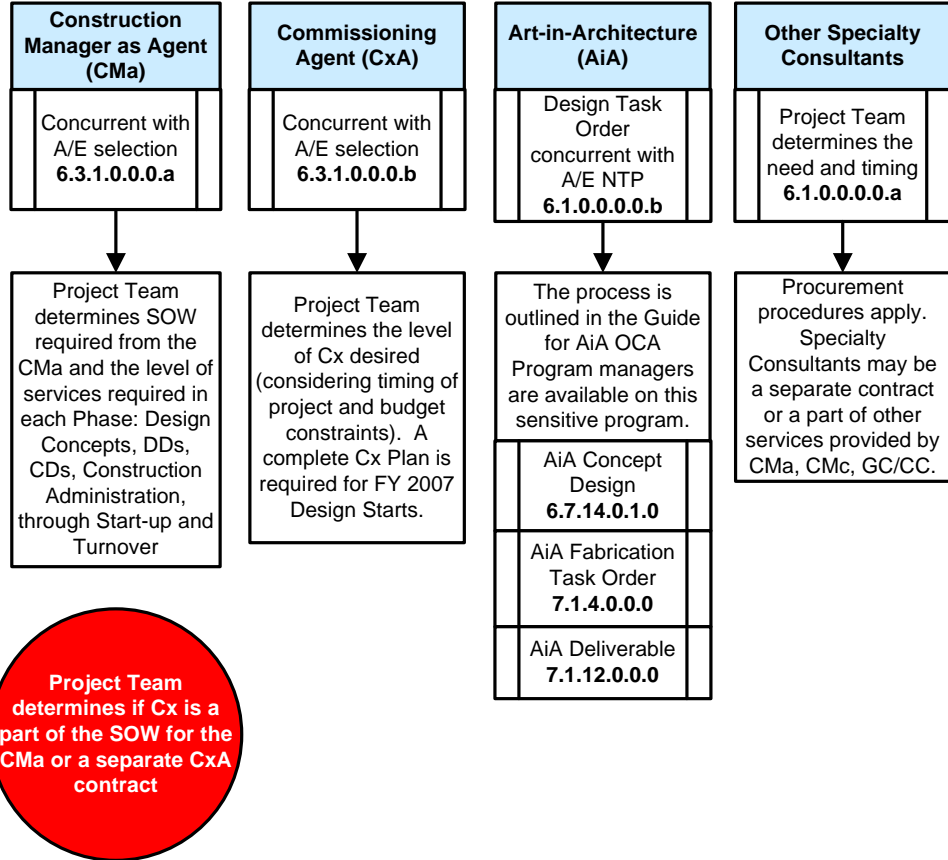
1.0.0.0.0 Project Management Documents

Construction Manager as Constructor

1.1.1.0.0.e Procurement Snapshot (Continued)

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.e Procurement Snapshot (Continued)
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

REQUIRED PROFESSIONAL SERVICES FOR CAPITAL CONSTRUCTION PROJECTS:



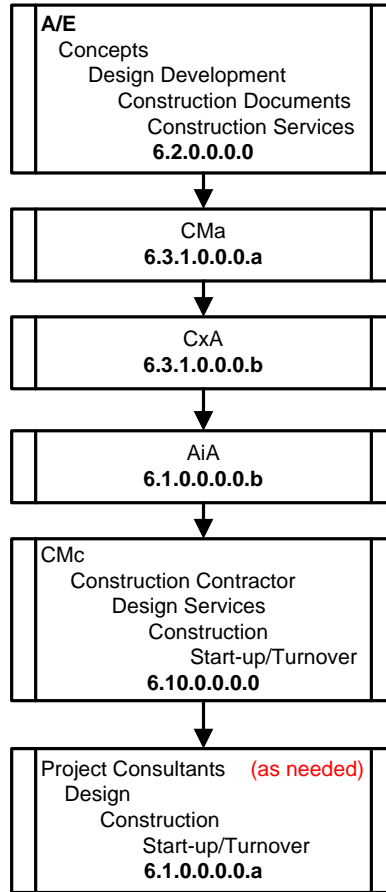
This page applies to:

Traditional D/B D/B-Bridging CMc

1.0.0.0.0 Project Management Documents Construction Manager as Constructor (CMc)

1.1.1.0.0.f Procurement Recap

- 1.0.0.0.0 Project Management Documents
- 1.1.1.0.0.f Procurement Recap
- 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



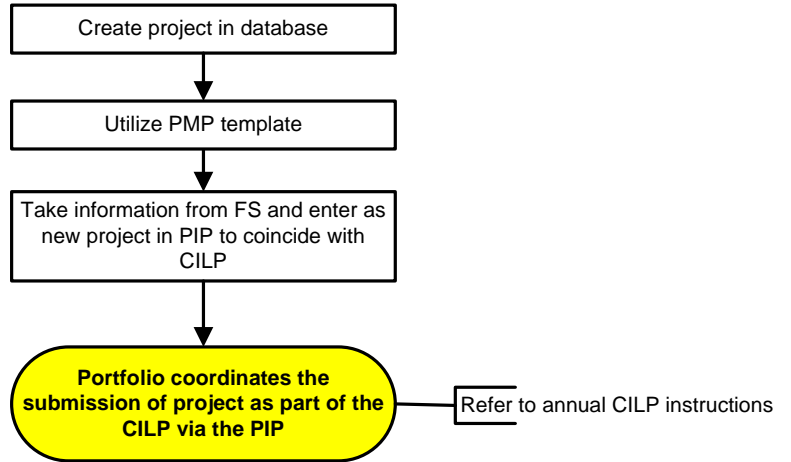
This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

1.0.0.0.0 Project Management Documents Construction Manager as Constructor

1.1.3.1.0.0 Initiate Project in PIP

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



LINKS



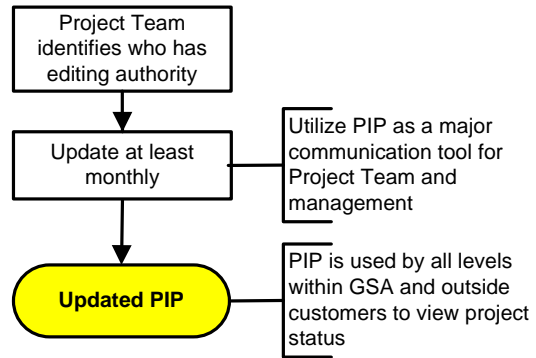
This page applies to:

Traditional D/B D/B-Bridging CMc

1.0.0.0.0 Project Management Documents *Construction Manager as Constructor*

1.1.3.2.0.0 Project Updates in PIP

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



LINKS



This page applies to:

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

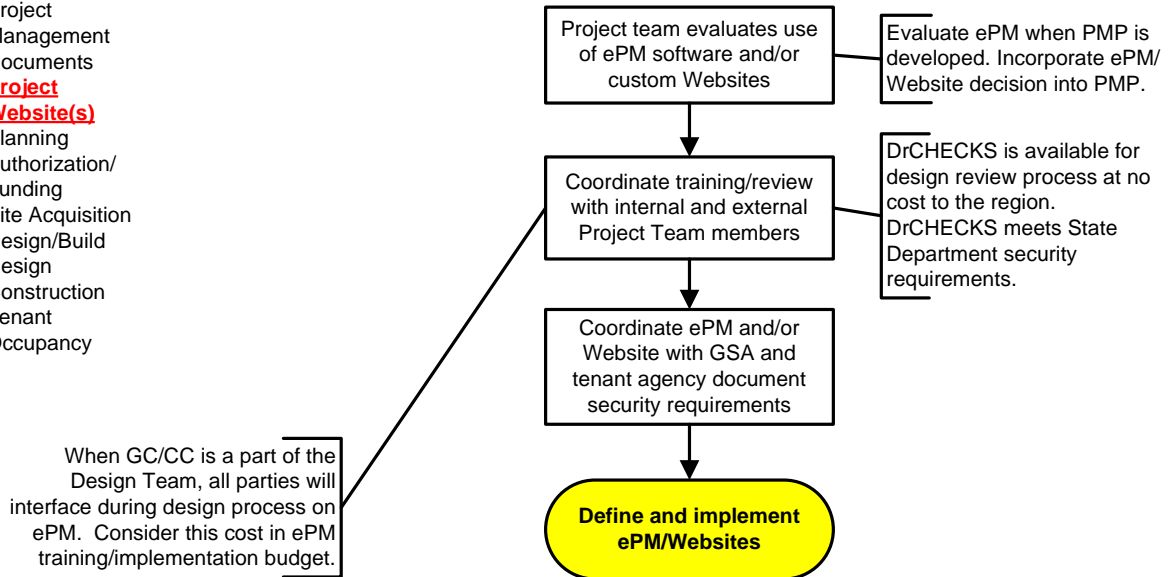
1.0.0.0.0 Project Management Documents Construction Manager as Constructor

1.1.5.0.0.0 Project Website(s)

1.0.0.0.0 Project Management Documents

1.1.5.0.0.0 Project Website(s)

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



LINKS

DrCHECKS | GSA Document Security Requirements

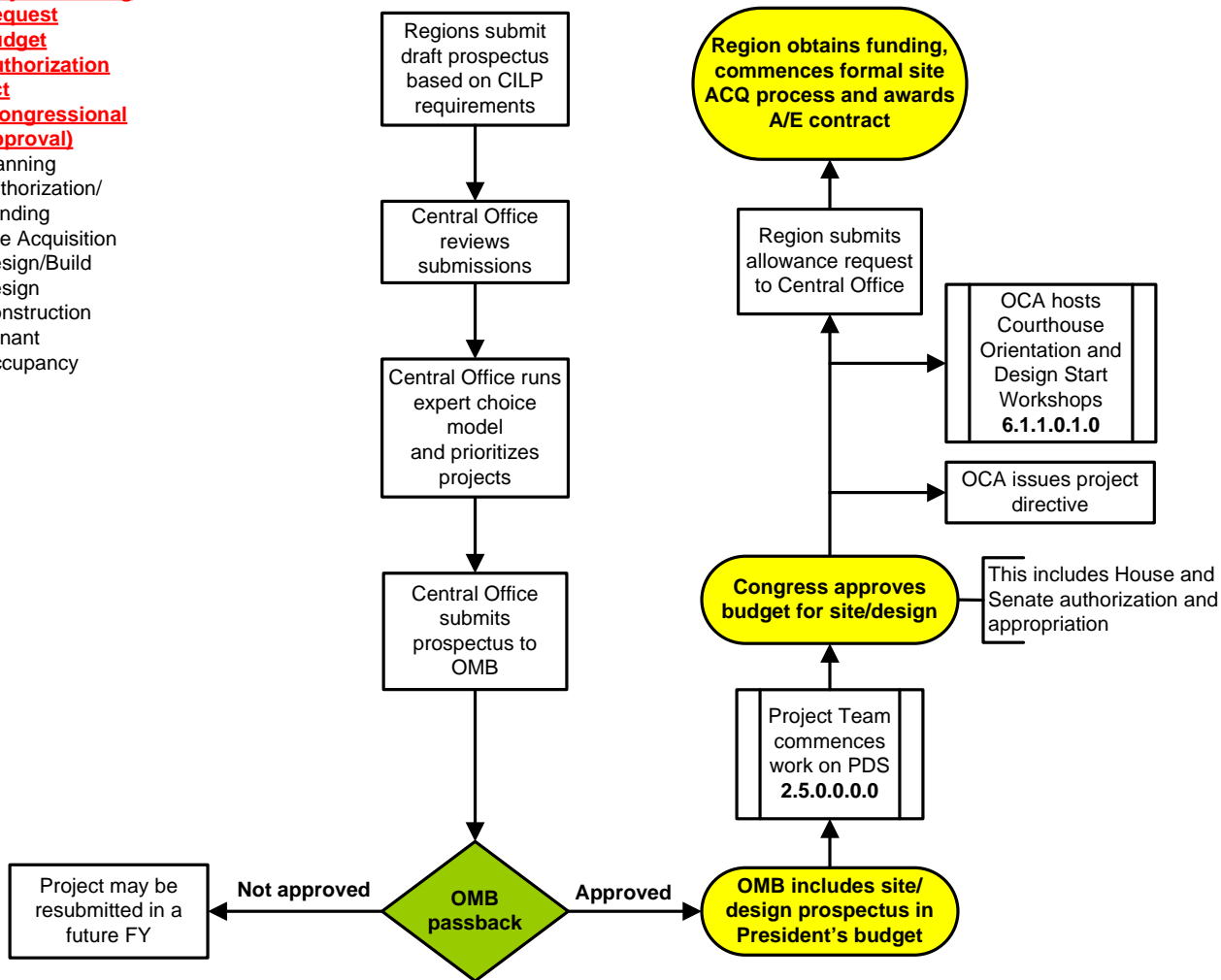
This is for sensitive but not classified documents

NISPOM (Classified Documents)

This page applies to:

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

- 1.0.0.0.0 Project Management Documents
- 2.4.4.0.0.0 Project Funding Request**
- 3.4.5.0.0.0 Budget Authorization Act (Congressional Approval)**
- 2.0.0.0.0 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



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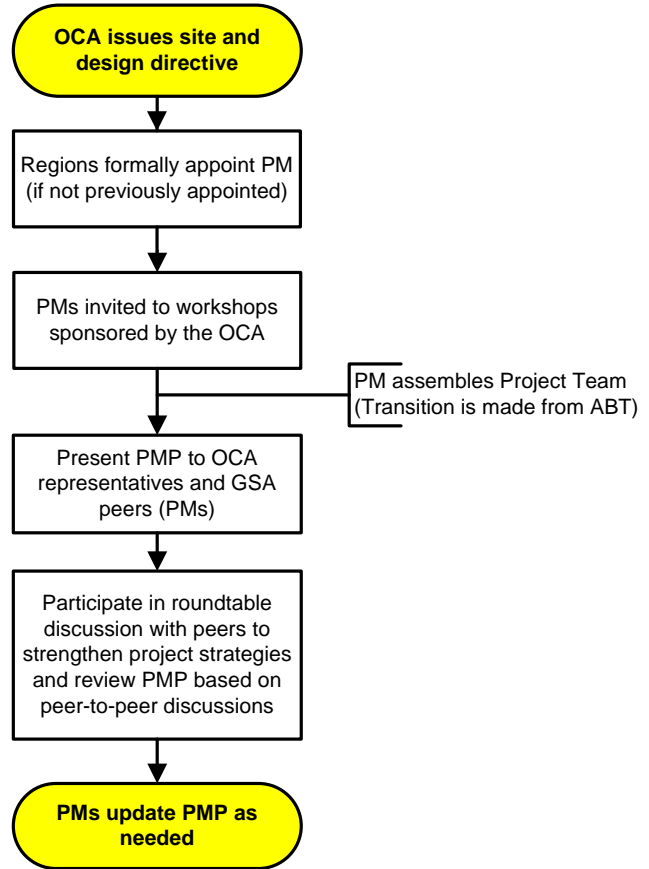
Traditional D/B D/B-Bridging CMc

1.0.0.0.0 Project Management Documents

Construction Manager as Constructor

6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop

- 1.0.0.0.0 Project Management Documents
- 6.1.1.0.1.0 Courthouse Orientation and Design Start Workshop
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



LINKS



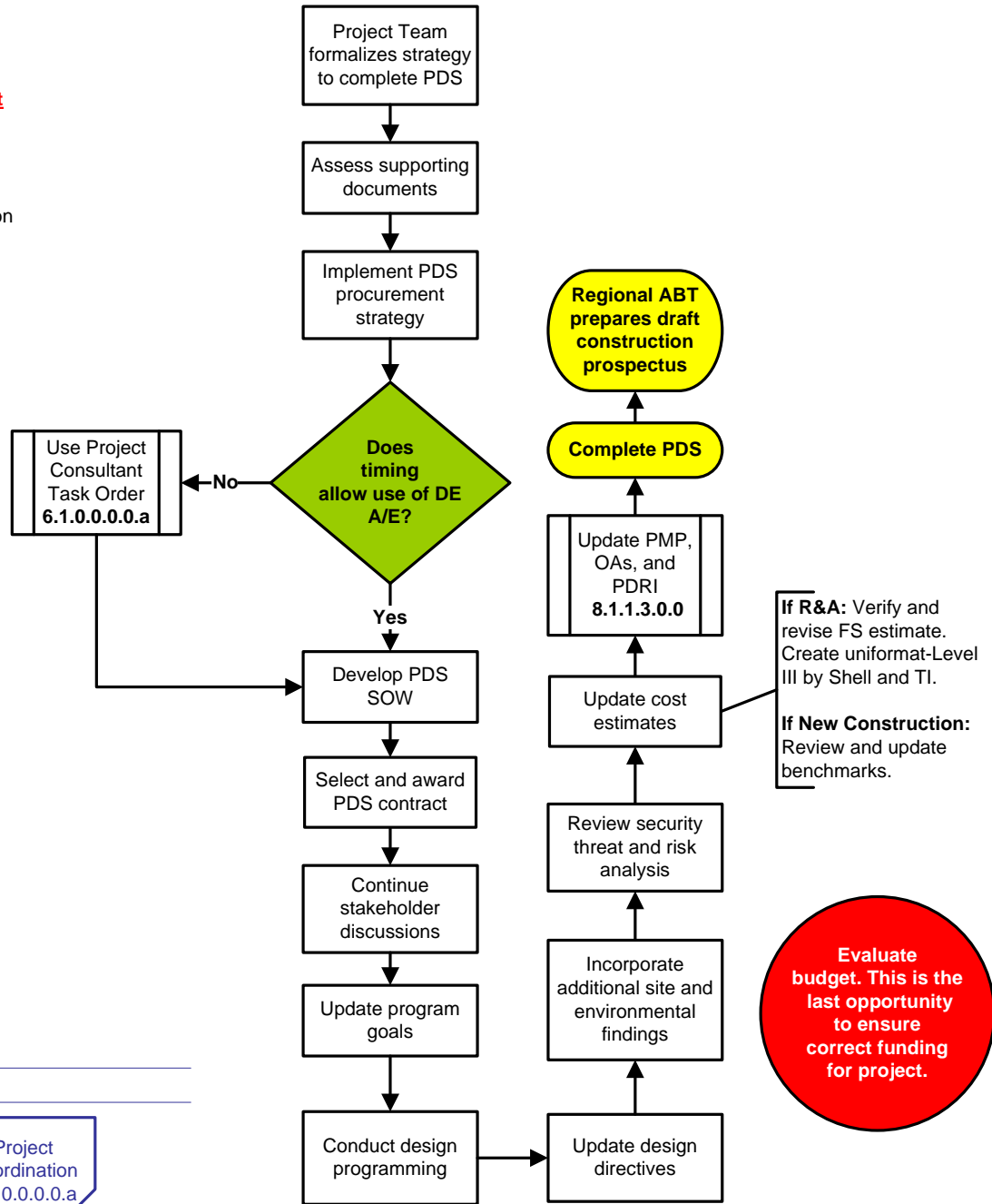
This page applies to:

Traditional D/B D/B-Bridging CMc



2.0.0.0.0.0 Planning
Construction Manager as Constructor
2.5.0.0.0.0 Program Development Study (PDS)

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



LINKS

Project Planning Guide (PPG) | Project Coordination 1.1.0.0.0.0.a

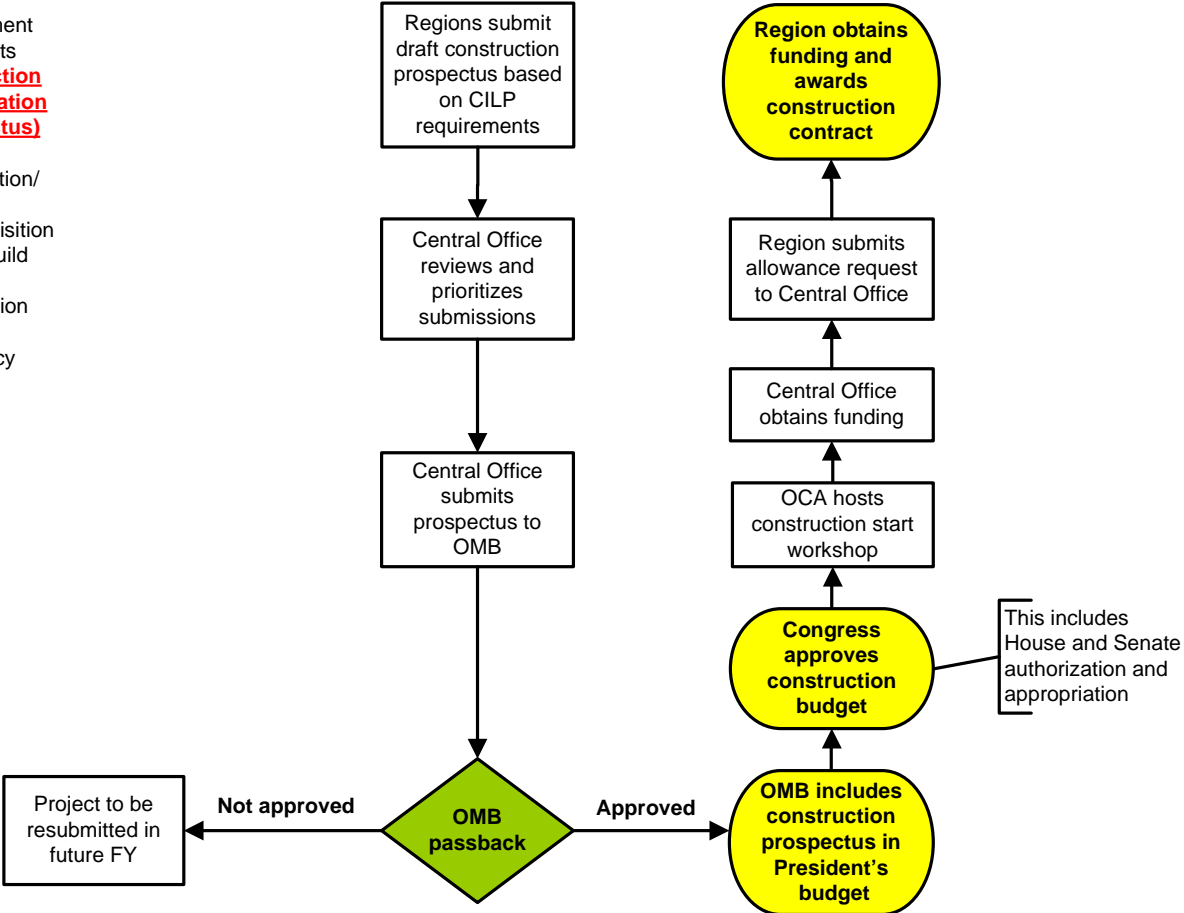
Pre-Project (Preliminary) Planning 2.1.0.0.0.1 | Feasibility 2.4.1.0.0.0.a

This page applies to:

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

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

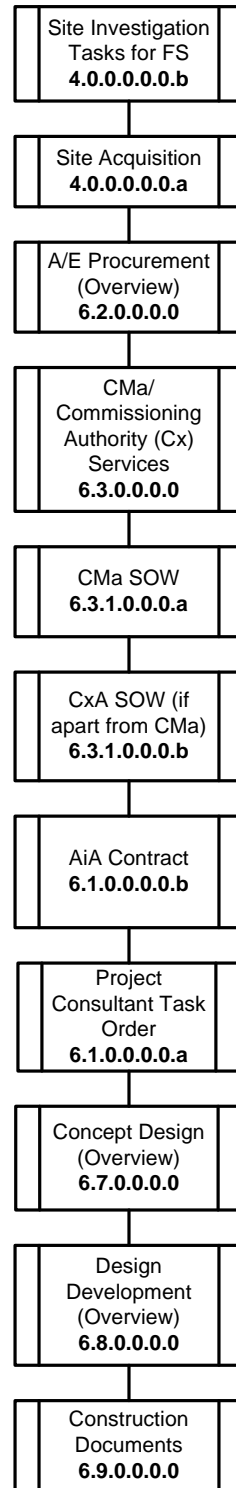
- 1.0.0.0.0.0 Project Management Documents
- 3.4.0.0.0.0 Construction Authorization (Prospectus)**
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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



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

GC/CC Procurement commences when contract drawings are complete

LINKS

FAR	GSA Guidebook I – Acquisition of Real Property	GSAM
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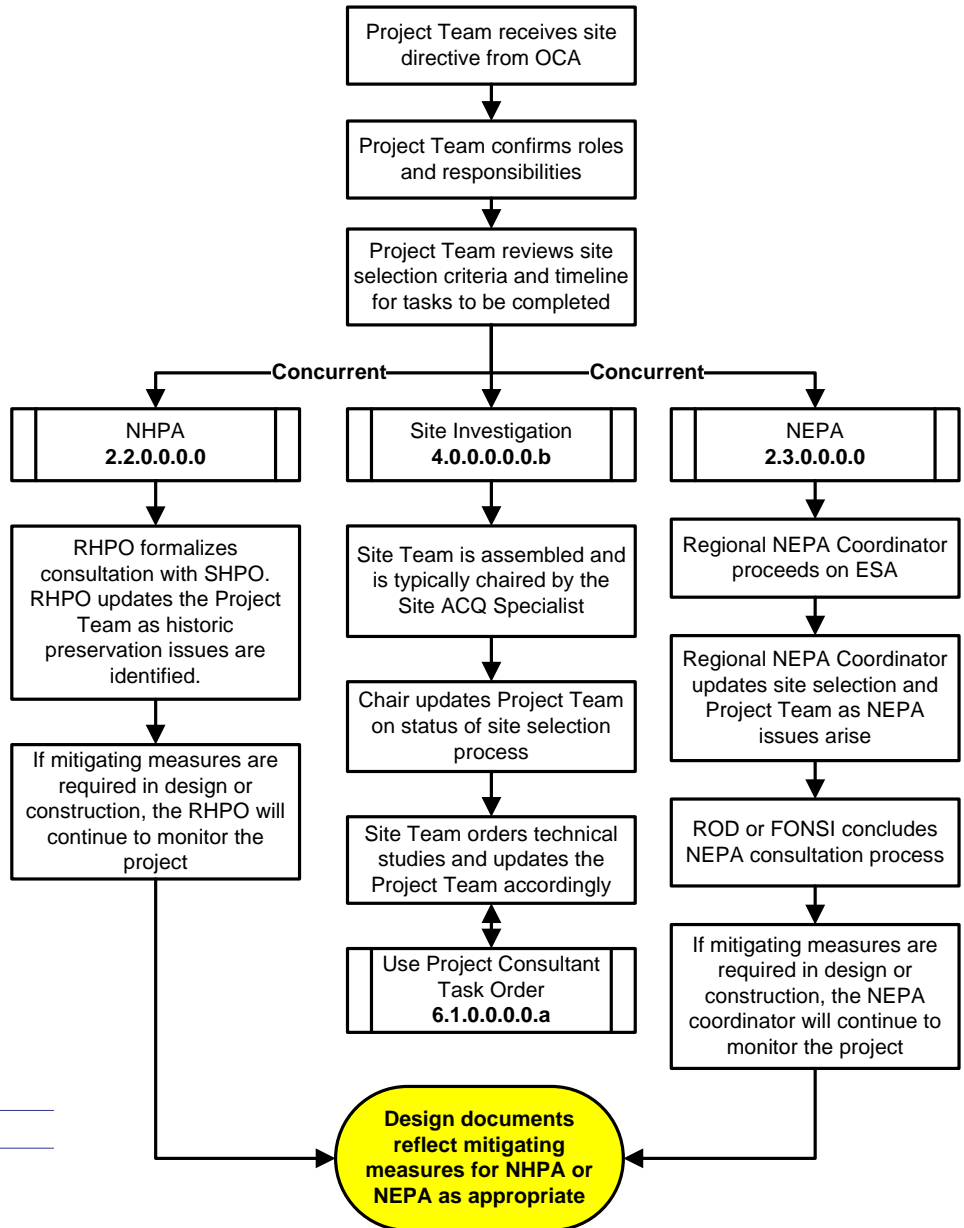
This page applies to:

Traditional D/B D/B-Bridging CMc

6.0.0.0.0.0 Design
Construction Manager as Constructor
4.1.0.0.0.0 Site Selection/Technical Studies: NHPA and NEPA Process (Overview)

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

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



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

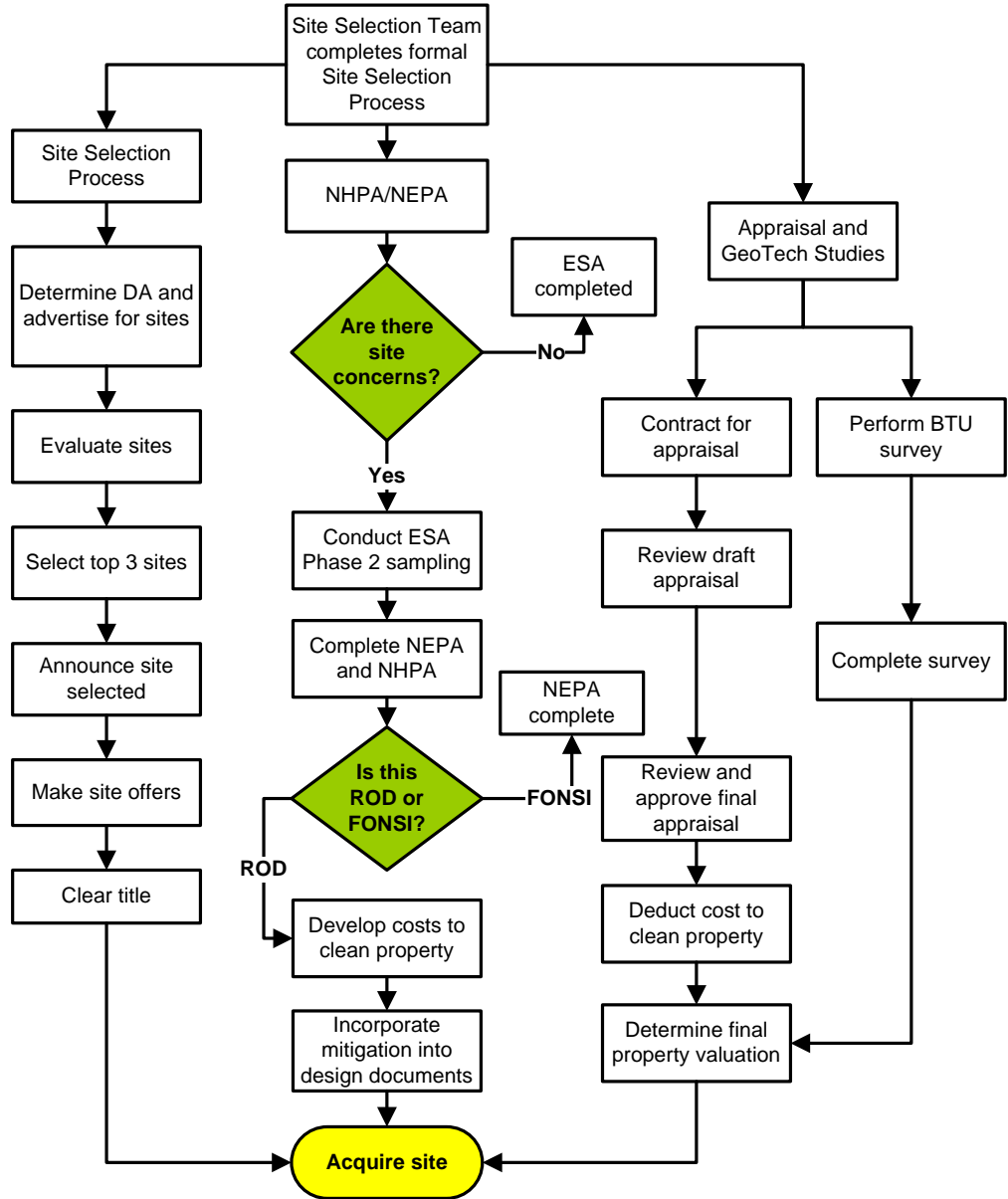
LINKS

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

This page applies to:

Traditional D/B D/B-Bridging CMc

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



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

Construction Award cannot occur without clear title to site

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

LINKS

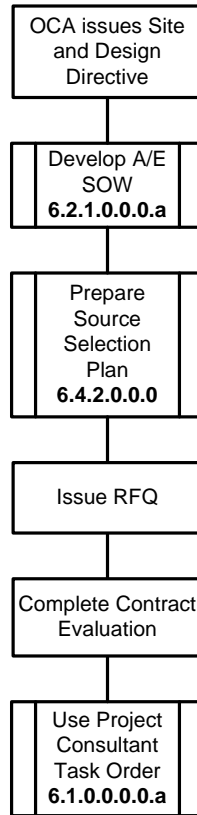
GSA Guidebook I – Acquisition of Real Property

Relocation Planning 2.6.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

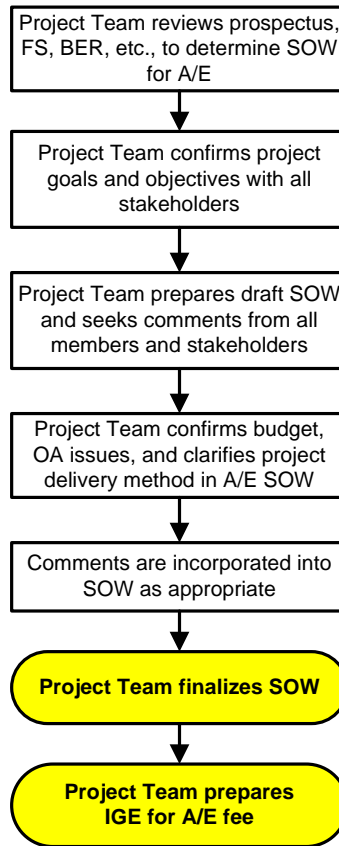
FS	PDS	PMP Reference
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A/E Source Selection/Evaluation Process
6.2.2.0.0.0

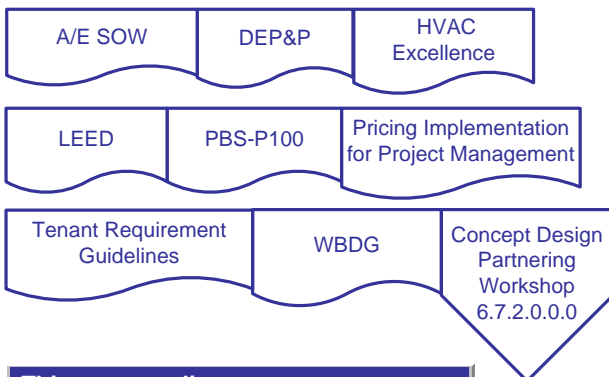
This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS



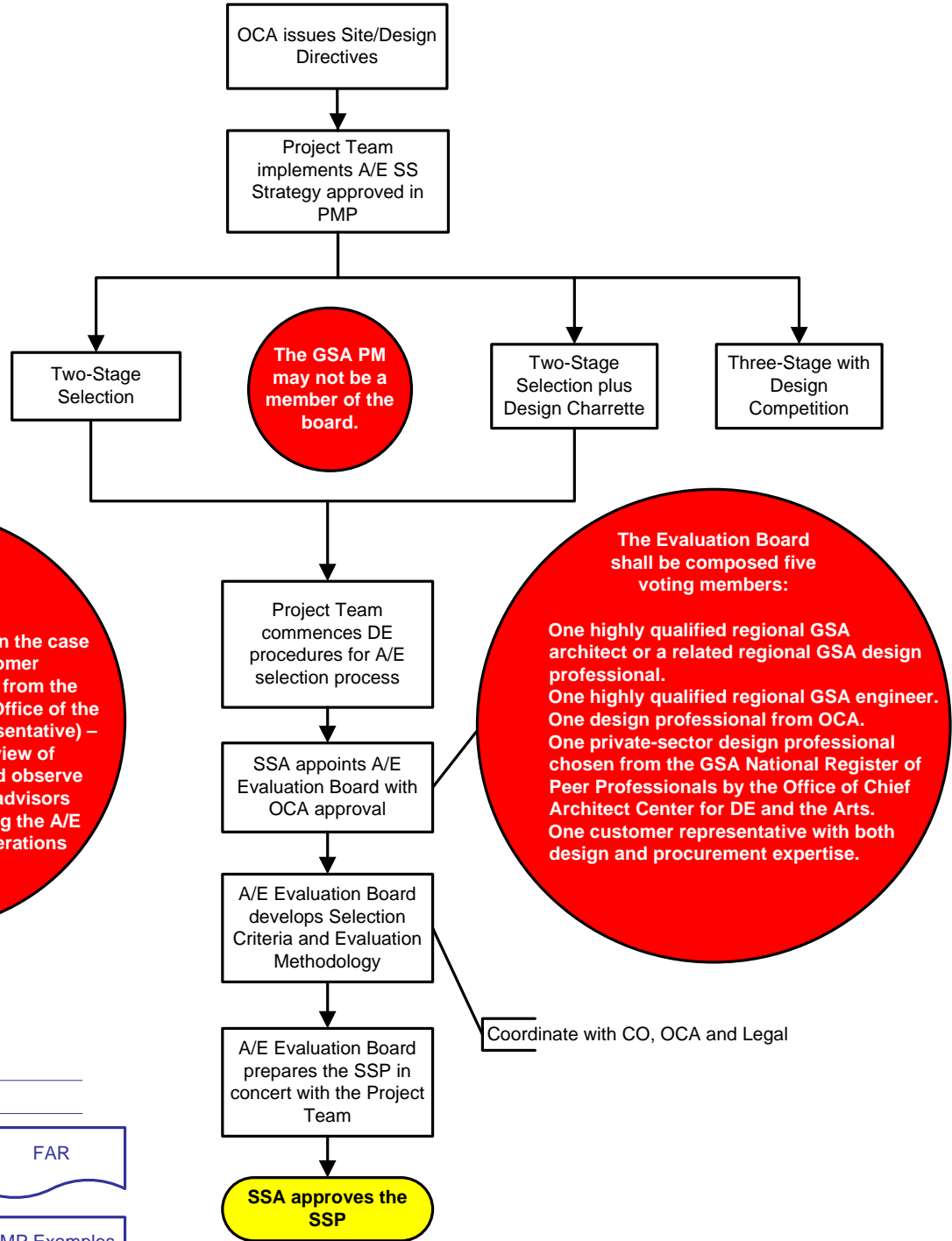
This page applies to:

Traditional D/B D/B-Bridging CMc

6.0.0.0.0 Design Construction Manager as Constructor

6.4.2.0.0.0 Source Selection Plan

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



LINKS

Acquisition Plan	DEP&P	FAR
GSAM	PIP template for PMP	PMP Examples
Samples of Selection Plans		

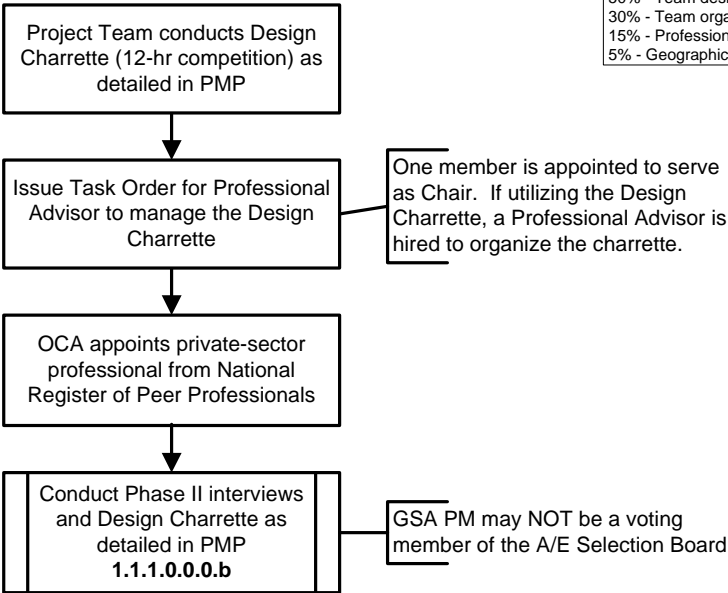
This page applies to:

Traditional D/B D/B-Bridging CMc

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
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.1.0.0.0.b Design Charrette (Optional)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

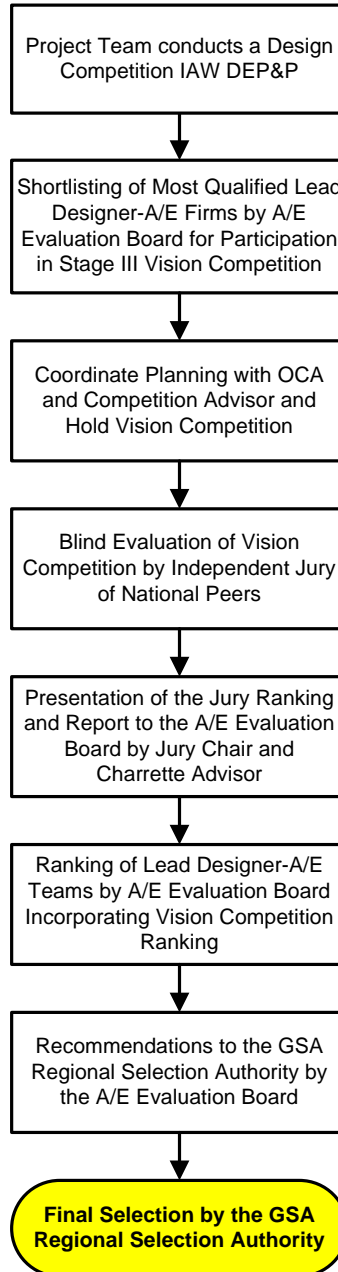
Design Excellence Policies and Procedures recommends the following criteria and percentages:	
<u>Phase I</u>	35% - Design Firm - past performance 25% - Lead Designer's philosophy and design layout 25% - Lead Designer's portfolio 15% - Lead Designer's profile
<u>Phase II</u>	50% - Team design performance 30% - Team organization and management 15% - Professional qualifications 5% - Geographic location



This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

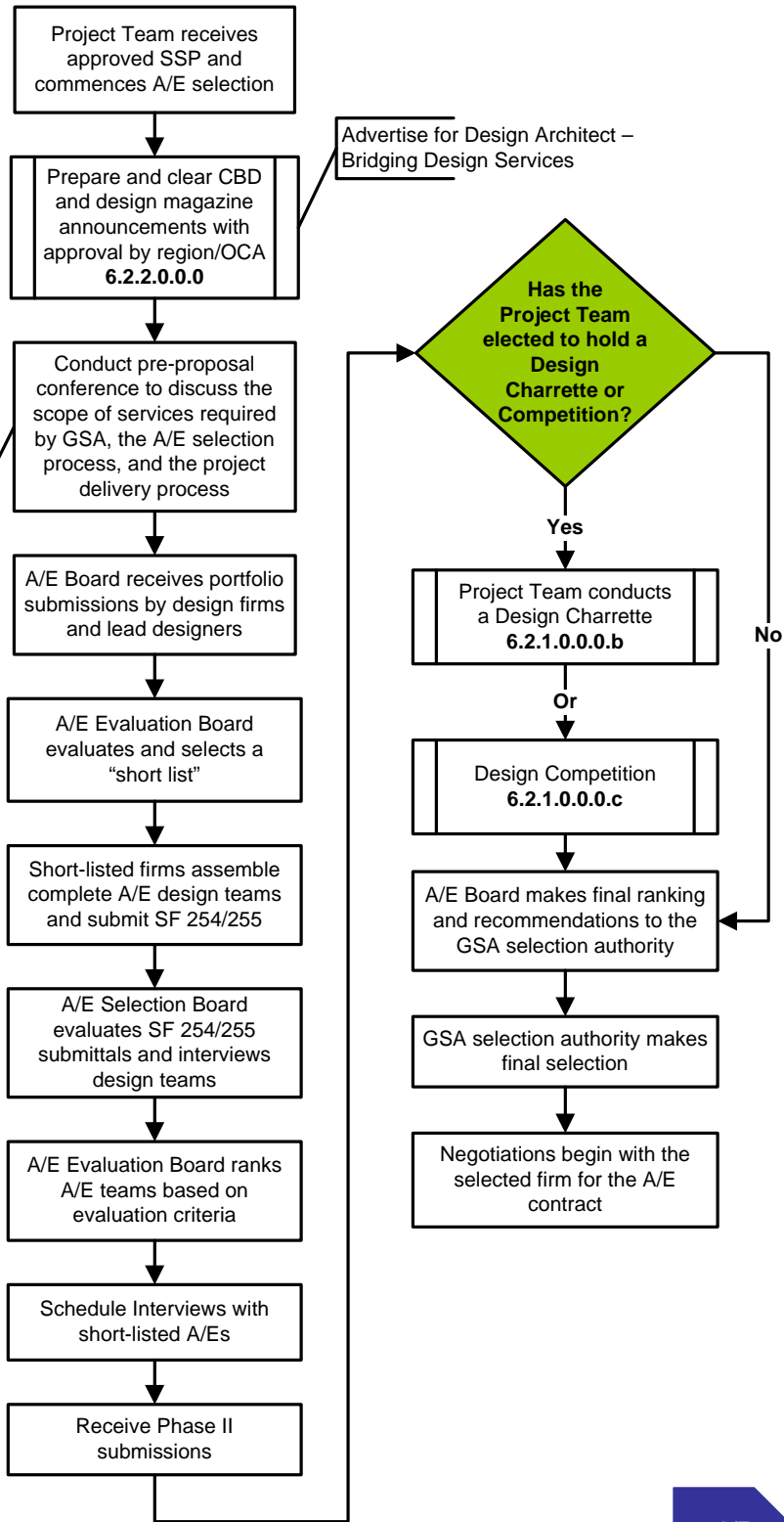
DEP&P

This page applies to:

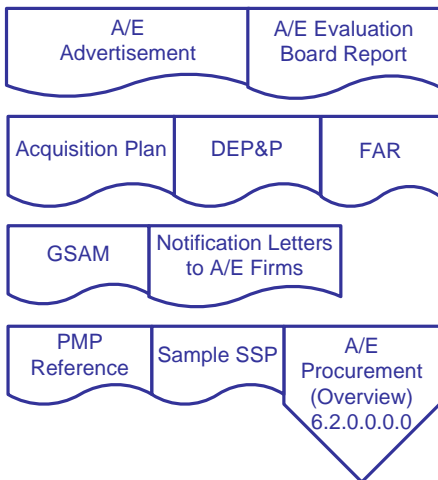
- Traditional
- D/B
- D/B-Bridging
- CMc

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.2.2.0.0.0 6.2.4.0.0.0 6.2.5.0.0.0 A/E Source Selection/Evaluation Process**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy

D/B-B – it is recommended that the base contract is for schematic design (as defined by Project Team) through final concepts. Provide an option for potential D/B-B services.



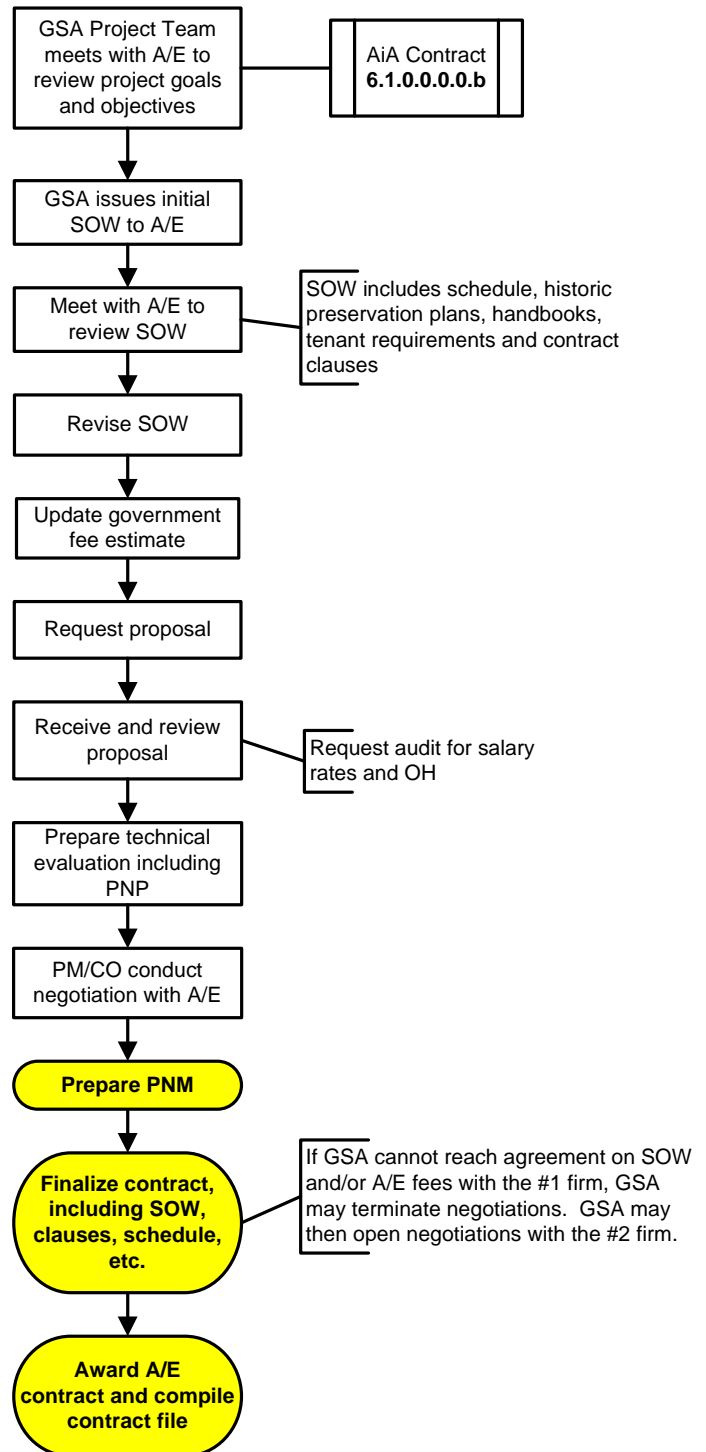
LINKS



This page applies to:

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

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



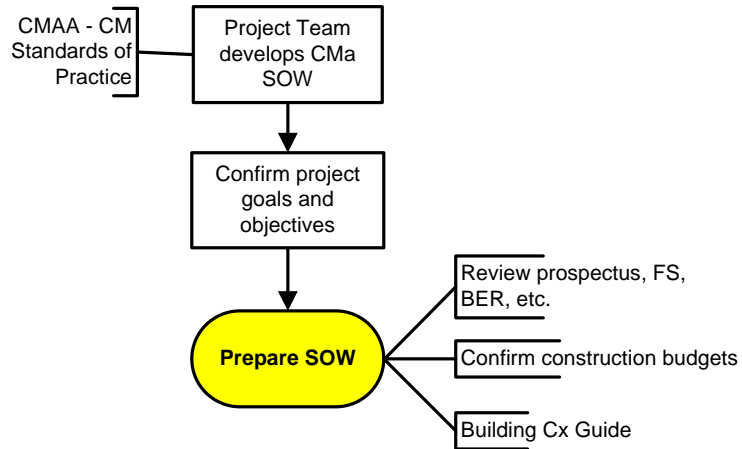
LINKS

Sample PNM	Sample PNP	A/E Procurement (Overview) 6.2.0.0.0.0
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This page applies to:

- Traditional D/B D/B-Bridging CMc

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



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

LINKS

CMAA Standards	DEP&P
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HVAC Excellence	LEED	PBS-P100
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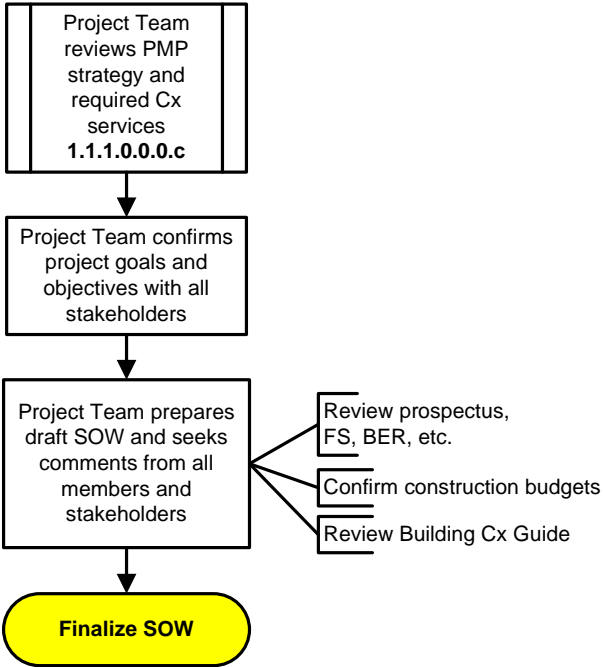
Pricing Implementation for Project Management	SOW Examples
---	--------------

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

6.0.0.0.0 Design
Construction Manager as Constructor
6.3.1.0.0.0.b CxA Scope of Work (if apart from CMA)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.3.1.0.0.0.b Cx Scope of Work (if apart from CMA)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



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

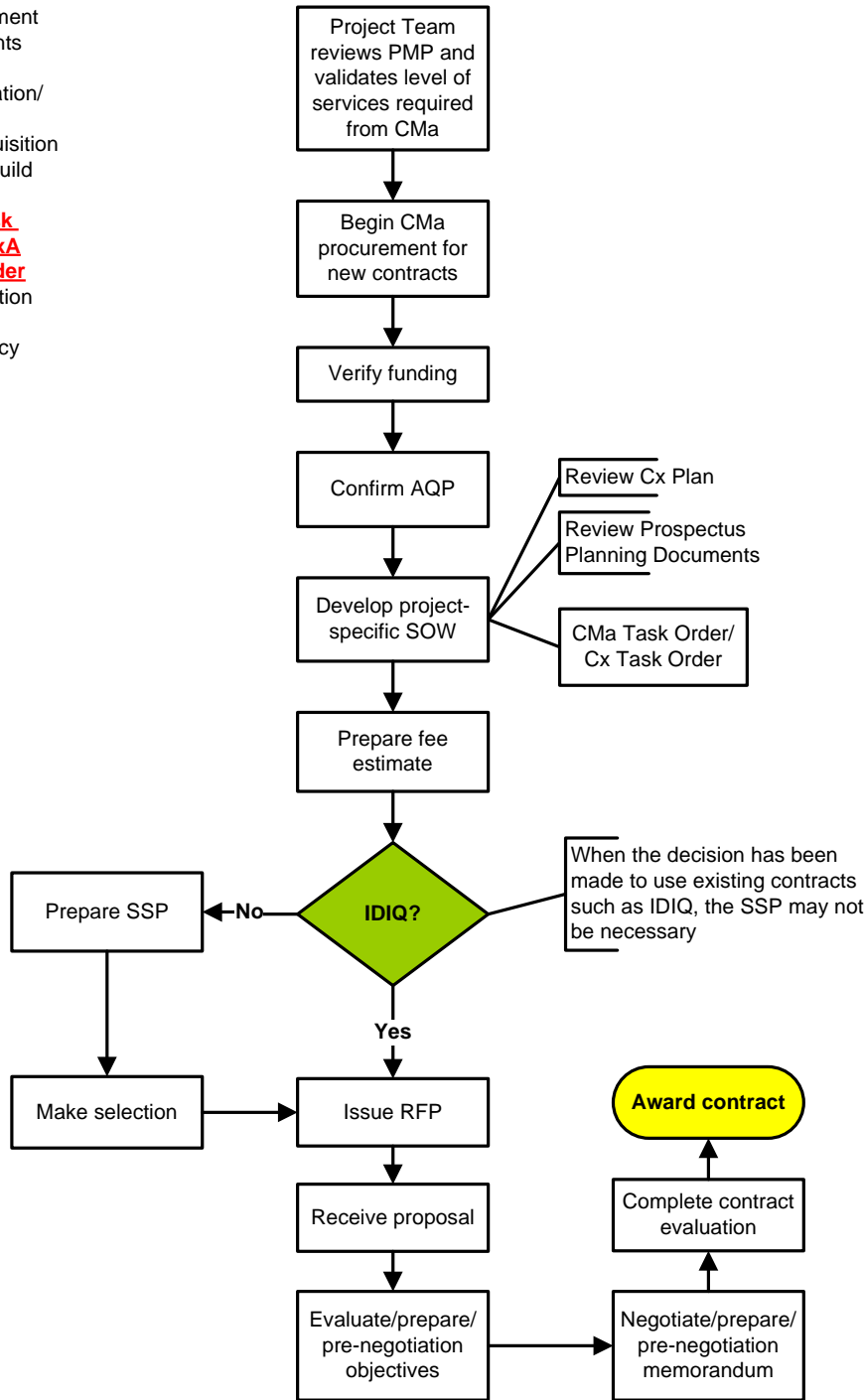
LINKS

Building Cx Guide	DEP&P	HVAC Excellence
LEED	PBS-P100	
Pricing Implementation for Project Management	SOW Examples	

This page applies to:

Traditional D/B D/B-Bridging CMc

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



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

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

LINKS

- FS
- PDS
- PMP Reference

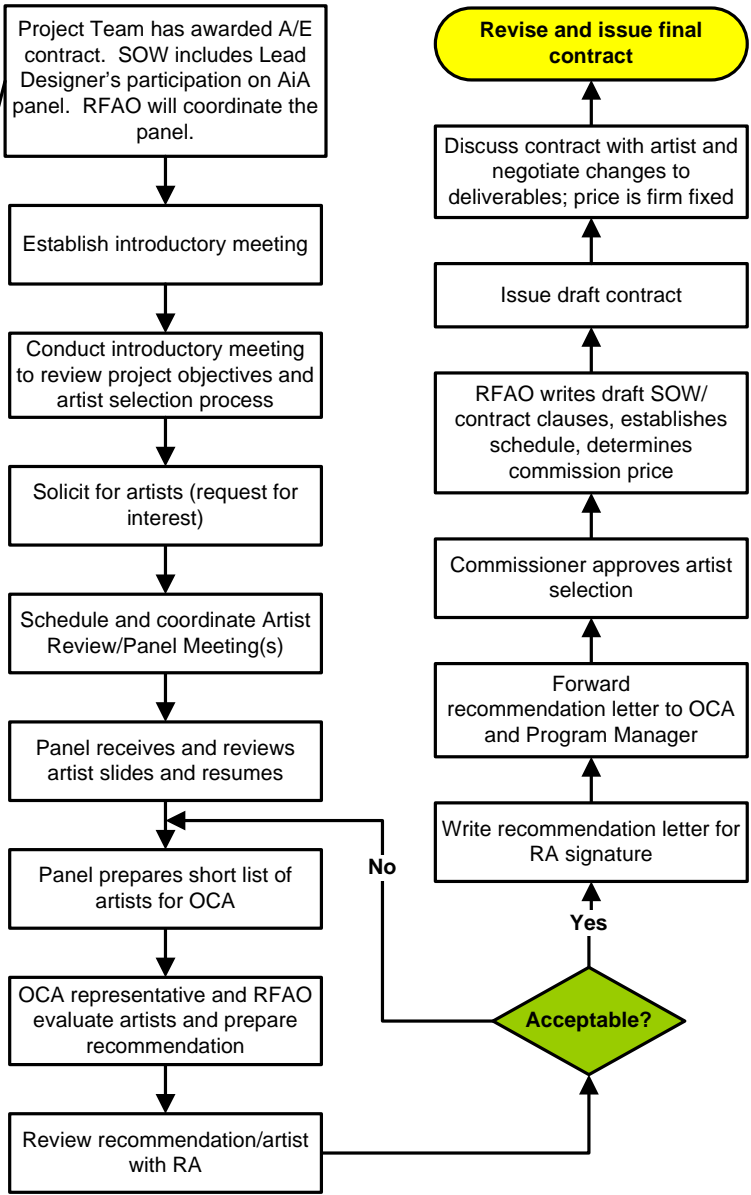
This page applies to:

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

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

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

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



LINKS

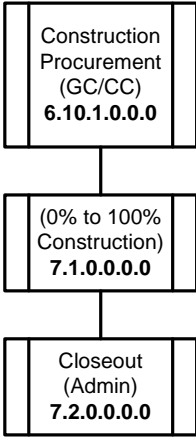
Fine Arts Desk Guide

This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0.0 Construction
Construction Manager as Constructor
7.0.0.0.0.0 Construction

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



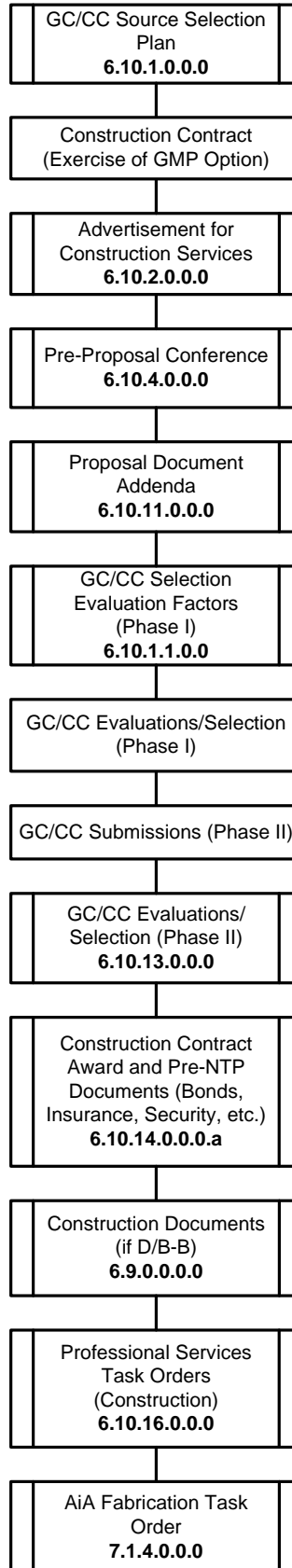
GC/CC – GC – refers to General Contractor under the Traditional Delivery Methods and CC – refers to Construction Contractor under all other delivery methods.

This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0.0 Construction Construction Manager as Constructor 6.10.0.0.0.0 Construction Procurement

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



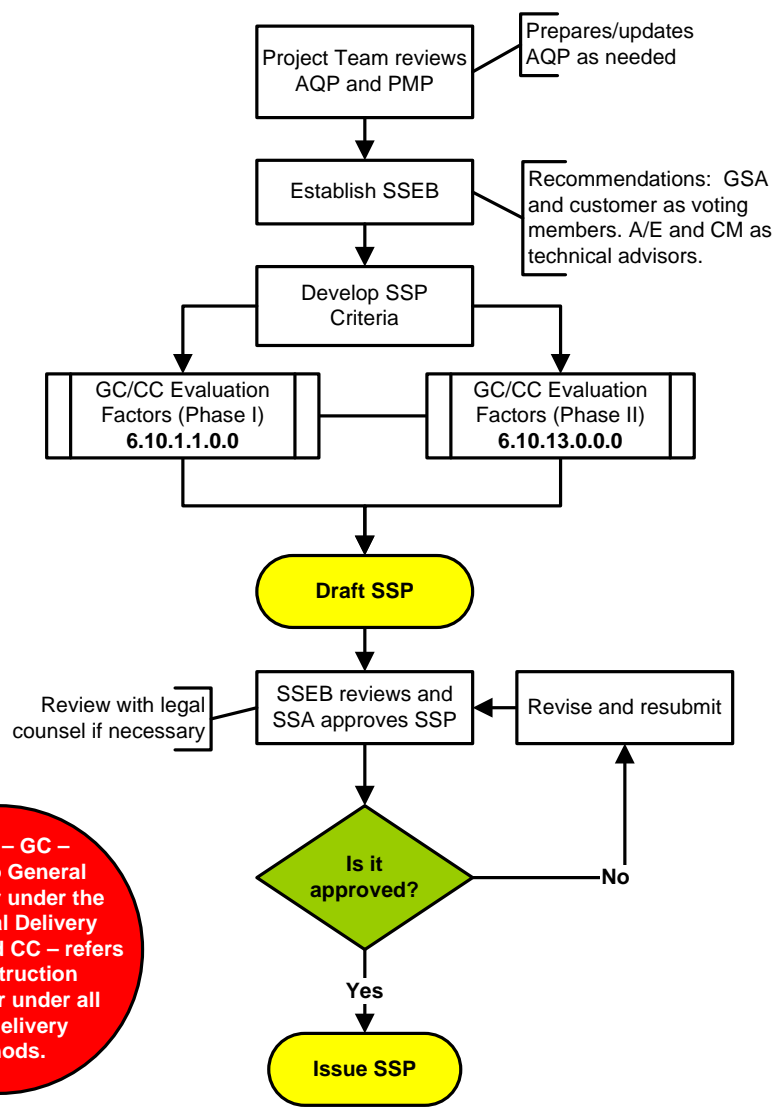
GC/CC – GC – refers to General Contractor under the Traditional Delivery Method and CC – refers to Construction Contractor under all delivery methods.

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.1.0.0.0 GC/CC Source Selection Plan**
- 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.

LINKS

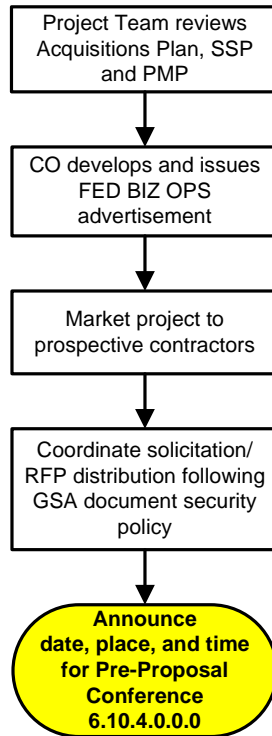
FAR	GSAM	Sample SSP
Source Selection Guide	Pre-Proposal Conference 6.10.4.0.0.0	

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

7.0.0.0.0.0 Construction
Construction Manager as Constructor
6.10.2.0.0.0 Advertisement for Construction Services

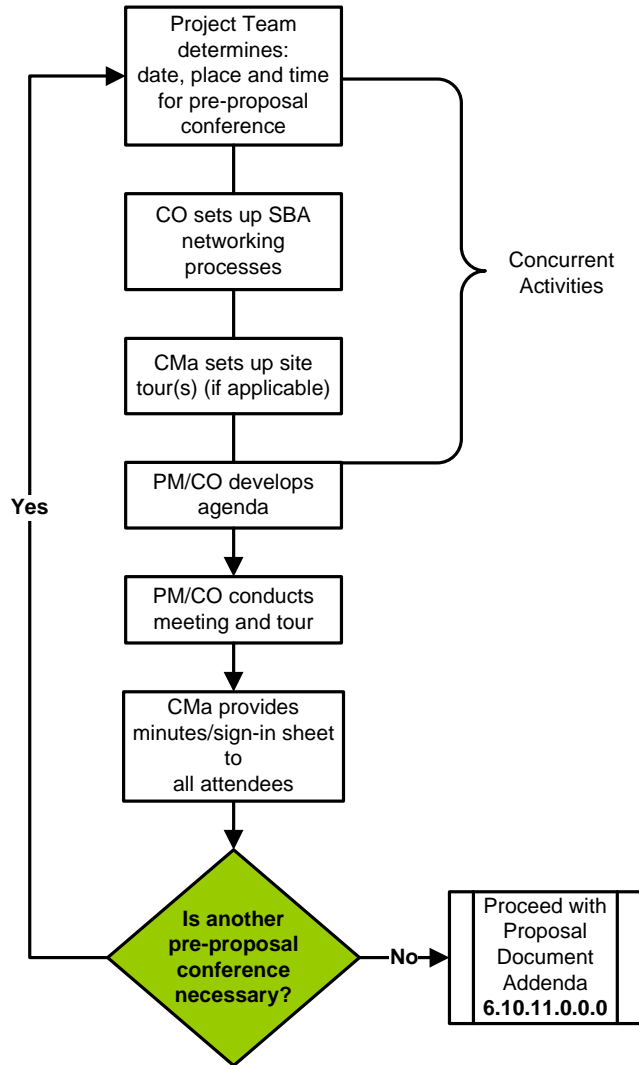
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.2.0.0.0 Advertisement for Construction Services**
- 8.0.0.0.0.0 Tenant Occupancy



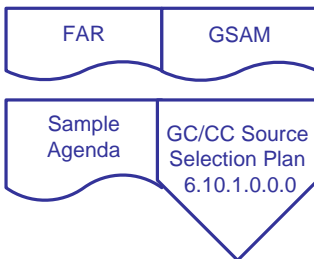
This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

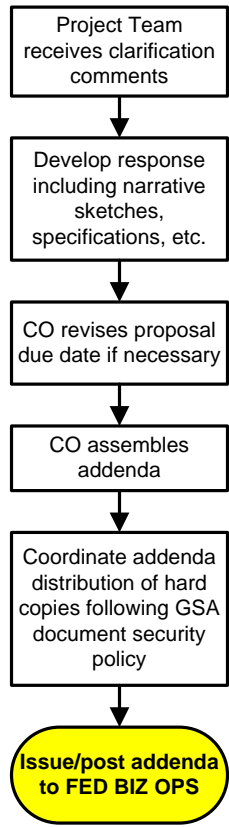


This page applies to:

Traditional D/B D/B-Bridging CMc

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
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.11.0.0.0 Proposal Document Addenda**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

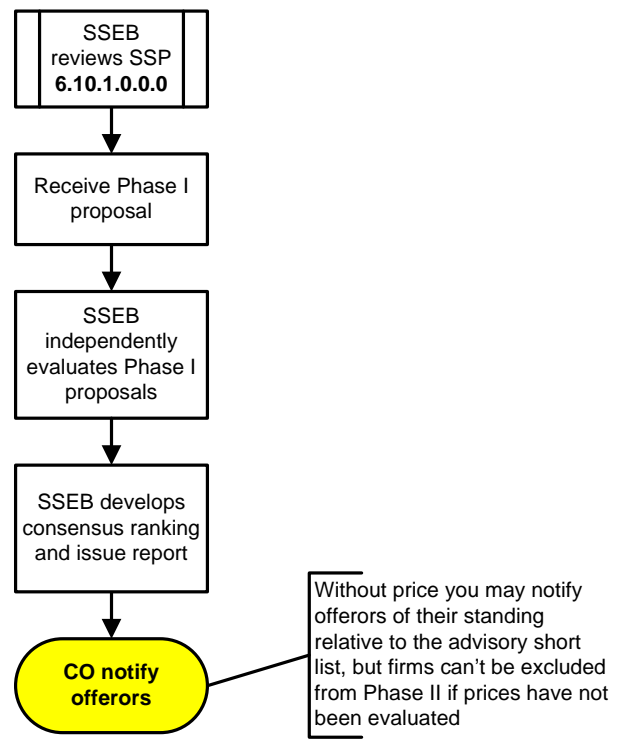
FAR	GSAM
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This page applies to:

- Traditional D/B D/B-Bridging CMc

7.0.0.0.0.0 Construction
Construction Manager as Constructor
6.10.1.1.0.0 GC/CC Selection Evaluation Factors (Phase I)
6.10.8.0.0.0 GC/CC Evaluations/Selection (Phase I)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.1.1.0.0 GC/CC Selection Evaluation Factors (Phase I)**
- 6.10.8.0.0.0 GC/CC Evaluations/Selection (Phase I)**
- 8.0.0.0.0.0 Tenant Occupancy

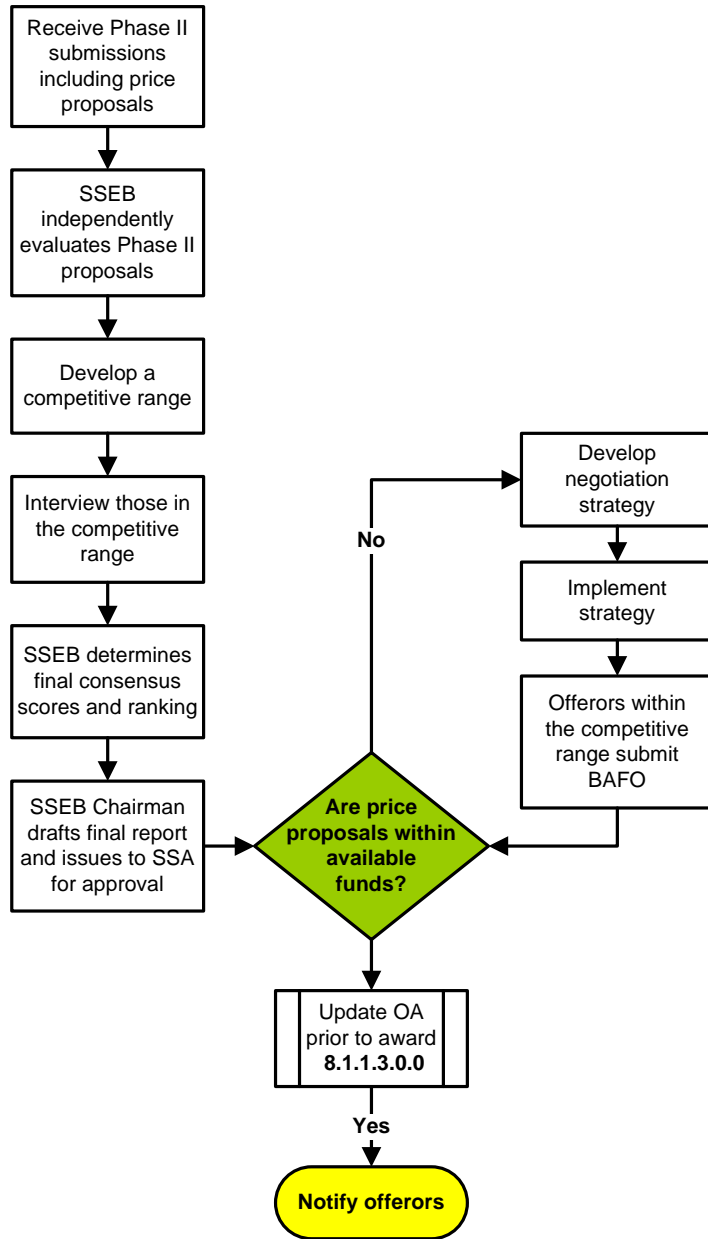


This page applies to:

Traditional D/B D/B-Bridging CMc

6.10.13.0.0.0 GC/CC Evaluations/Selection (Phase II)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 6.10.13.0.0.0 GC/CC Selection Evaluation Selection (Phase II)
- 8.0.0.0.0.0 Tenant Occupancy



This page applies to:

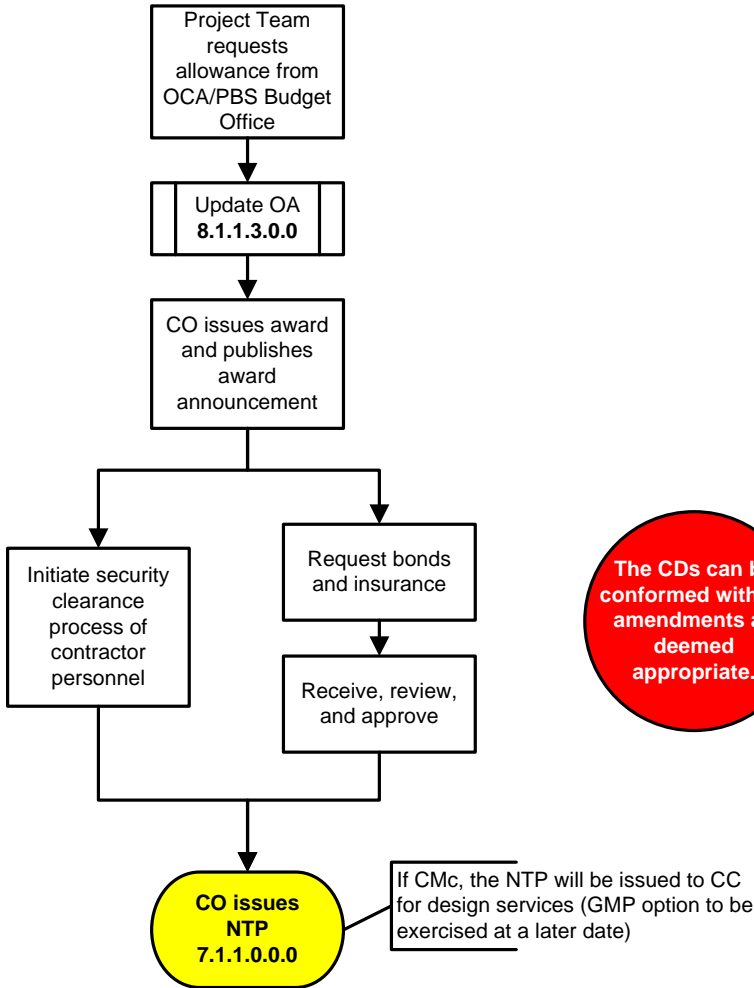
Traditional
 D/B
 D/B-Bridging
 CMc

Construction Manager as Constructor

6.10.14.0.0.a Construction Contract Award and 6.10.15.0.0.a Pre-NTP Documents (Bonds, Insurance, Security, etc.)

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

- 1.0.0.0.0.0 Project Management Documents
2.0.0.0.0.0 Planning
3.0.0.0.0.0 Authorization/ Funding
4.0.0.0.0.0 Site Acquisition
5.0.0.0.0.0 Design/Build
6.0.0.0.0.0 Design
7.0.0.0.0.0 Construction
6.10.14.0.0.a Construction Contract Award and 6.10.15.0.0.a Pre-NTP Documents (Bonds, Insurance, Security, Etc.)
8.0.0.0.0.0 Tenant Occupancy



The CDs can be conformed with all amendments as deemed appropriate.

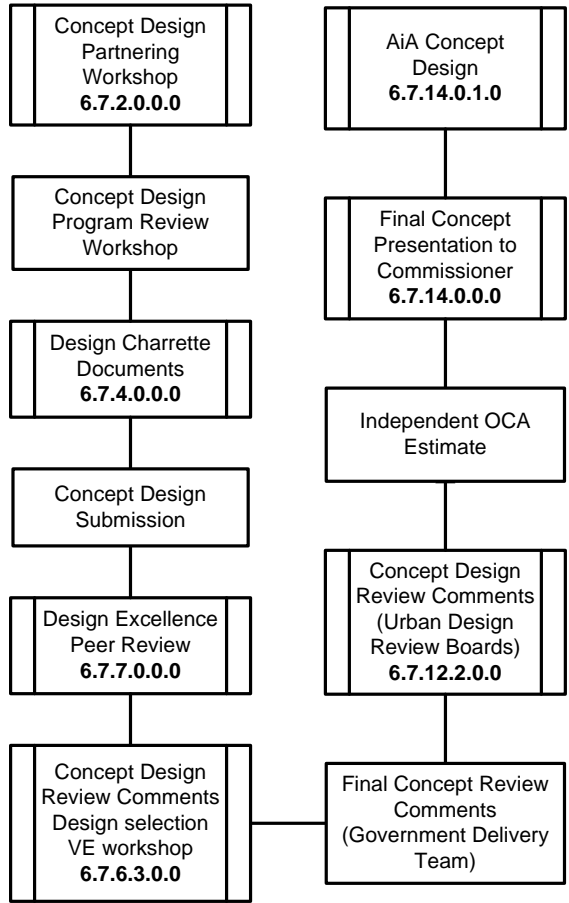
If Traditional or CMc, with GC/CC providing Design and Constructability Reviews, the NTP will be issued to GC/CC for Design and Constructability Reviews. The GMP option for construction (NTP) will be exercised at a later date, as determined by Project Team and detailed in PMP and AQP.

This page applies to: [] Traditional [] D/B [] D/B-Bridging [x] CMc

Professional Services Task Orders (Construction) 6.10.16.0.0.0

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

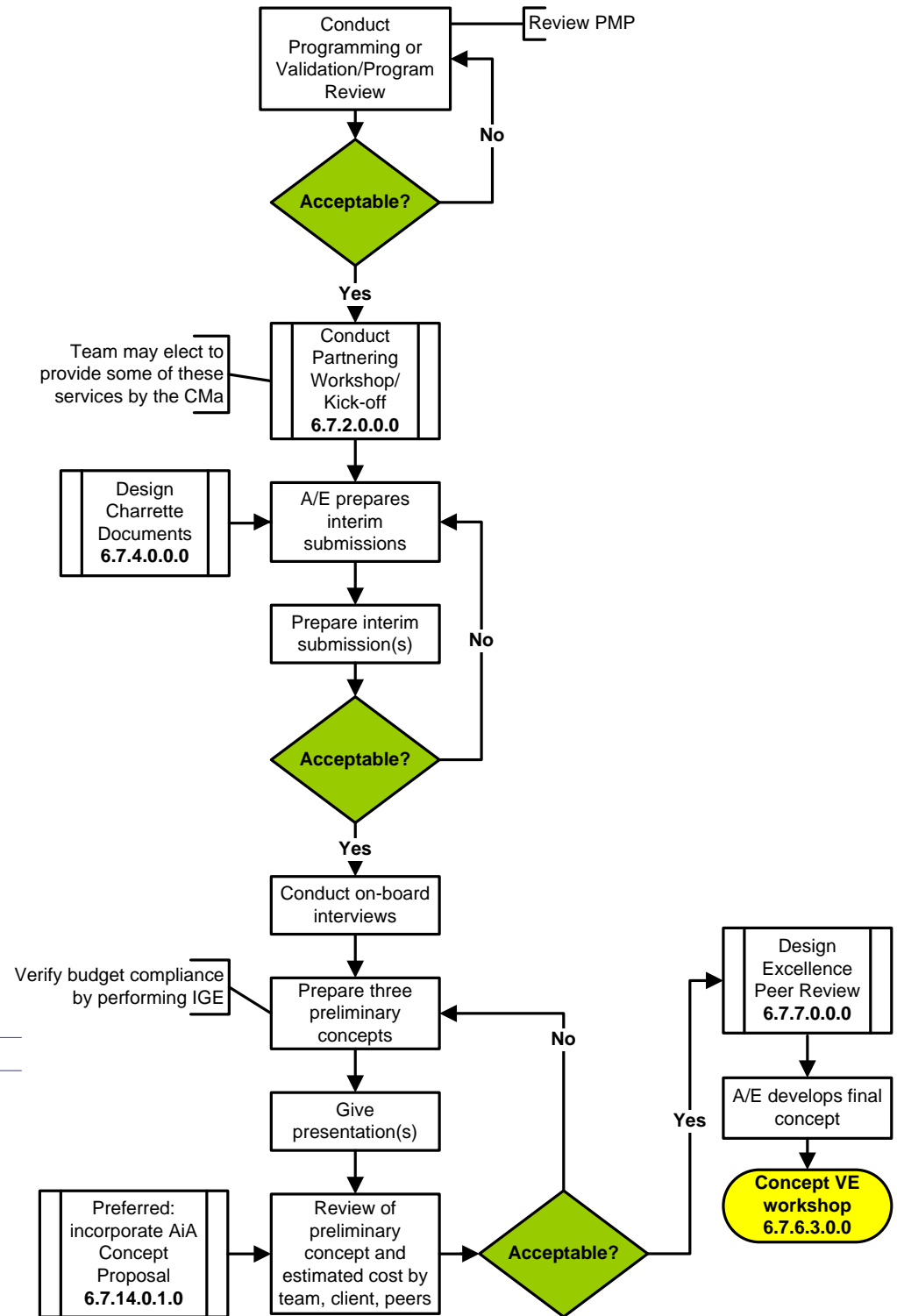
Some processes may be concurrent



This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

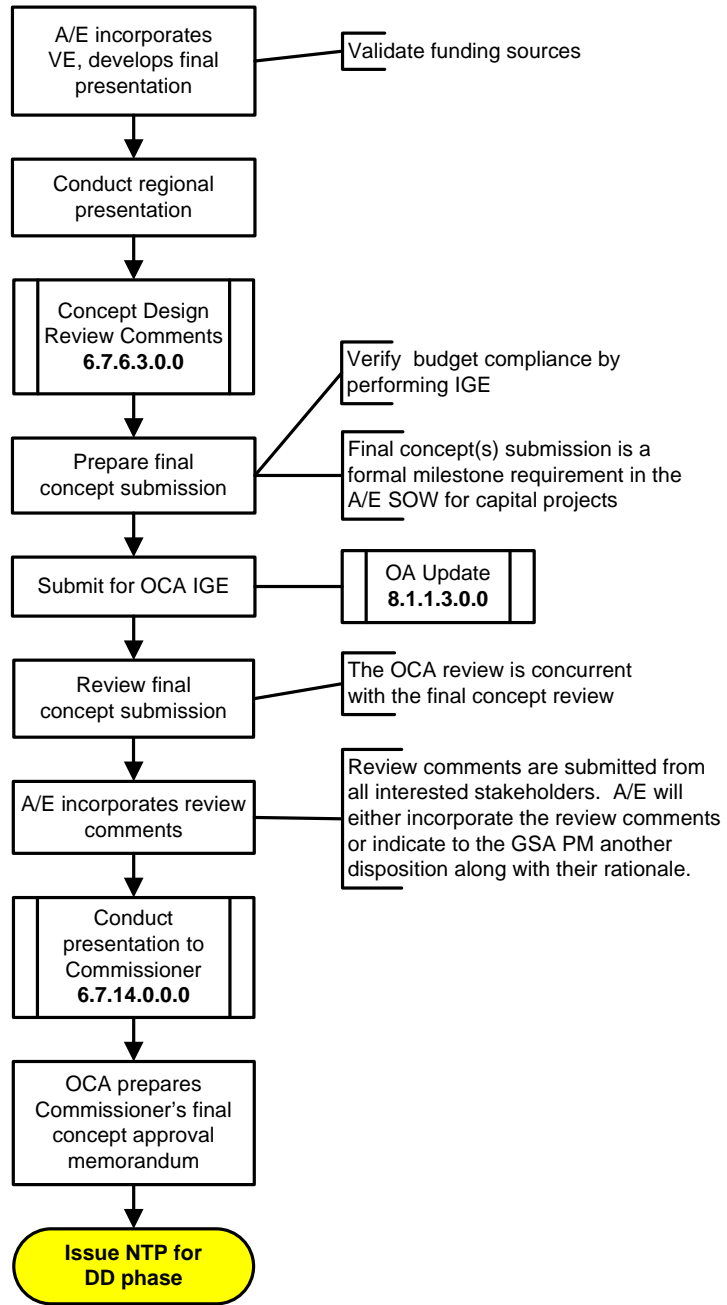
A/E SOW	Acquisition Plan
AiA	DEP&P
Design Review Checklist	PDRl
PMP Reference	VE Guide

This page applies to:

Traditional D/B D/B-Bridging CMc

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

Use Agency Design Guides



LINKS

Design Review Checklist	DrCHECKS	LEED 20 EB Requirements
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PBS-P100	PBS Pricing Desk Guide	PDRI
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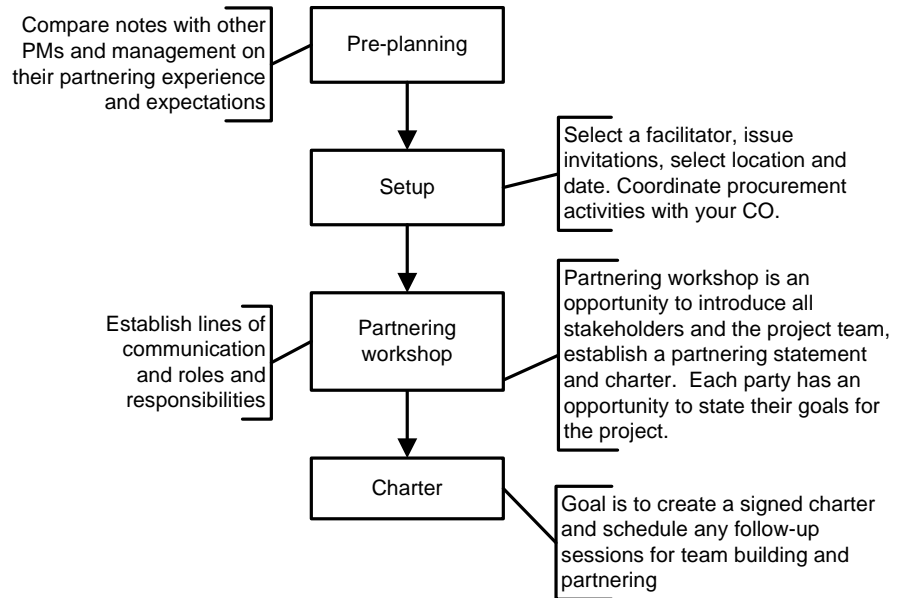
A/E Services SOW (Overview)
6.2.1.0.0.0.a

This page applies to:

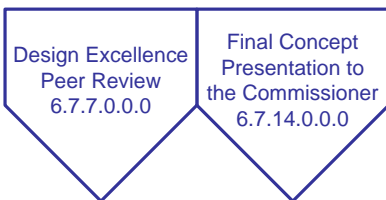
- Traditional D/B D/B-Bridging CMc

6.0.0.0.0 Design Construction Manager as Constructor 6.7.2.0.0.0 Concept Design Partnering Workshop

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



LINKS

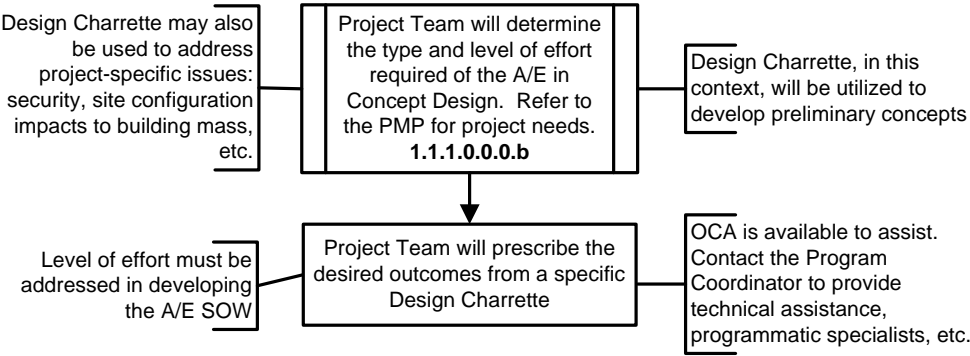


This page applies to:

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

6.0.0.0.0 Design Construction Manager as Constructor
6.7.4.0.0.0 Design Charrette Documents

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



LINKS

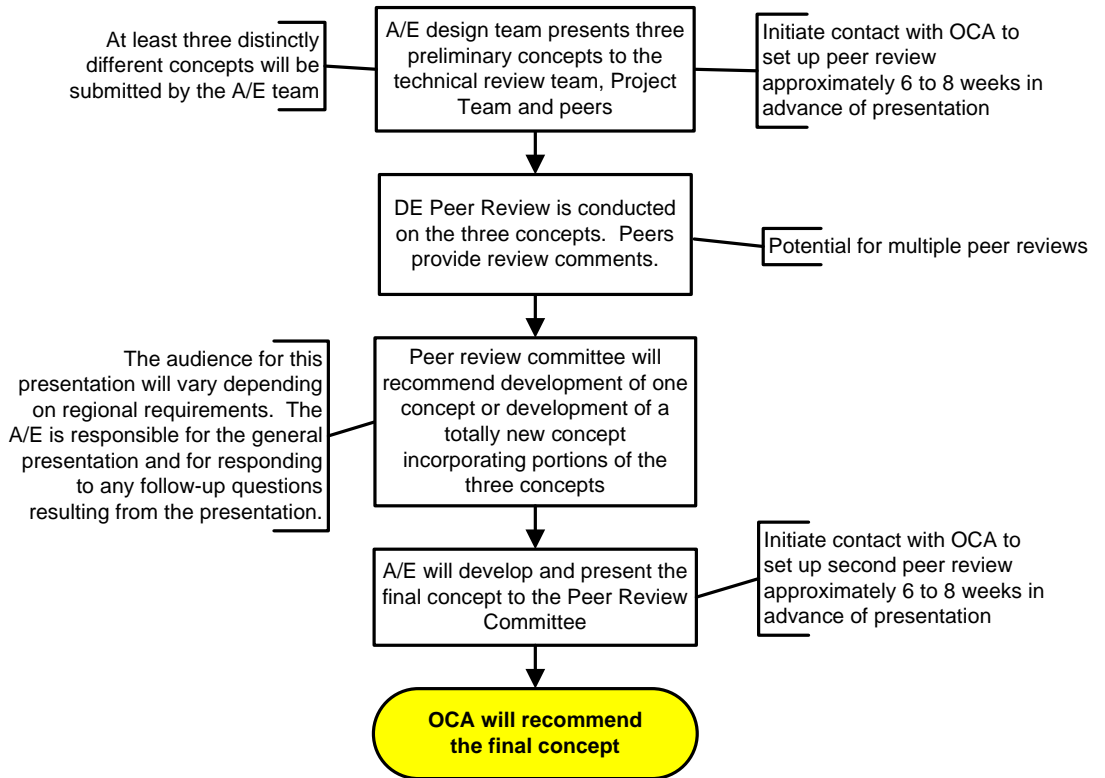
DEP&P

This page applies to:

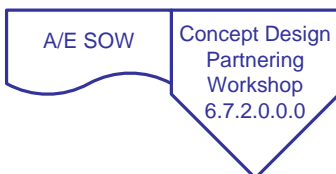
Traditional D/B D/B-Bridging CMc

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



LINKS



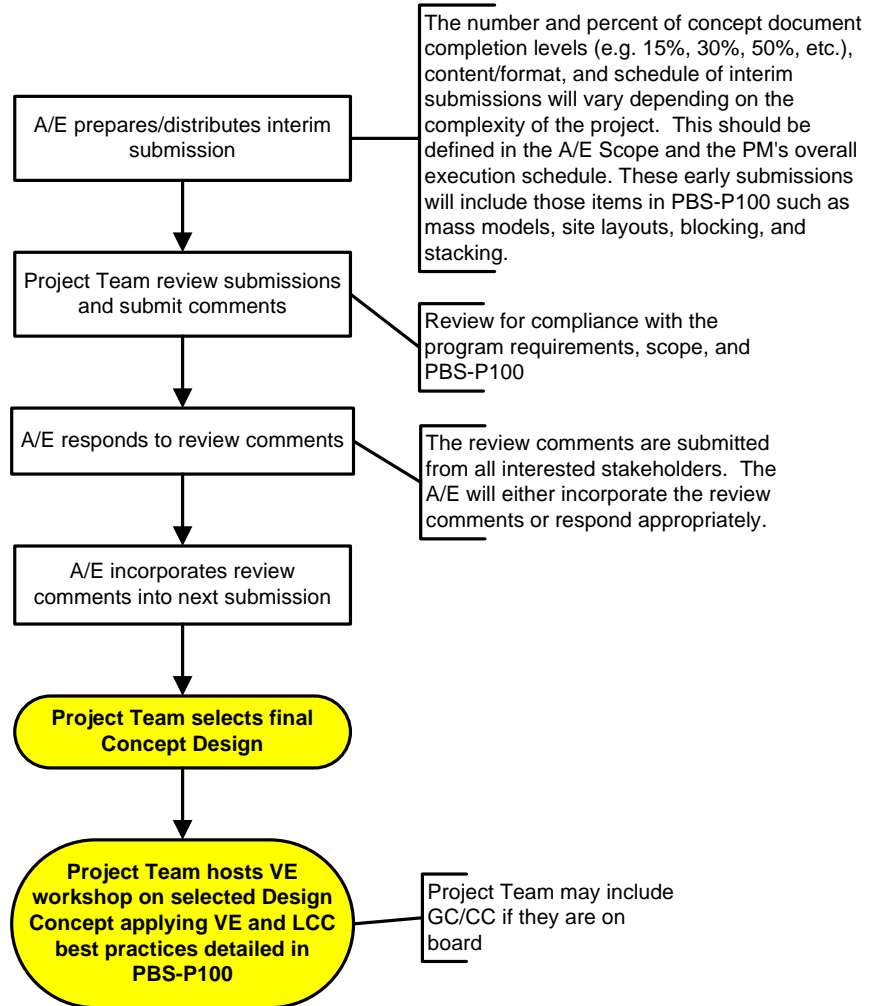
This page applies to:

Traditional D/B D/B-Bridging CMc



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

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



LINKS

A/E SOW	DEP&P	Design Review Checklist
DrCHECKS	PBS-P100 - Appendix	Submission Checklist
Concept Design Partnering Workshop 6.7.2.0.0.0		

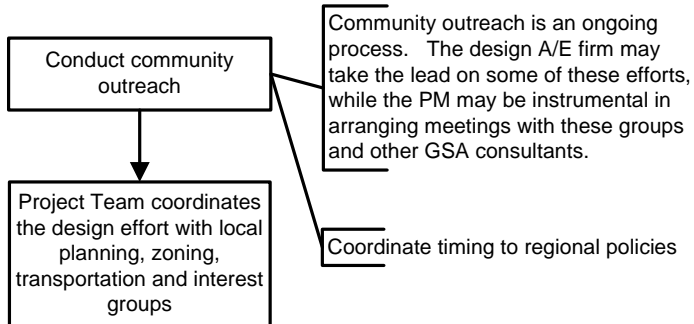
On-board reviews are usually informal and discretionary. They are conducted to check the progress status of various disciplines. Attendees will vary depending upon issues to be reviewed. Separate breakout sessions by discipline, e.g., fire protection, mechanical, electrical, architectural, may be effective.

This page applies to:

Traditional D/B D/B-Bridging CMc

6.0.0.0.0 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
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.12.2.0.0 Concept Design Review Comments (Urban Design Review Boards)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

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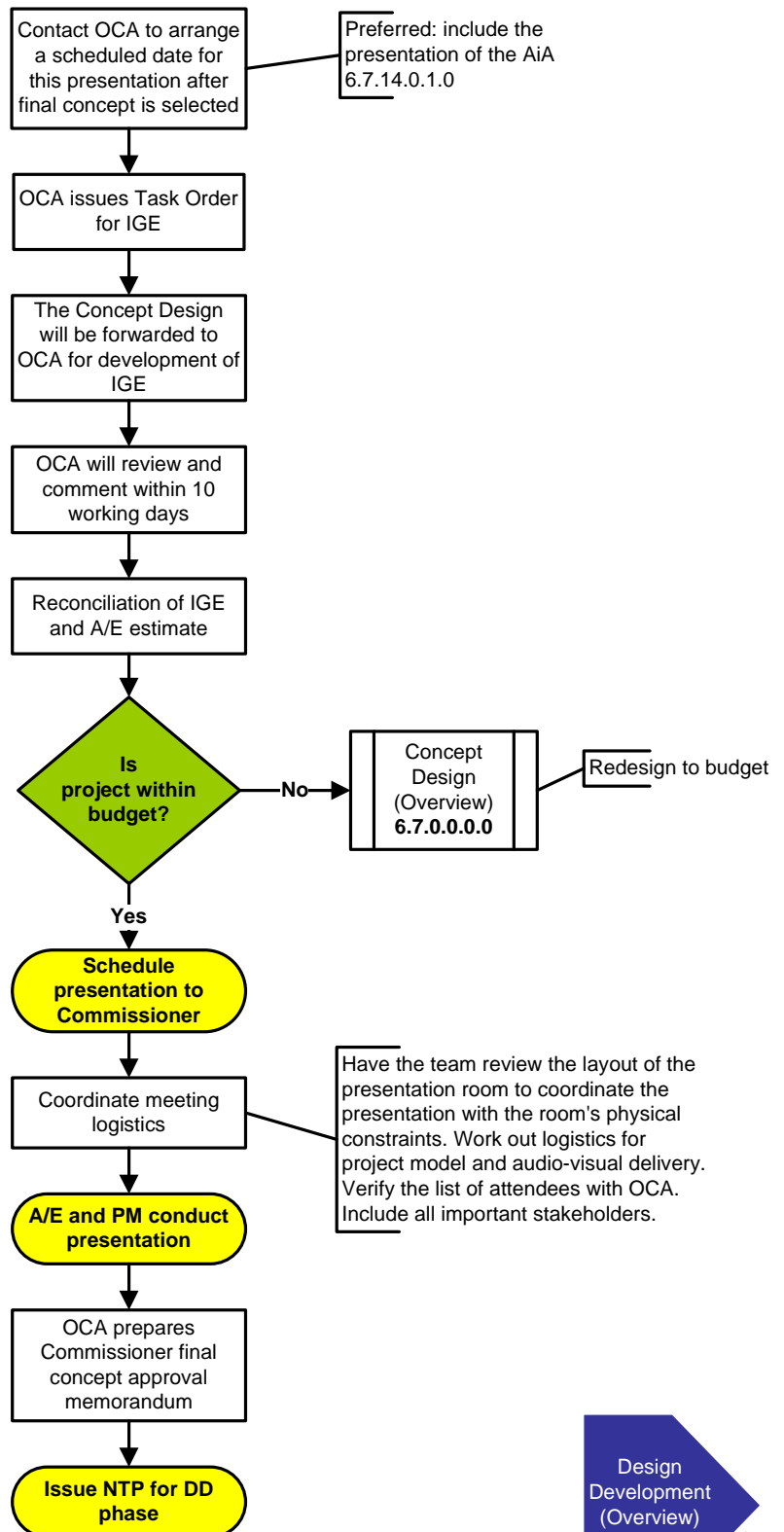
NEPA	NHPA	PBS-P100
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Project Planning Guide

This page applies to:

Traditional D/B D/B-Bridging CMc

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



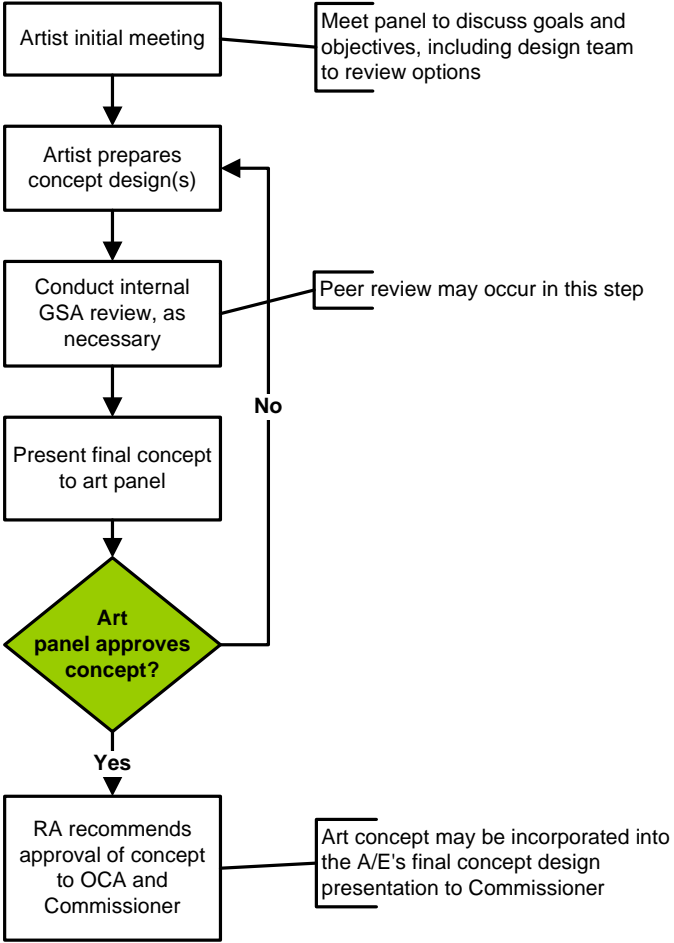
LINKS

PBS-P100 Concept Design Partnering Workshop 6.7.2.0.0.0

This page applies to:

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

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



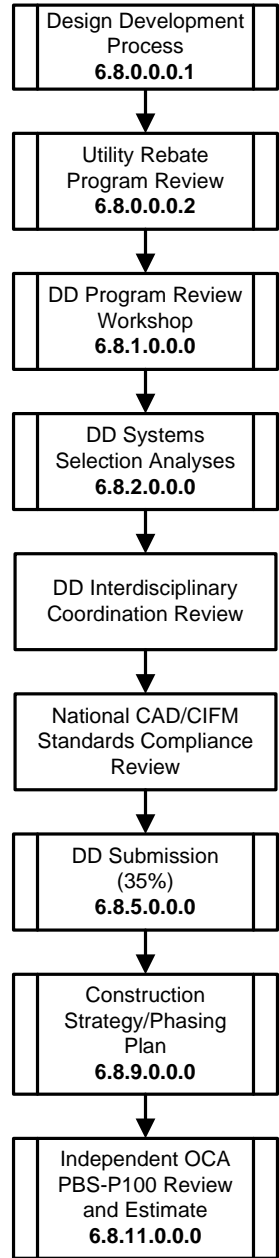
LINKS

Concept Design Partnering Workshop
6.7.2.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

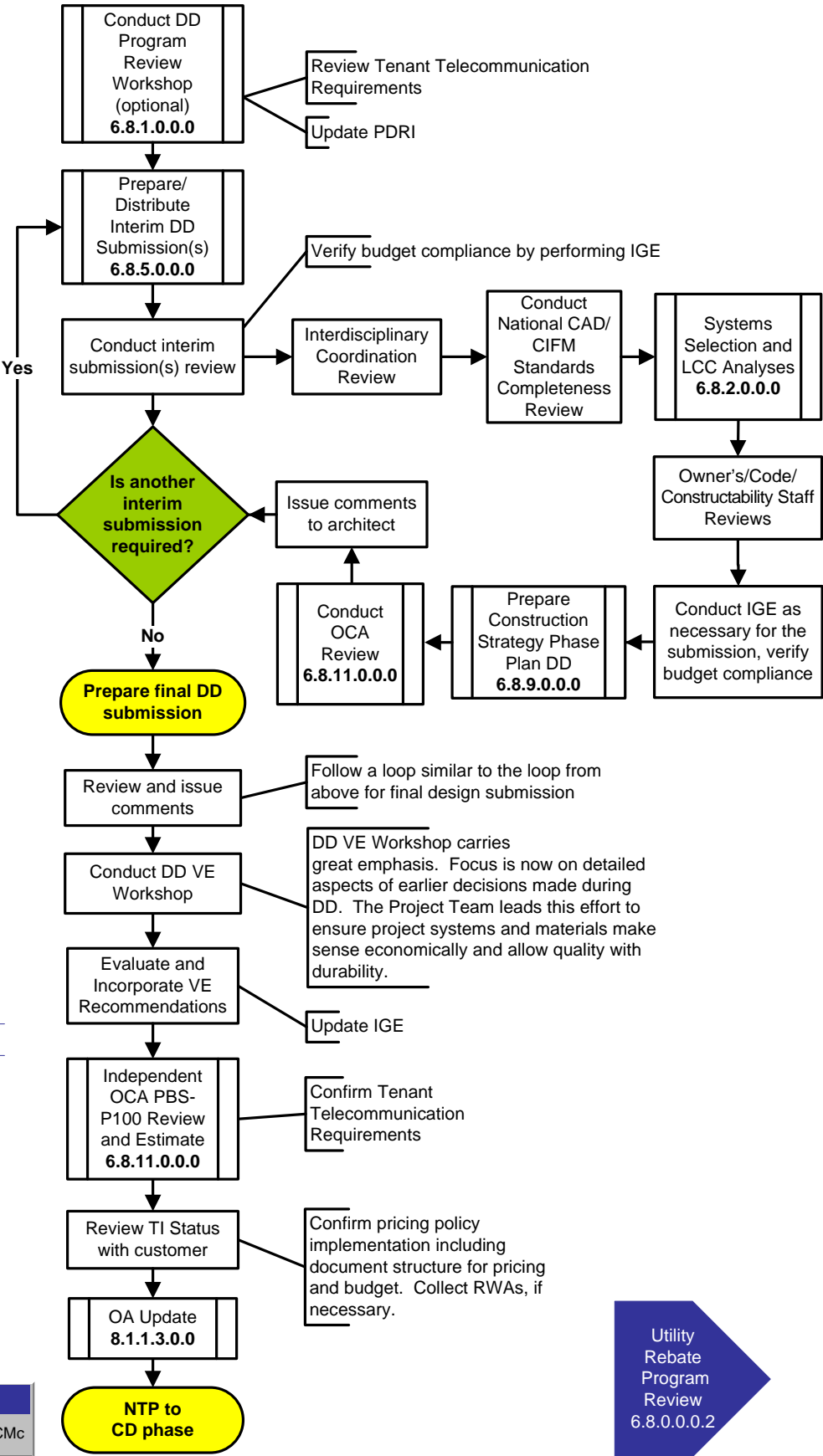
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- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.8.0.0.0.0 Design Development (Overview)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



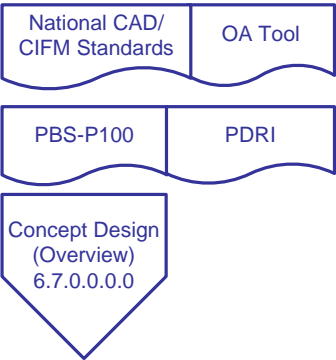
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Traditional
 D/B
 D/B-Bridging
 CMc

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



LINKS

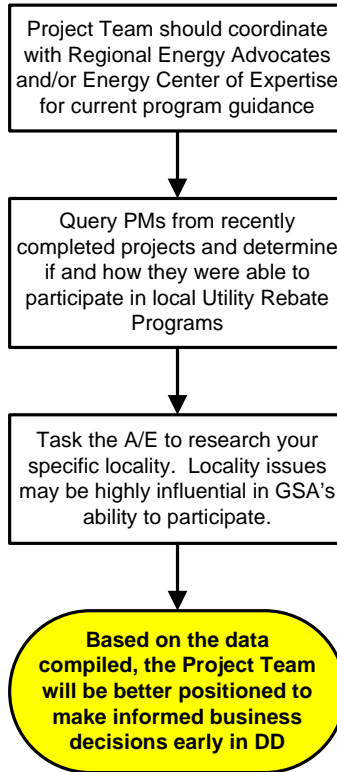


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Traditional D/B D/B-Bridging CMc



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



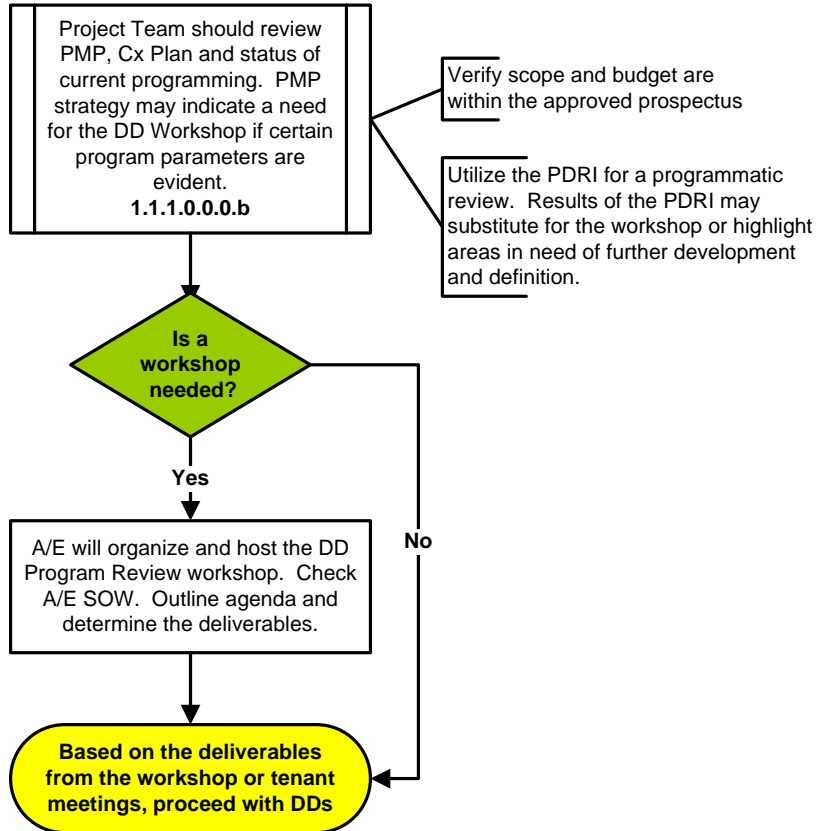
LINKS

HVAC Excellence	PBS-P100
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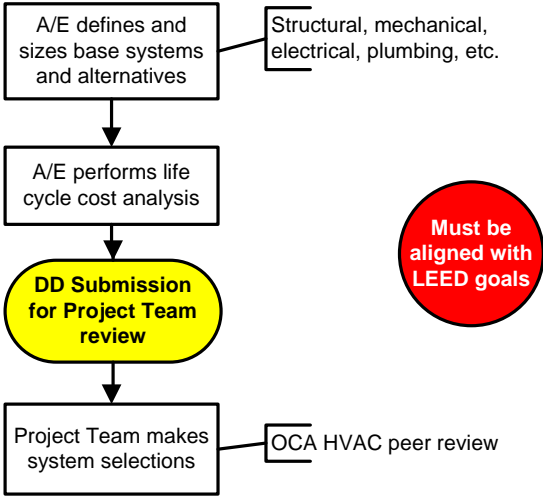
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- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 6.8.1.0.0.0 DD Program Review Workshop**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

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



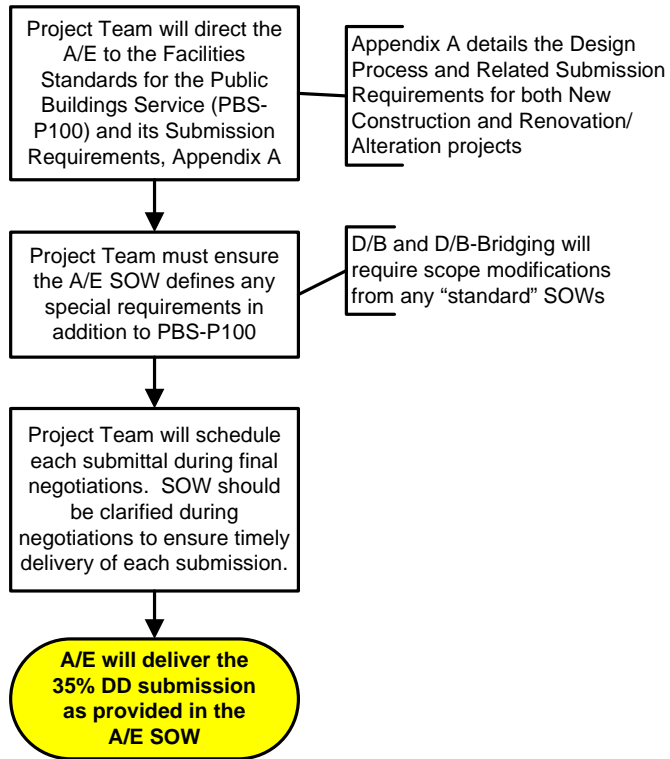
LINKS

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

Traditional
 D/B
 D/B-Bridging
 CMc

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



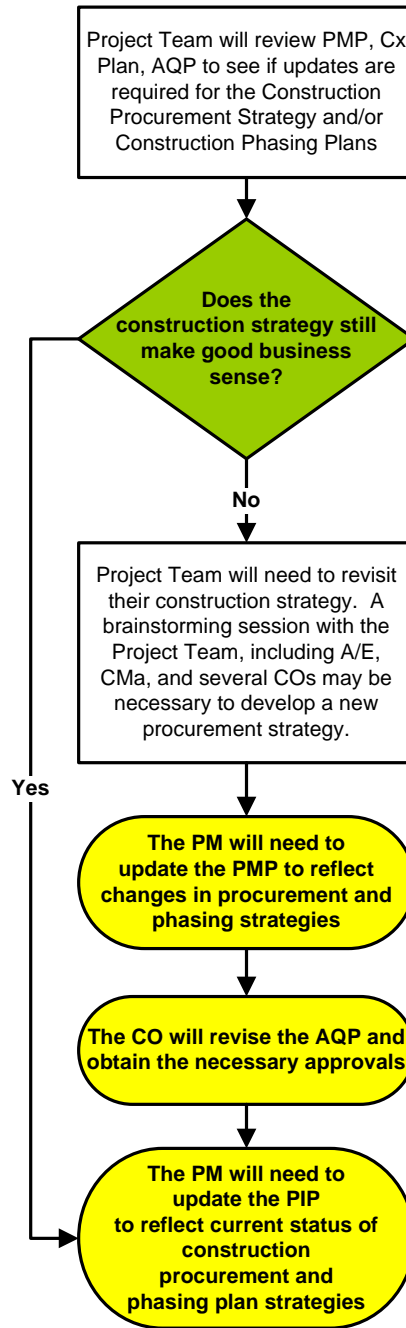
LINKS

PBS-P100

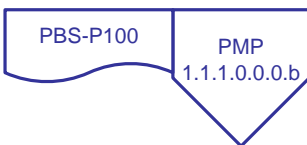
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Traditional D/B D/B-Bridging CMc

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



LINKS



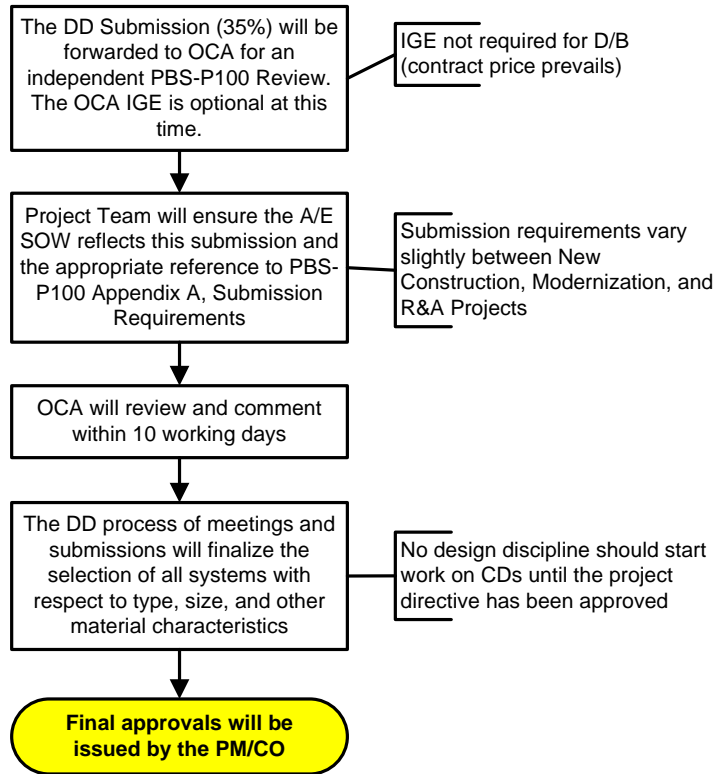
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Traditional D/B D/B-Bridging CMc

Independent
OCA
PBS-P100
Review
6.8.11.0.0.0

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

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



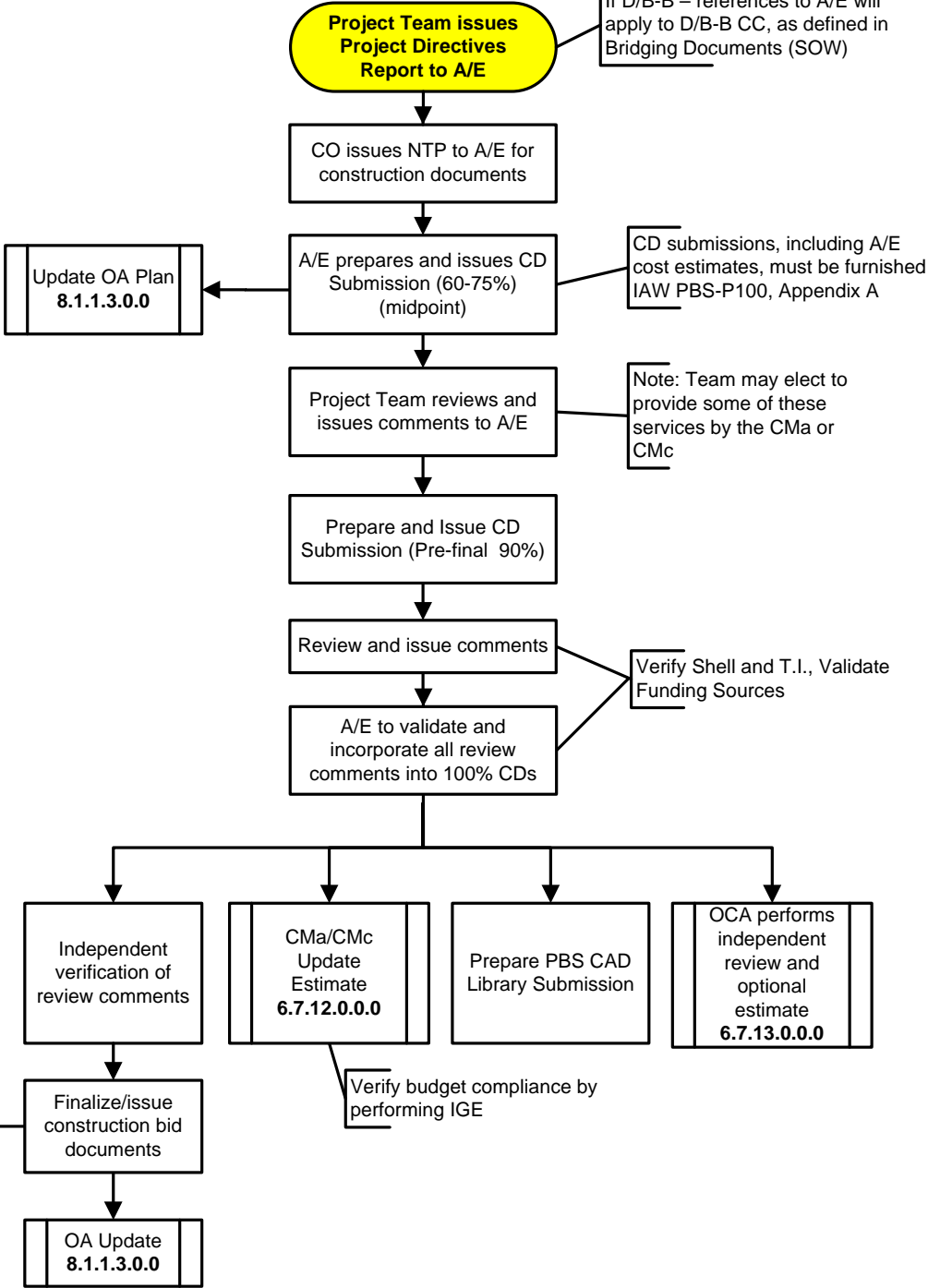
LINKS

PBS-P100

This page applies to:

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

- 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
- 6.9.0.0.0 Construction Documents**
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy

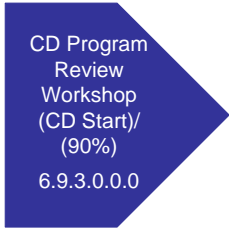


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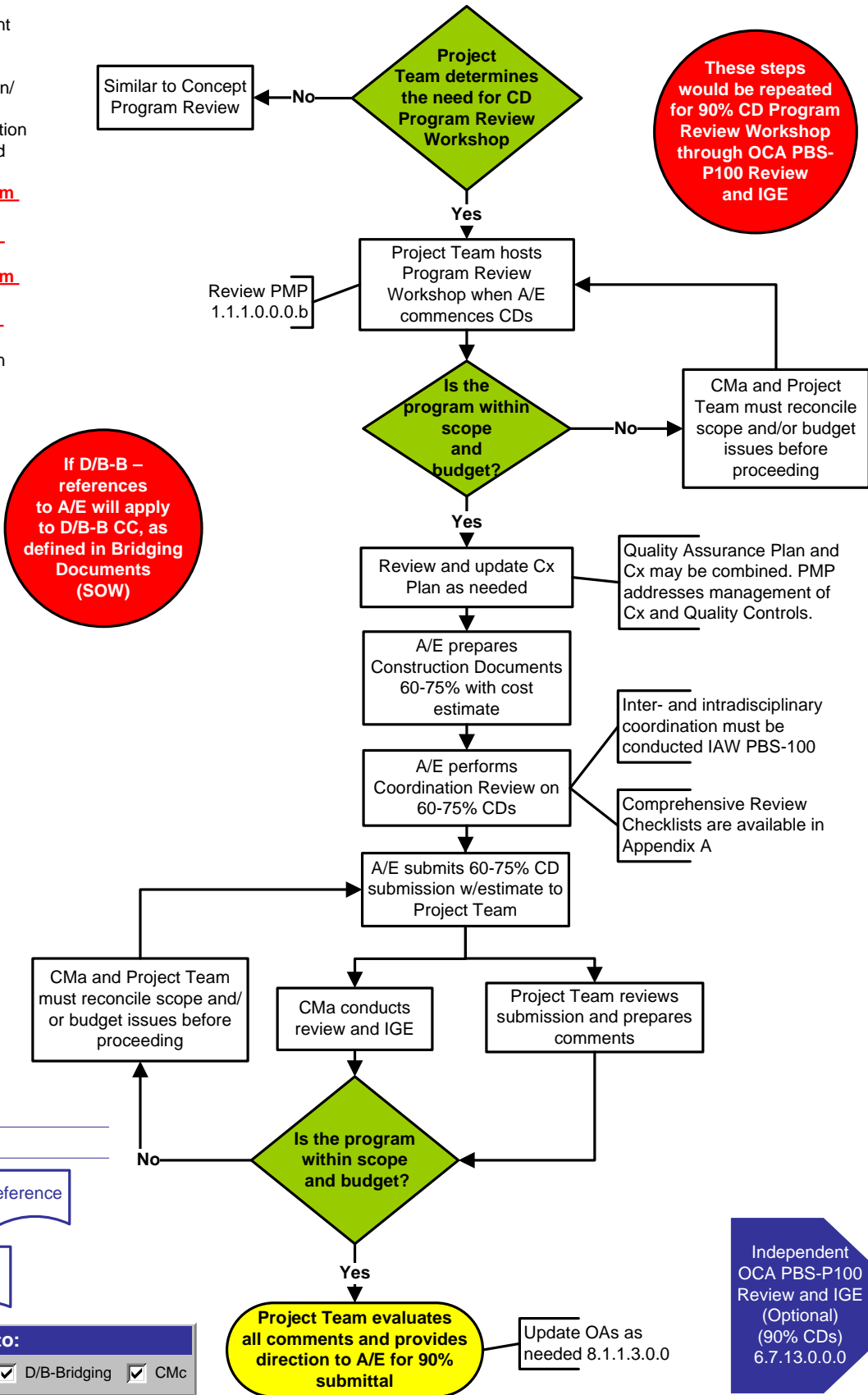
National CAD/ CIFM Standards	PBS-P100	PBS Pricing Desk Guide
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This page applies to:

Traditional D/B D/B-Bridging CMc



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



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

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

Quality Assurance Plan and Cx may be combined. PMP addresses management of Cx and Quality Controls.

Inter- and intradisciplinary coordination must be conducted IAW PBS-100

Comprehensive Review Checklists are available in Appendix A

Update OAs as needed 8.1.1.3.0.0

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

LINKS

PBS-P100 PMP Reference

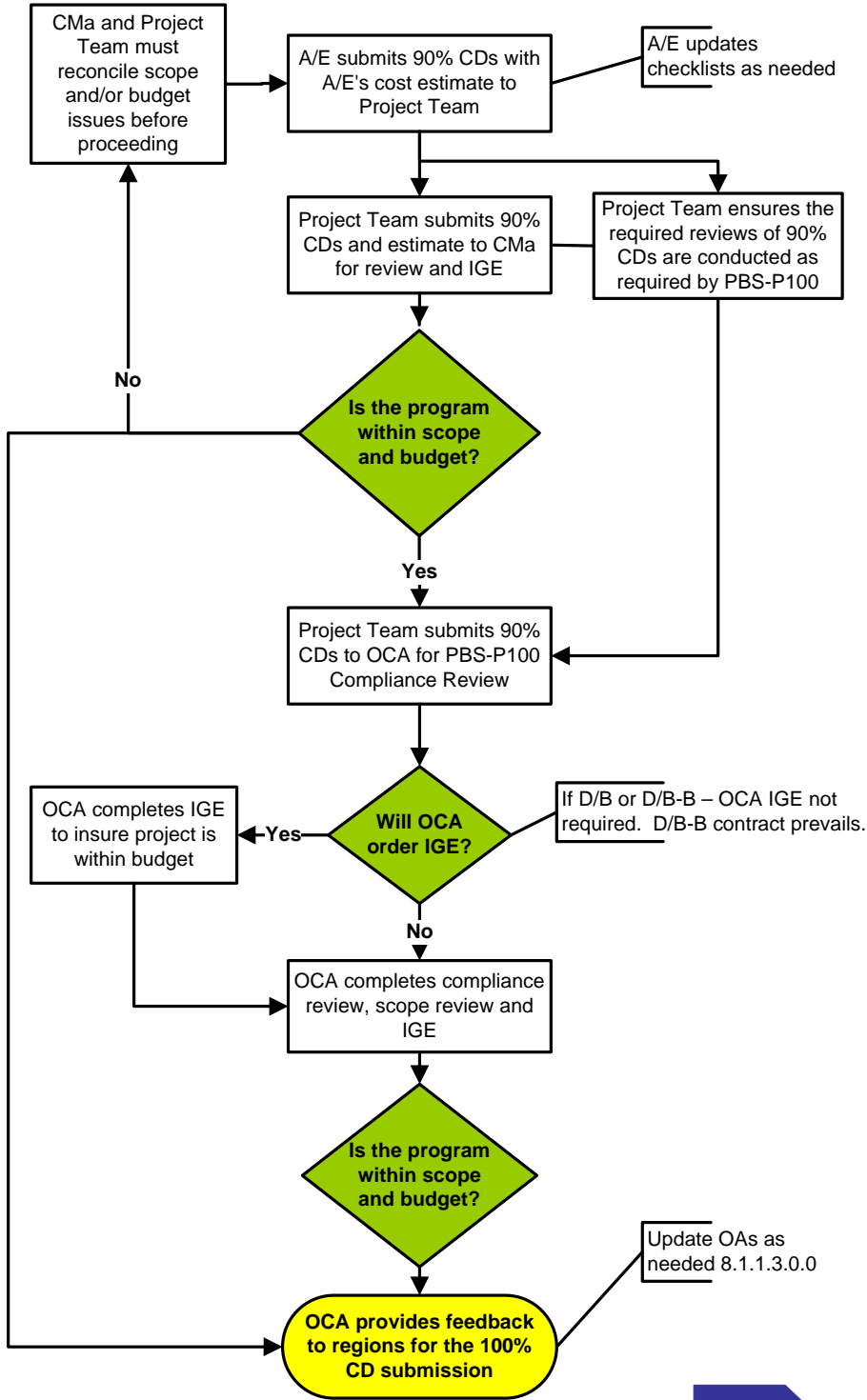
Professional Services Estimating Tool

This page applies to:

Traditional D/B D/B-Bridging CMc

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

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



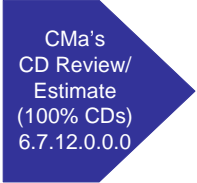
LINKS

PBS-P100 | PMP Reference

Professional Services Estimating Tool

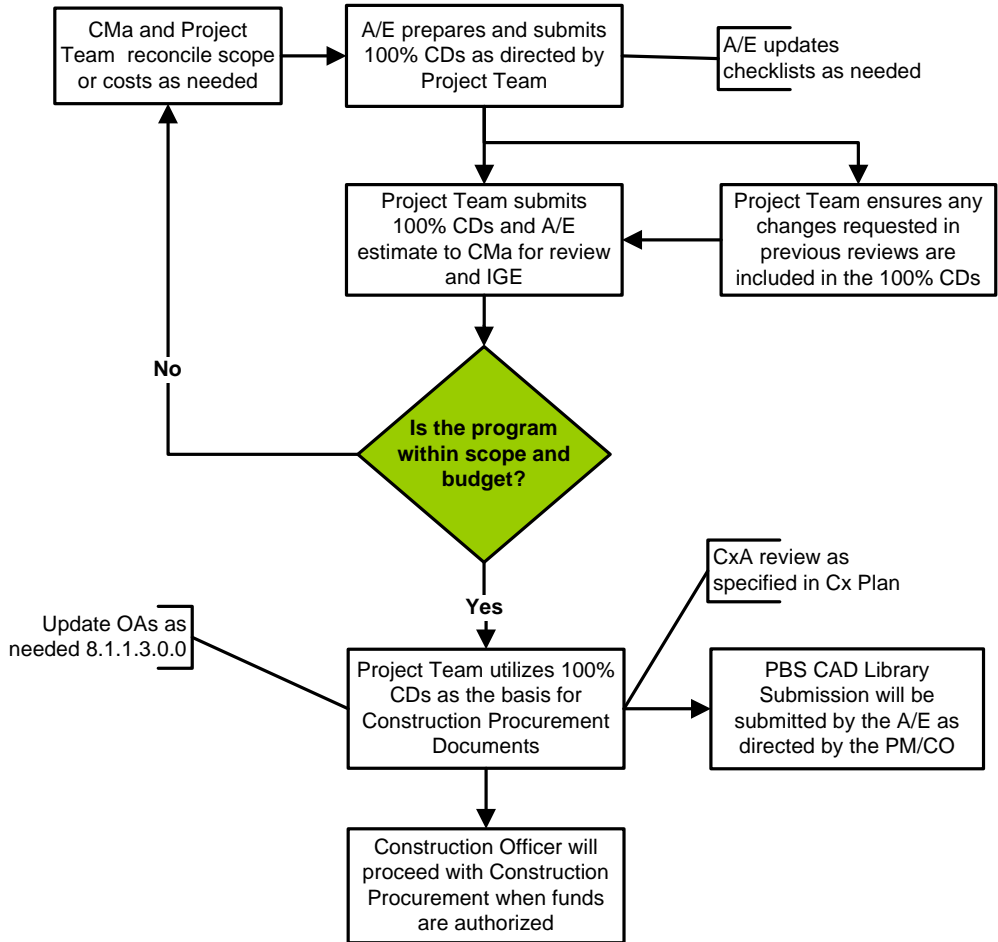
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Traditional D/B D/B-Bridging CMc



6.0.0.0.0 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
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.7.12.0.0.0 CMA's CD Review/Estimate (100% CDs)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

PBS-P100	PMP Reference	Professional Services Estimating Tool
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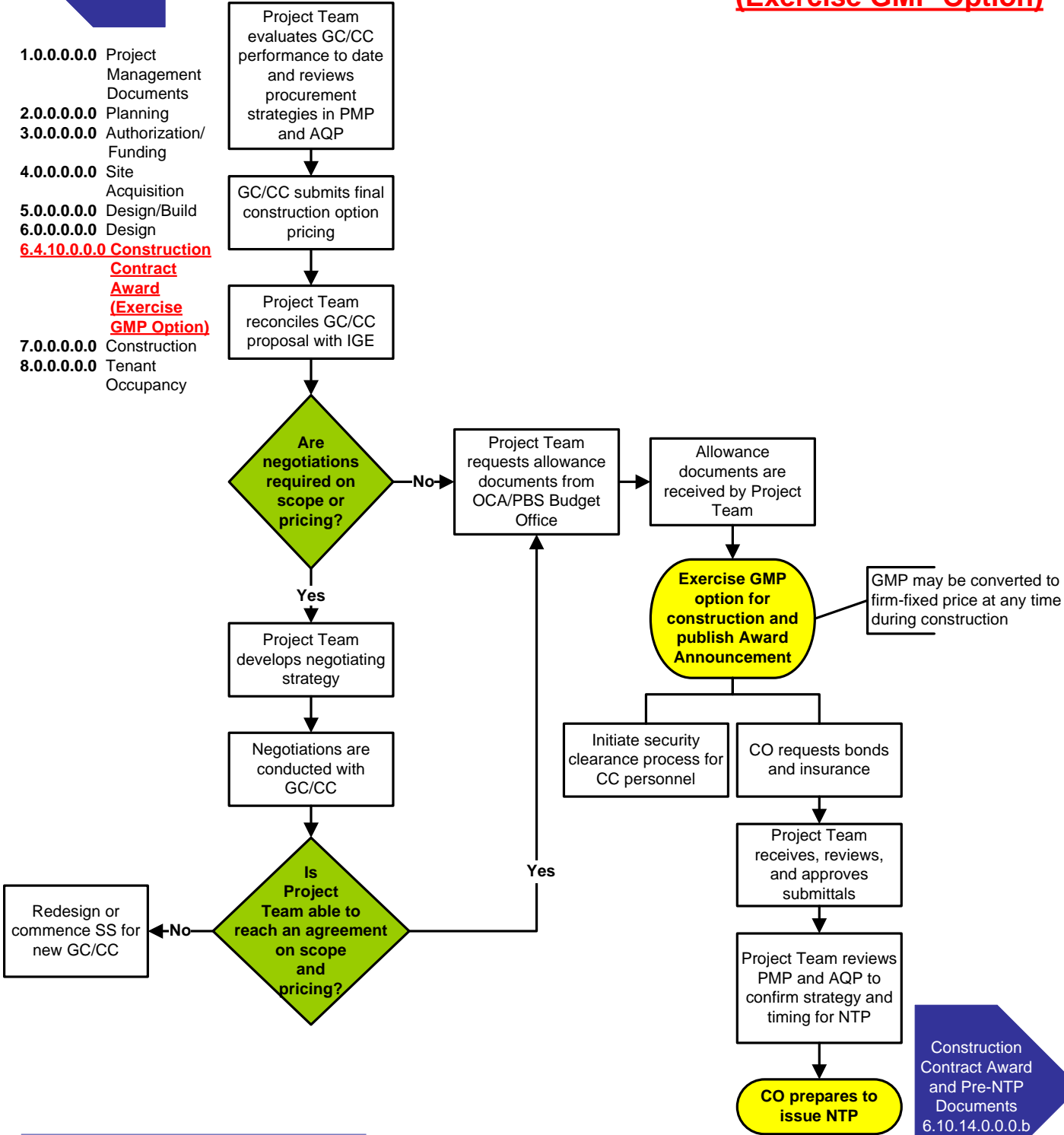
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7.0.0.0.0.0 Construction
Construction Manager as Constructor
6.4.10.0.0.0. Construction Contract Award
(Exercise GMP Option)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 6.4.10.0.0.0 Construction Contract Award (Exercise GMP Option)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



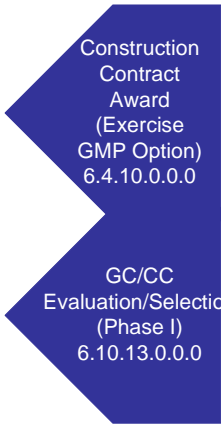
LINKS

Acquisition Plan | PMP Reference

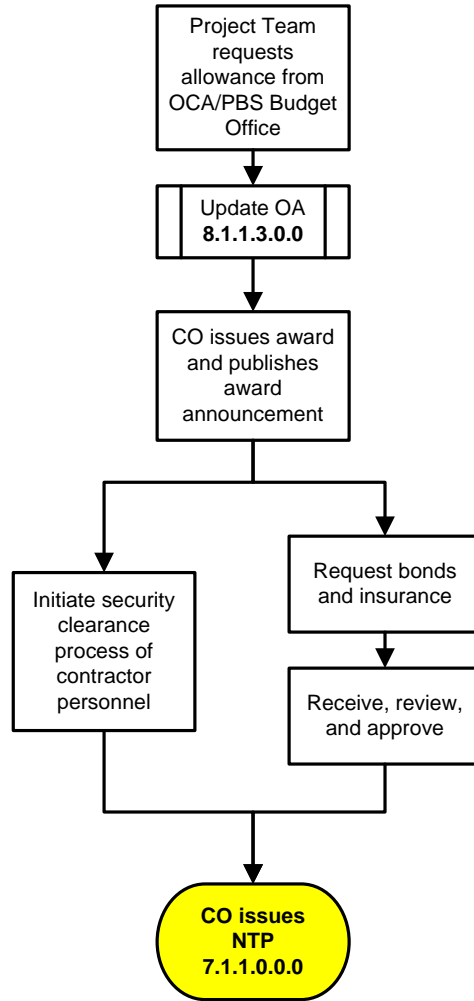
This page applies to:

Traditional D/B D/B-Bridging CMc

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



- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 6.10.14.0.0.b Construction Contract Award**
- 6.10.15.0.0.0.b Pre-NTP Documents (Bonds, Insurance, Security, Etc.)**
- 8.0.0.0.0 Tenant Occupancy



The CDs can be conformed with all amendments as deemed appropriate

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.

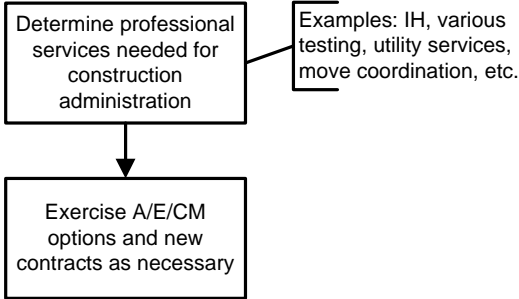
This page applies to:

Traditional D/B D/B-Bridging CMc



6.10.16.0.0.0 Professional Services Task Orders (Construction)

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

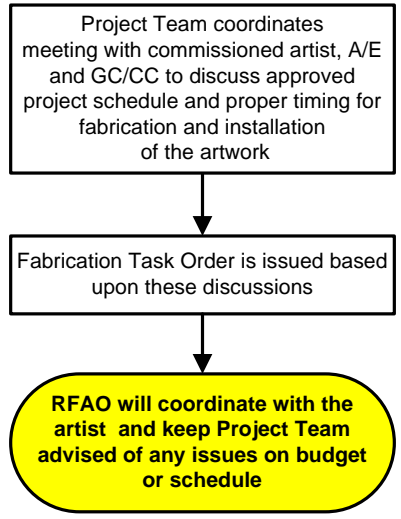


This page applies to:

Traditional D/B D/B-Bridging CMc

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

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.4.0.0.0 Art-in-Architecture Fabrication Task Order
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

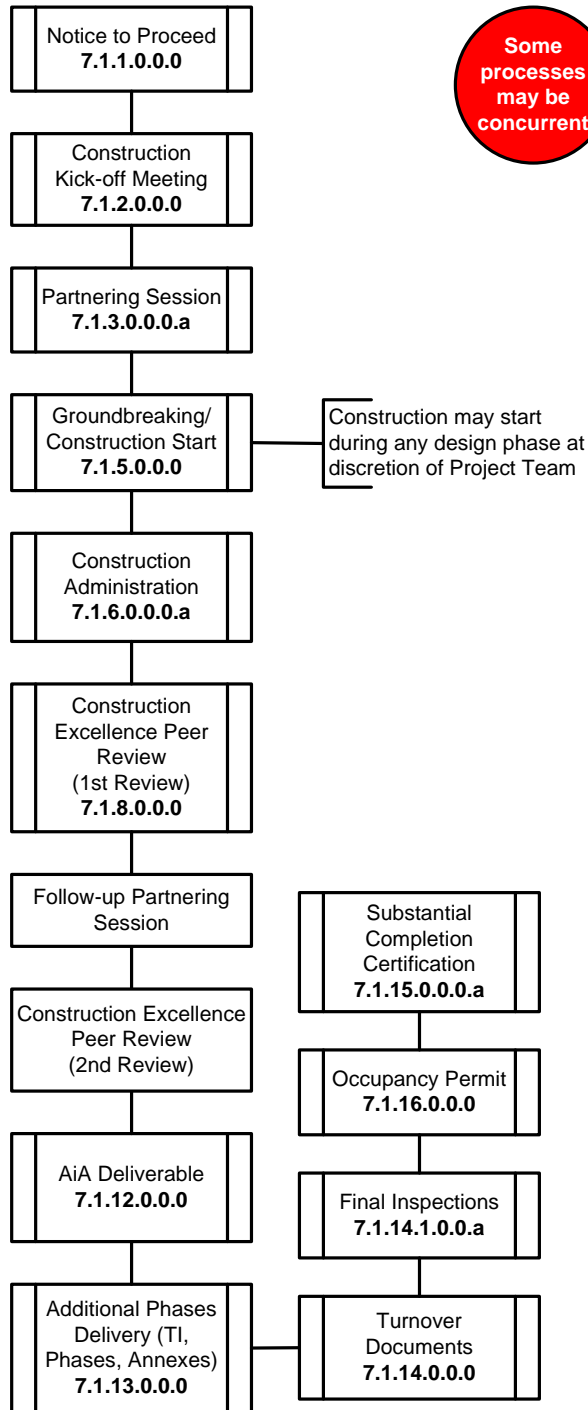
AiA Contract 6.1.0.0.0.0.b

This page applies to:

Traditional D/B D/B-Bridging CMc

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

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.0.0.0.0 (0% to 100% Construction)**
- 8.0.0.0.0.0 Tenant Occupancy



Some processes may be concurrent

Construction may start during any design phase at discretion of Project Team

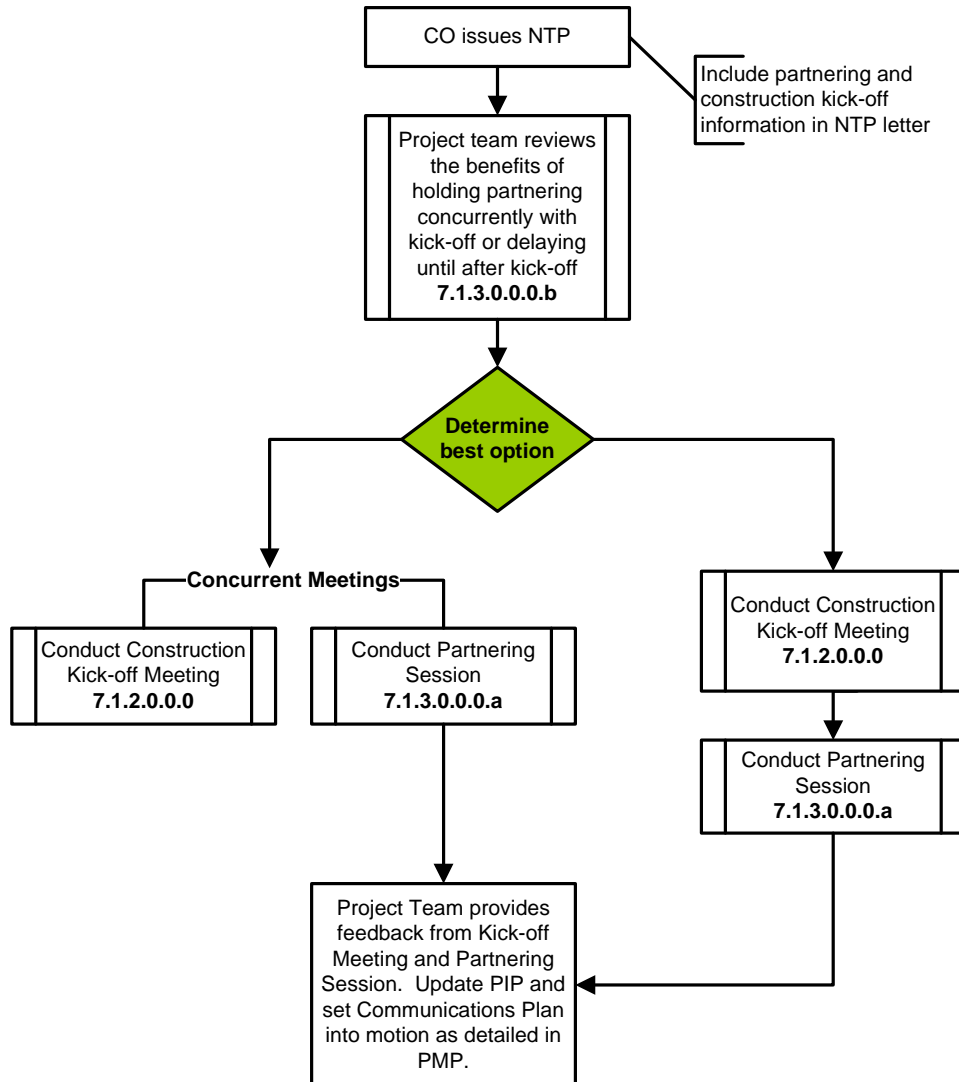
This page applies to:

Traditional D/B D/B-Bridging CMc



7.0.0.0.0 Construction Construction Manager as Constructor 7.1.1.0.0.0 Notice To Proceed

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



LINKS

Sample NTP Letter

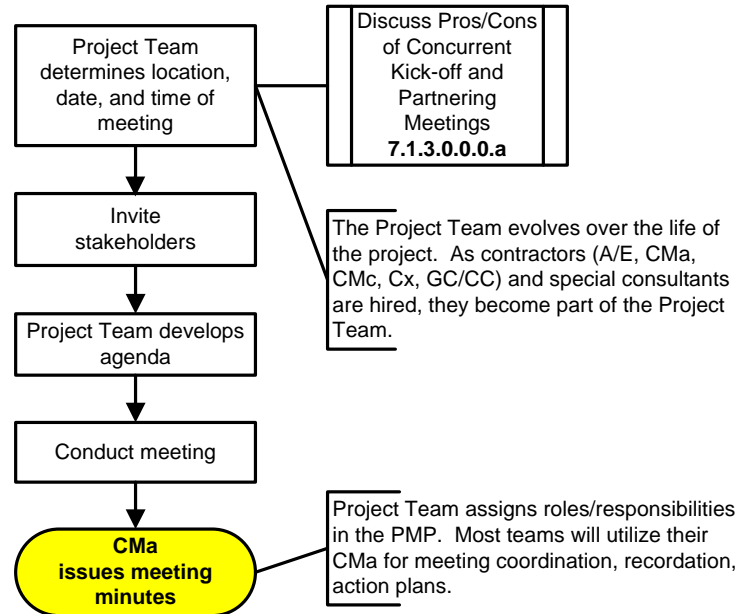
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Traditional D/B D/B-Bridging CMc



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

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



LINKS

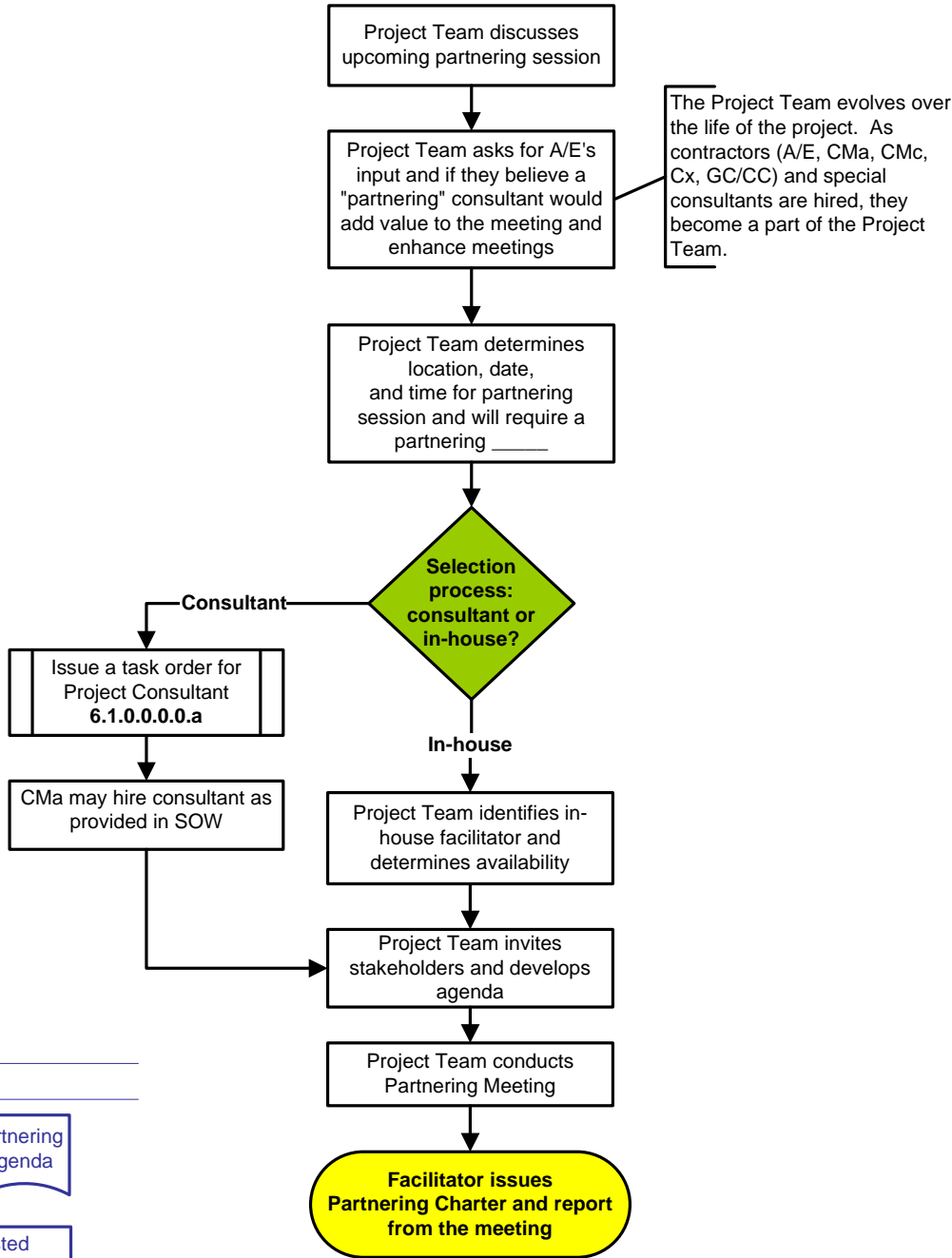
[Sample Kick-off Meeting Agenda](#)
[Suggested Stakeholders Invitation List](#)

[PMP 1.1.1.0.0.0.b](#)

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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



LINKS

Sample Charters and Reports | Sample Partnering Session Agenda

Sample Partnering Techniques | Suggested Attendees List

Follow-up Partnering Session
7.1.10.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

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

Option A: Holding partnering concurrently with kick-off:

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

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

Option B: Delaying partnering until after kick-off:

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

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

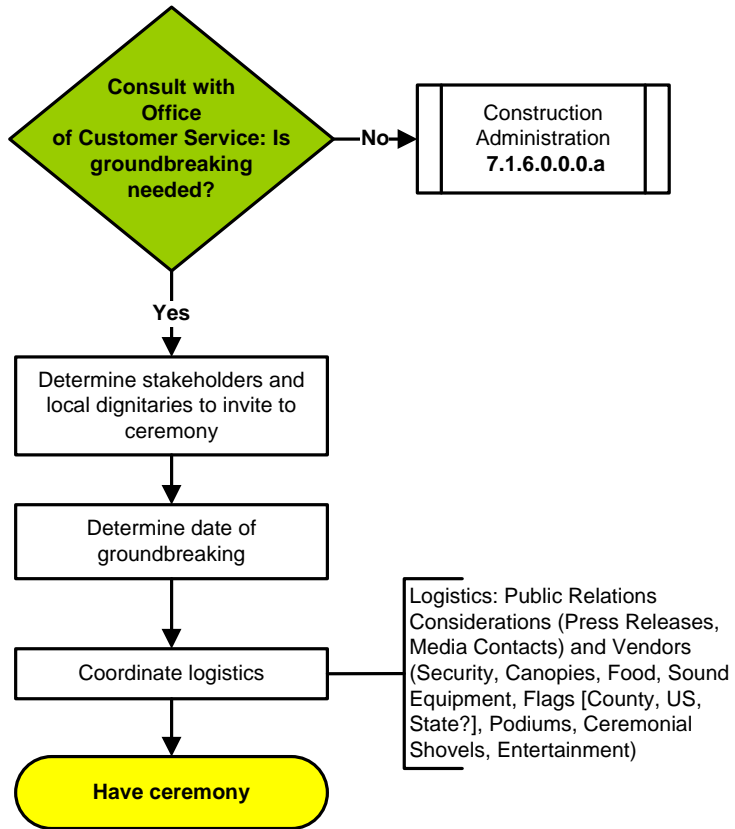
**A/E Meeting:
Discuss
with the A/E team
planning trigger for
whether the team feels
an outside consultant
for the Partnering
Meeting is
necessary.**

This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction
Construction Manager as Constructor
7.1.5.0.0.0 Groundbreaking/Construction Start

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



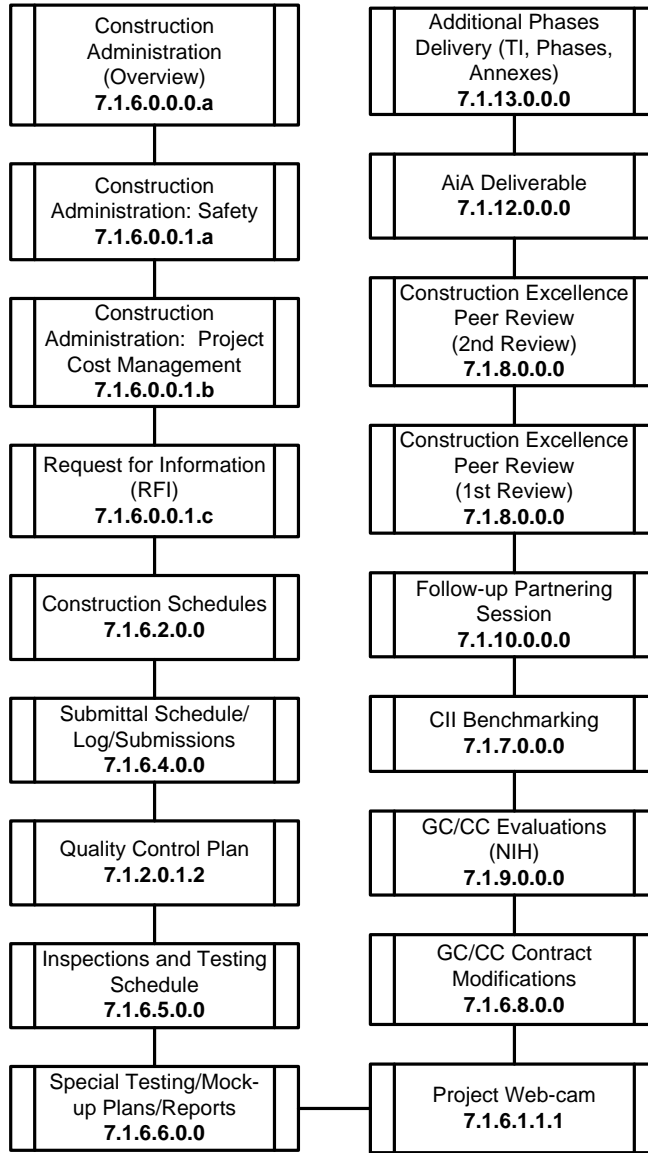
This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction
Construction Manager as Constructor
7.1.6.0.0.0.a Construction Administration

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

Some processes may be concurrent

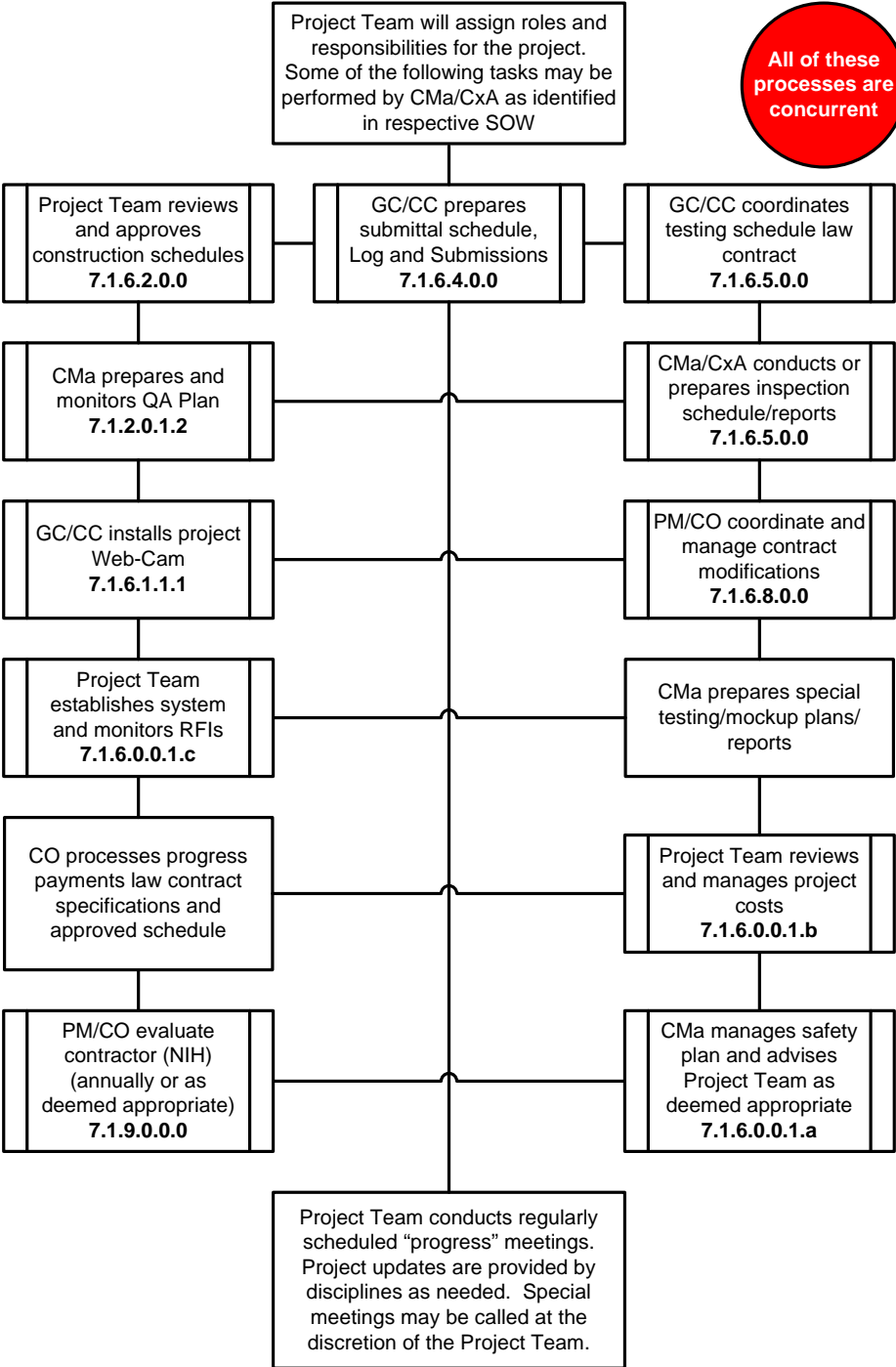


This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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

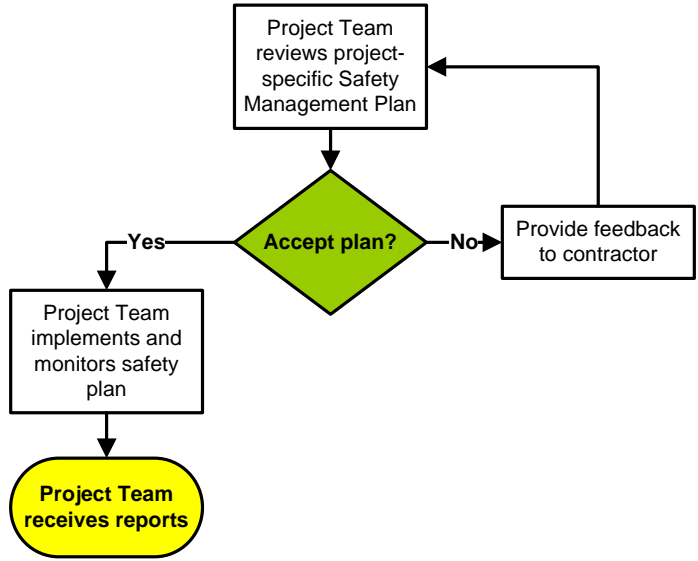
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.0.b Construction Administration (Overview)**
- 8.0.0.0.0 Tenant Occupancy



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

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

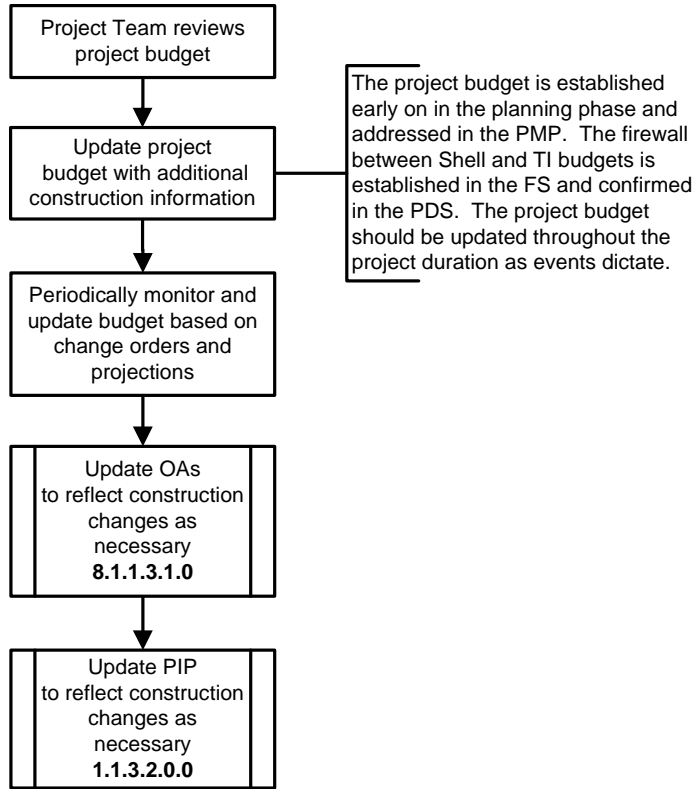


This page applies to:

Traditional D/B D/B-Bridging CMc

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

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

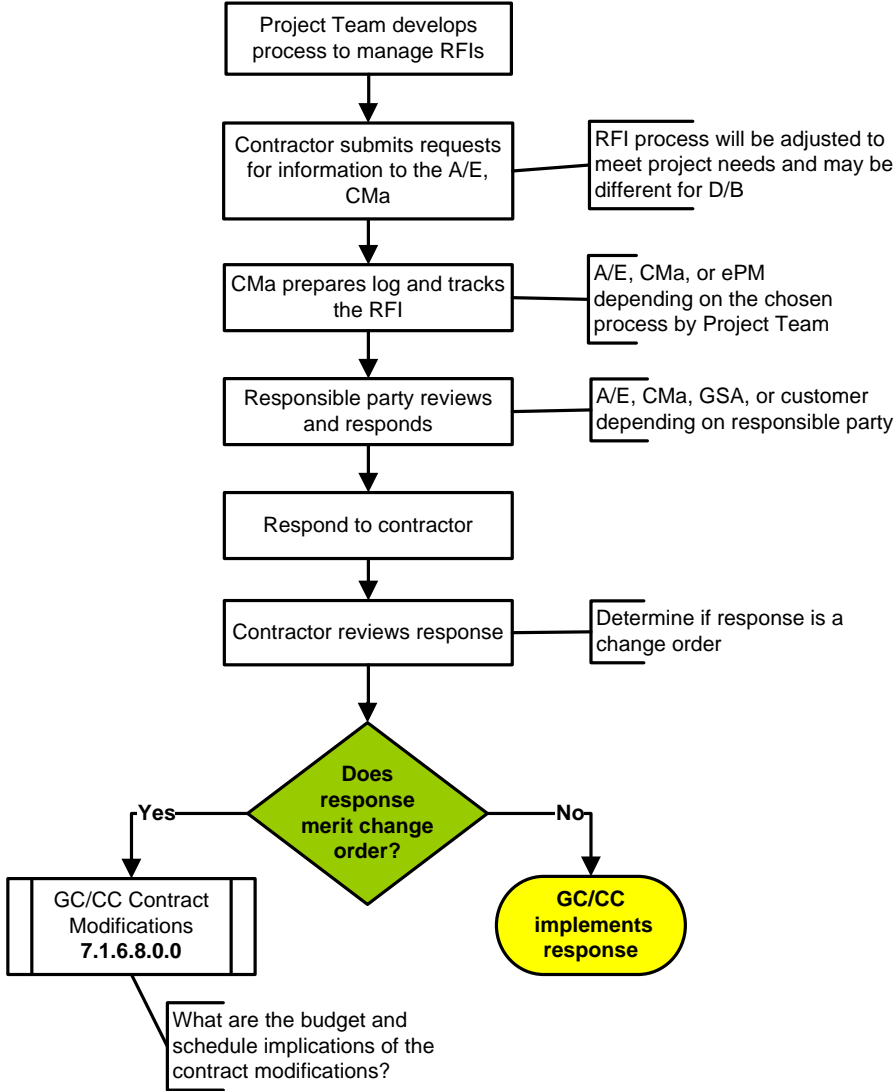


This page applies to:

Traditional D/B D/B-Bridging CMc

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

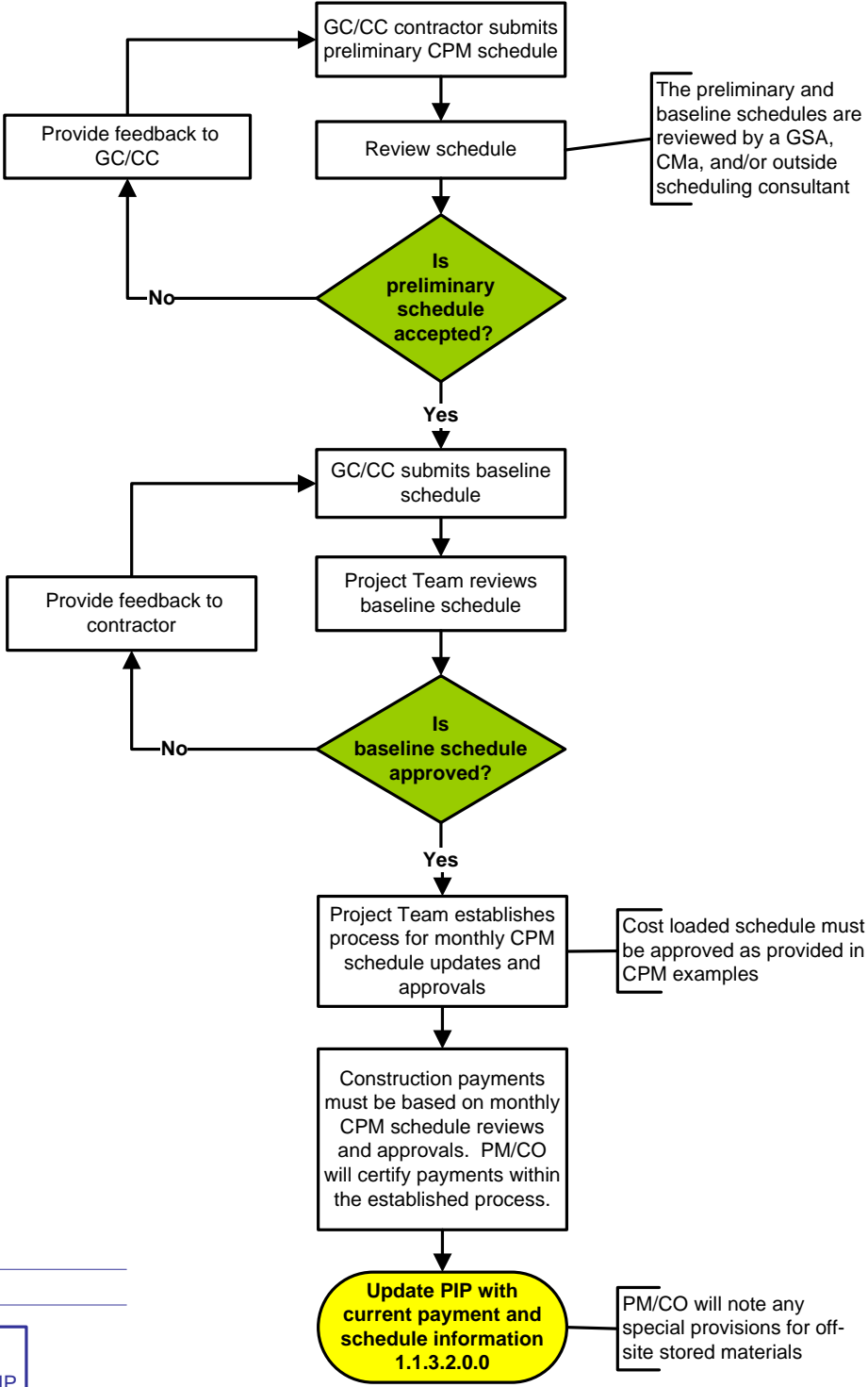
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.0.0.1.c Requests for Information (RFI)**
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

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



The preliminary and baseline schedules are reviewed by a GSA, CMA, and/or outside scheduling consultant

Cost loaded schedule must be approved as provided in CPM examples

PM/CO will note any special provisions for off-site stored materials

LINKS

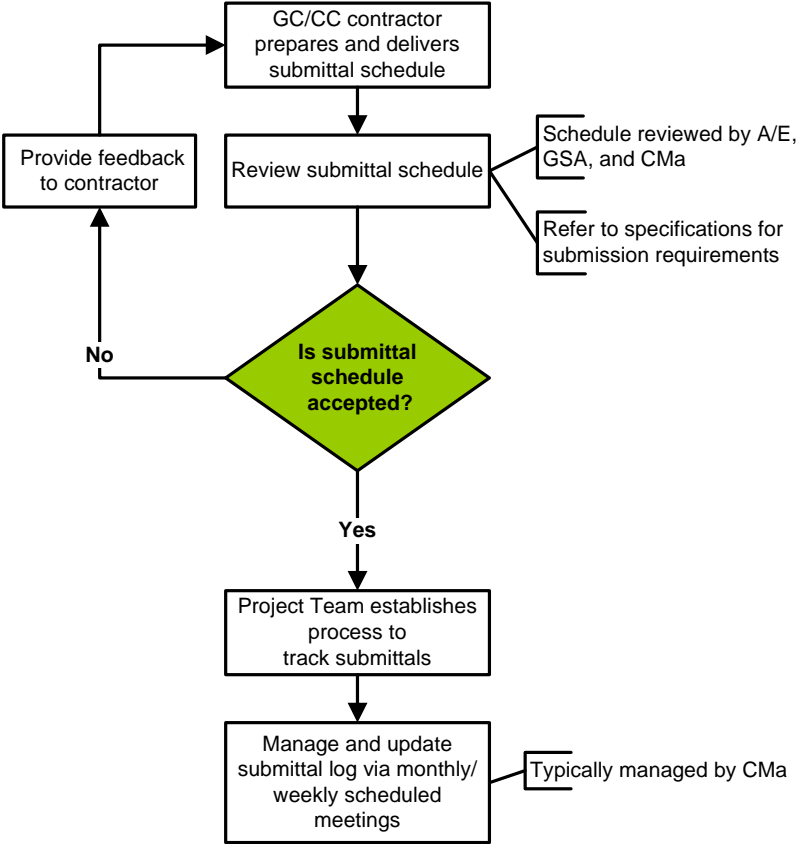
CPM Examples	Project Updates in PIP 1.1.3.2.0.0
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This page applies to:

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

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

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



LINKS

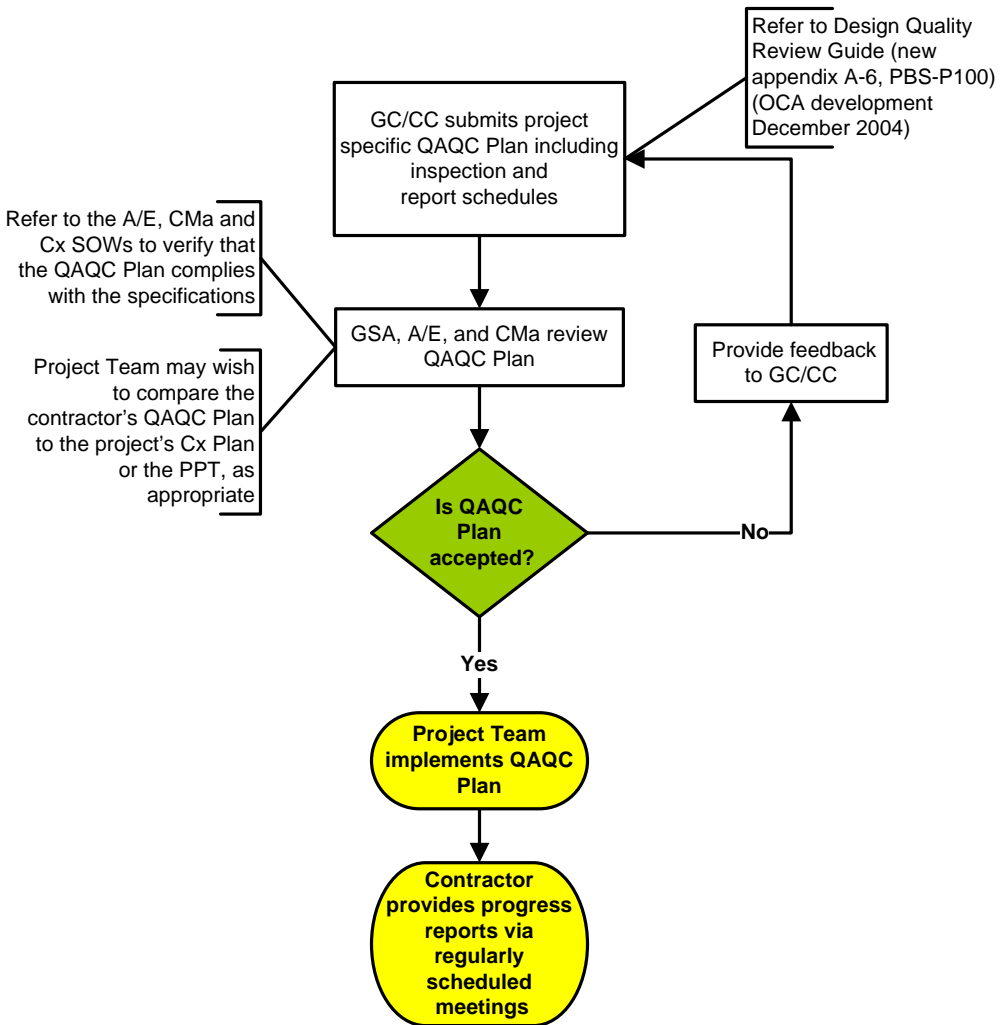
[Sample Submittal Schedule](#)

This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 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 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
- 7.1.2.0.1.2 Quality Assurance Quality Control Plans/Reports (QAQC Review Process)**
- 8.0.0.0.0 Tenant Occupancy



LINKS

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

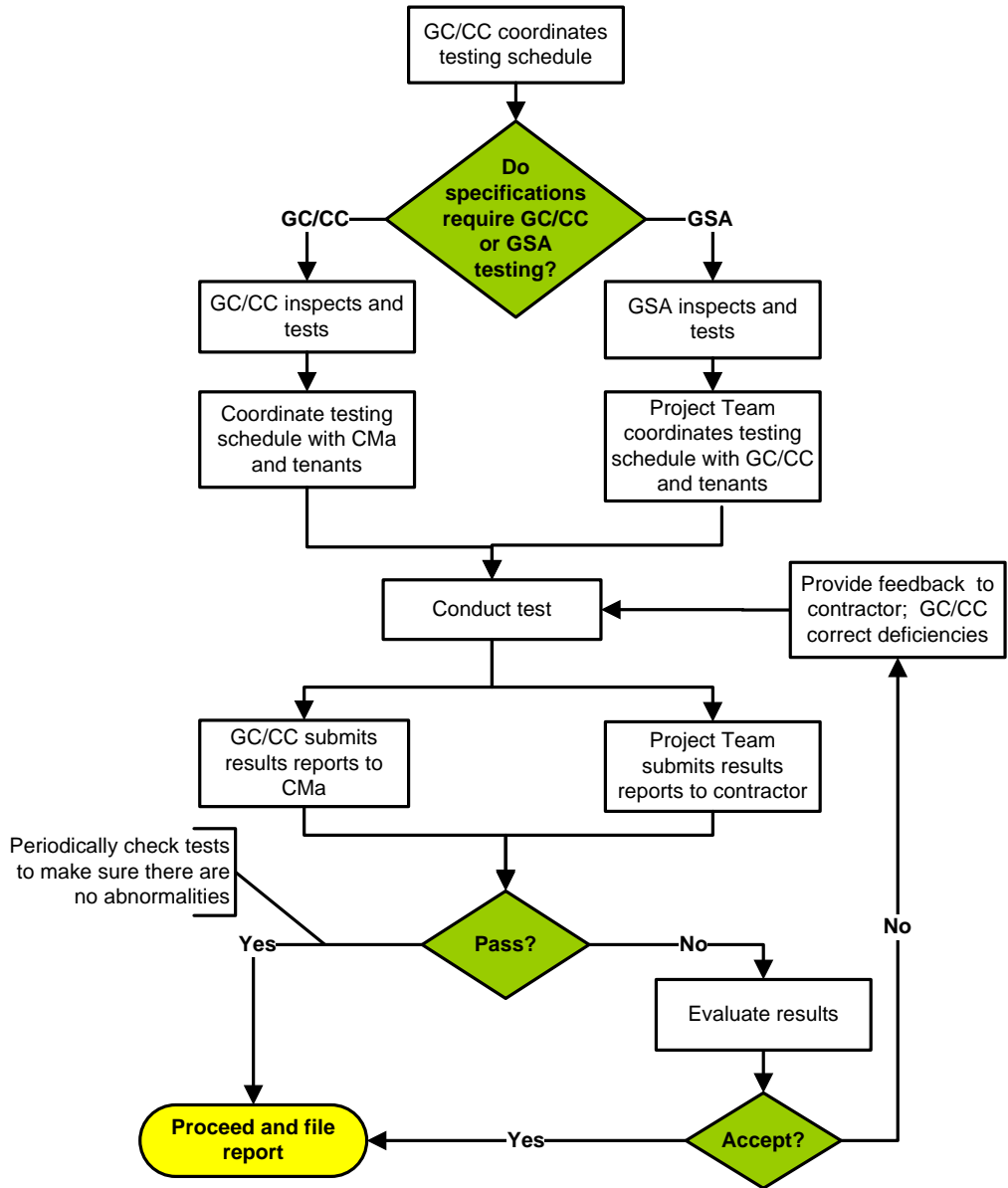
This page applies to:

Traditional D/B D/B-Bridging CMc

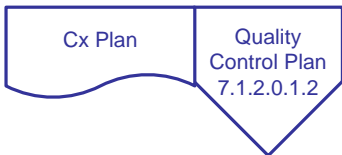
7.0.0.0.0 Construction Construction Manager as Constructor

7.1.6.5.0.0 Inspections and Testing Schedule

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



LINKS

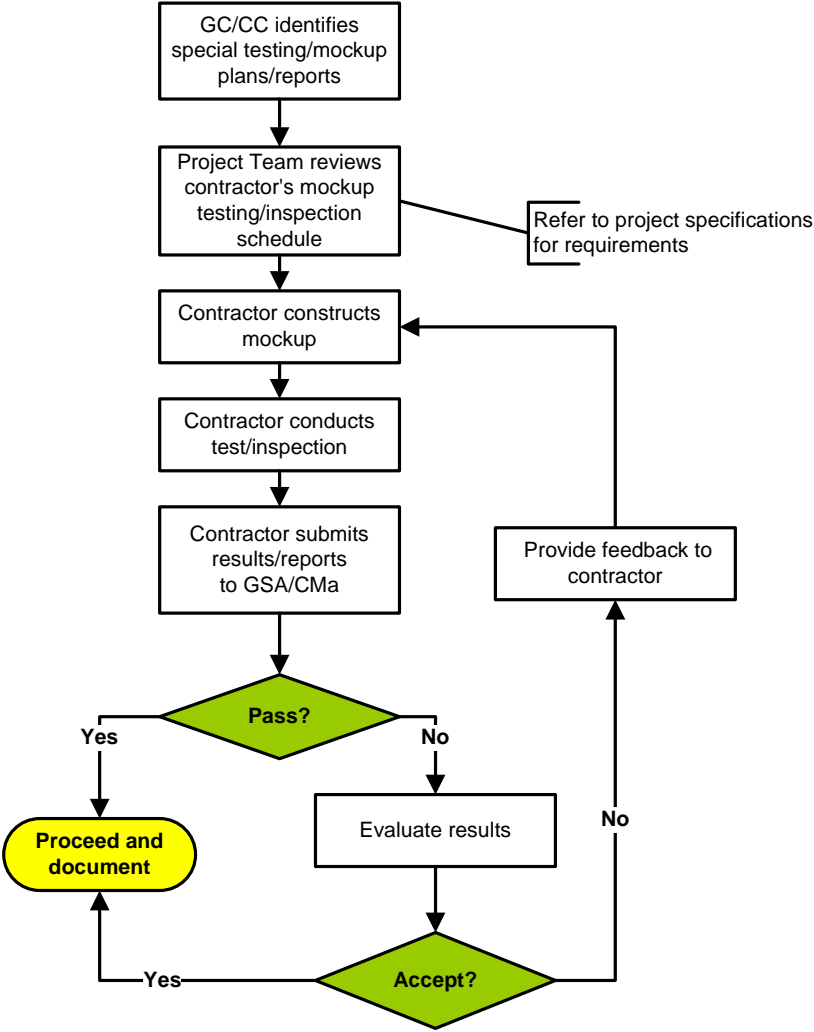


This page applies to:

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

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

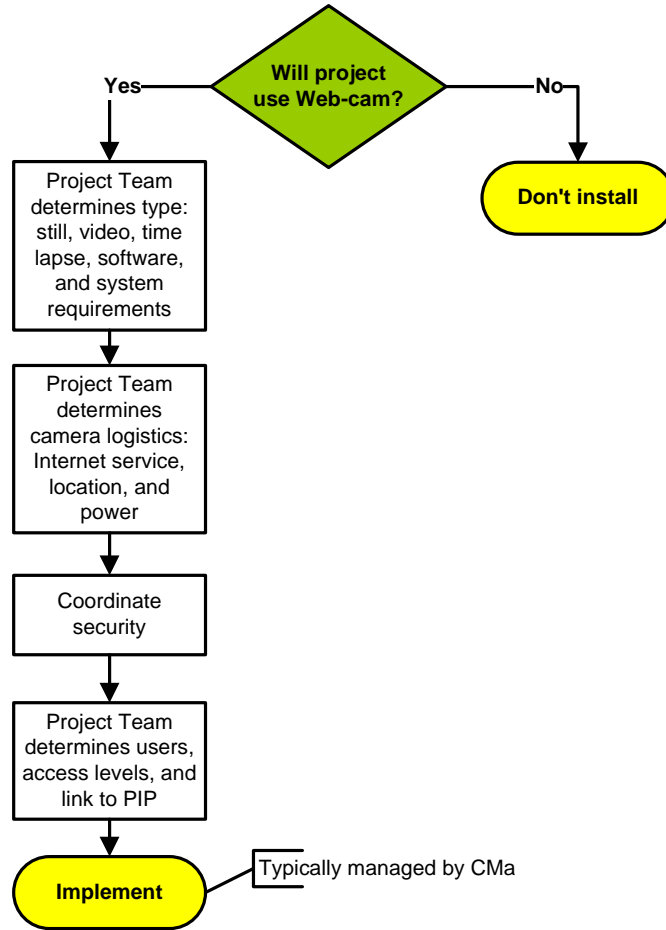
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 7.1.6.6.0.0 Special Testing/Mock-up Plans/Reports**
- 8.0.0.0.0 Tenant Occupancy



This page applies to:

Traditional D/B D/B-Bridging CMc

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

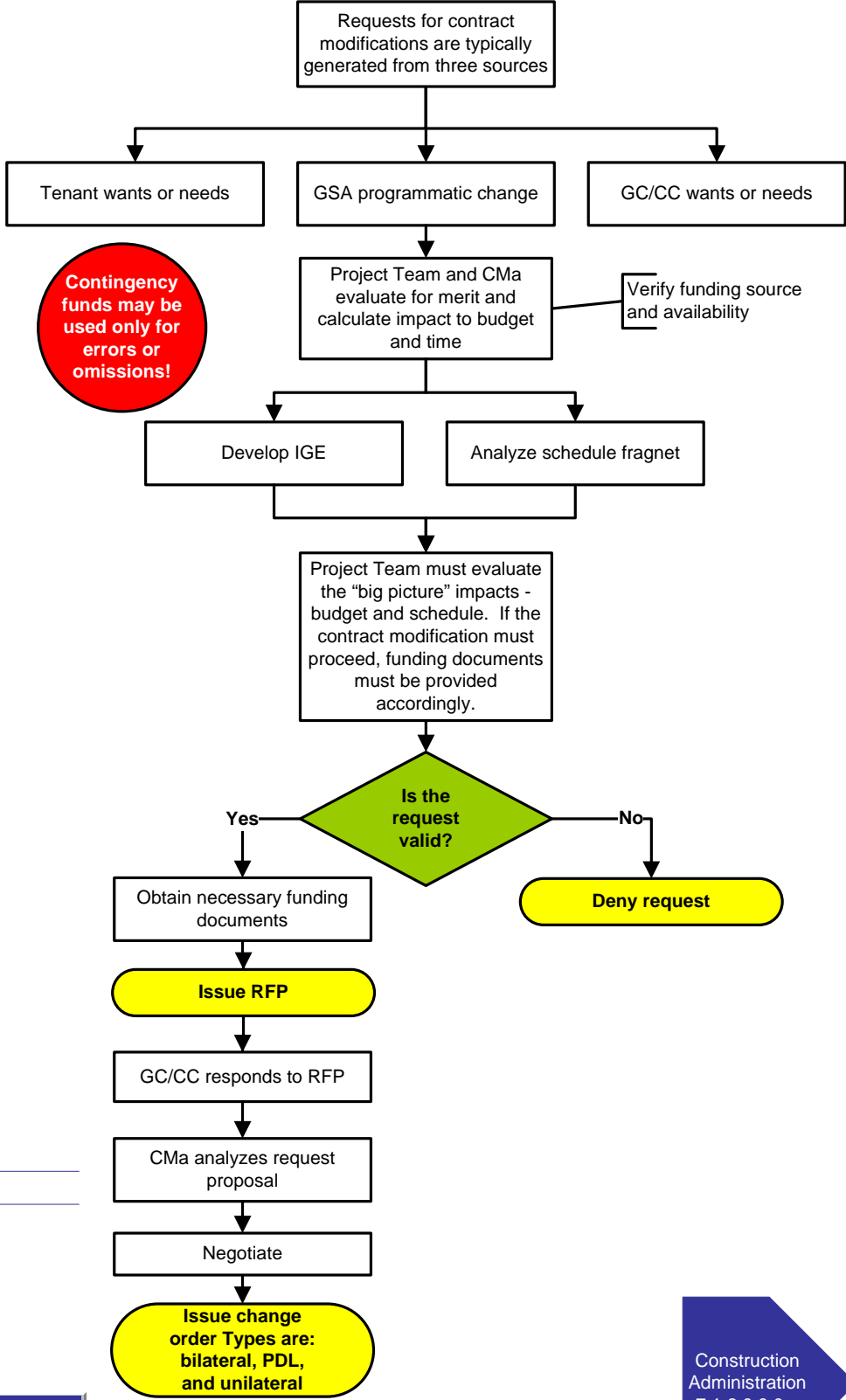


This page applies to:

Traditional D/B D/B-Bridging CMc

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

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



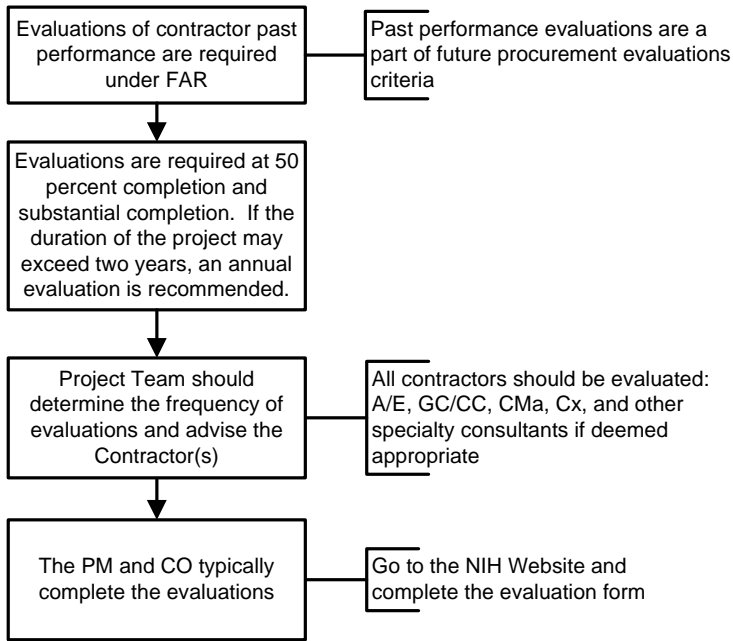
LINKS

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

Traditional D/B D/B-Bridging CMC

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



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

LINKS

NIH	Sample Evaluation Form
---------------------	--

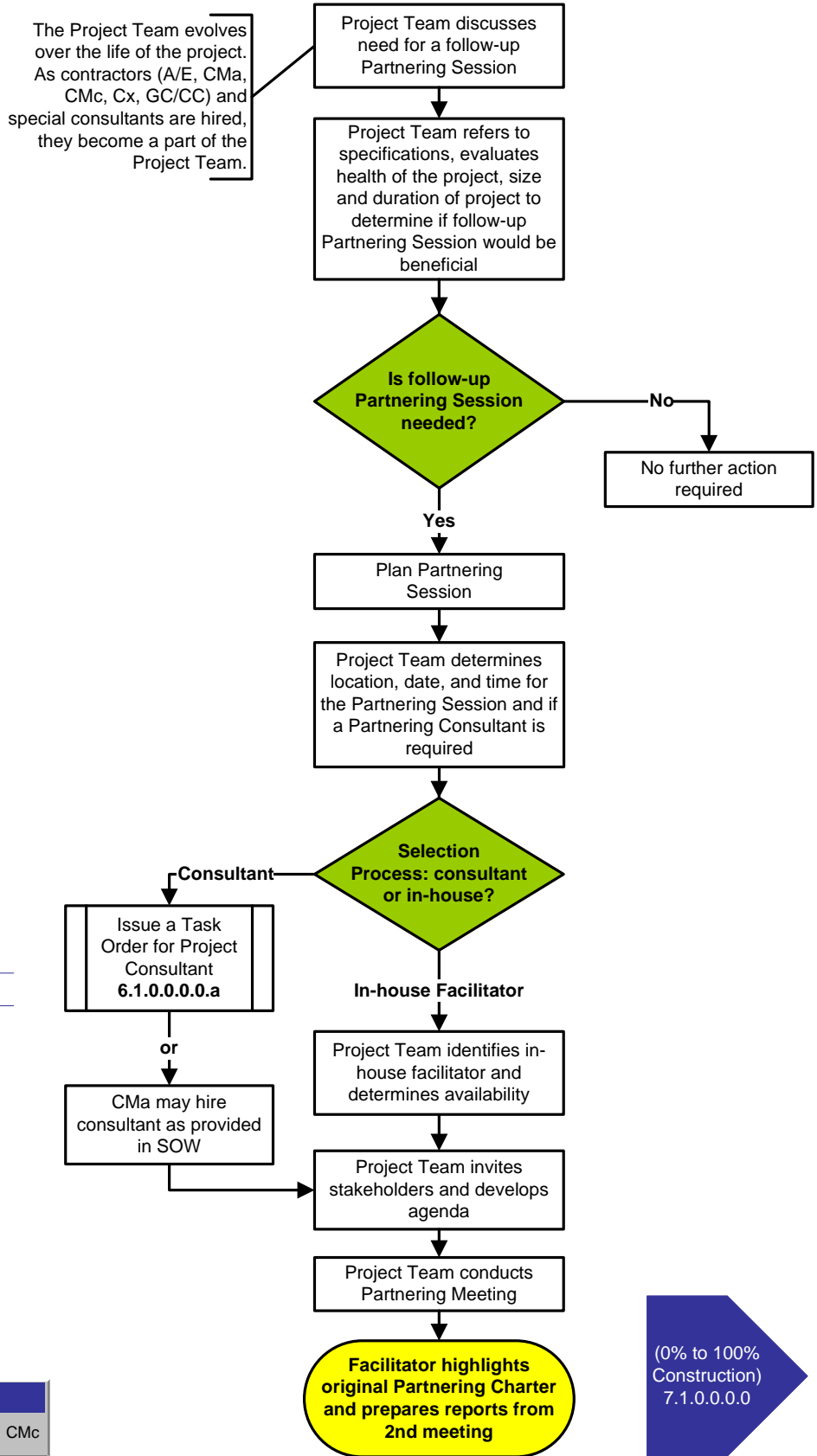
This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.10.0.0 Follow-up Partnering Session

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

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



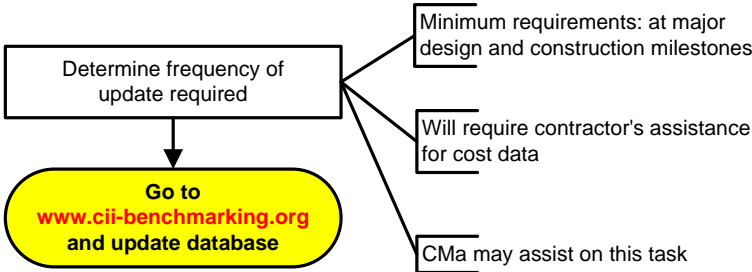
LINKS

Sample Charters and Reports	Sample Partnering Session Agenda
Sample Partnering Techniques	Suggested Attendees List
Partnering Session 7.1.3.0.0.a	

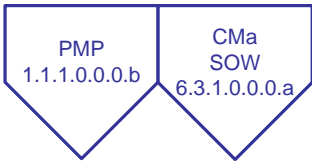
This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

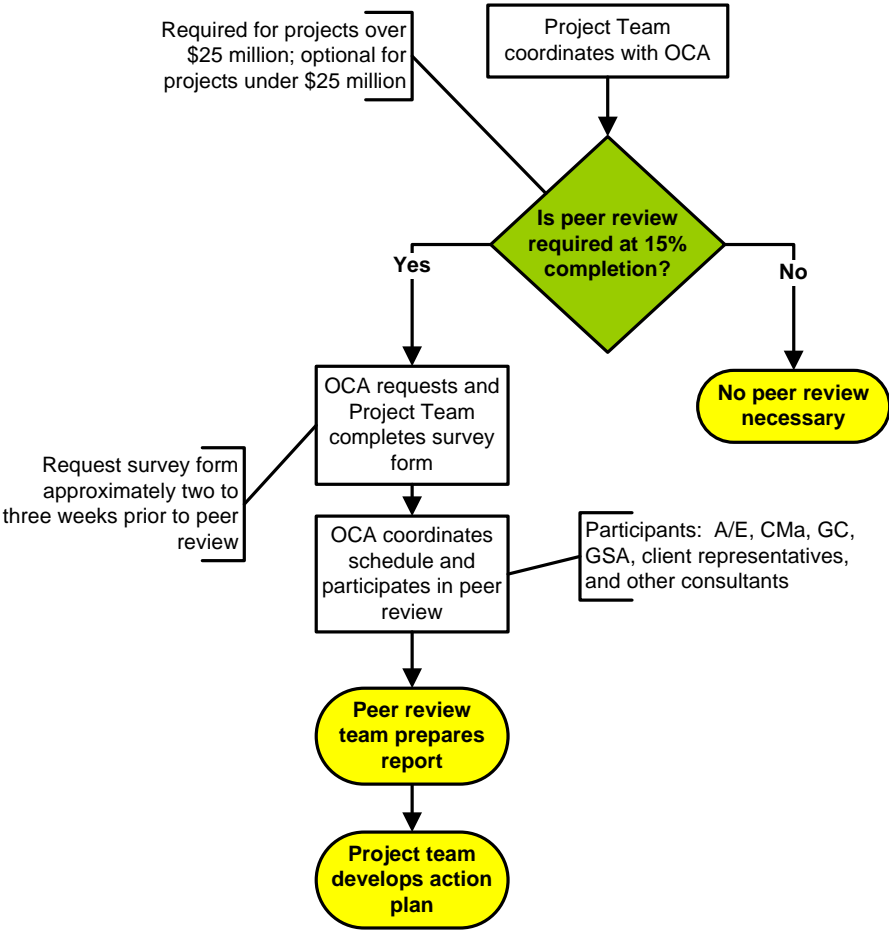


This page applies to:

Traditional D/B D/B-Bridging CMc

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

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



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

LINKS

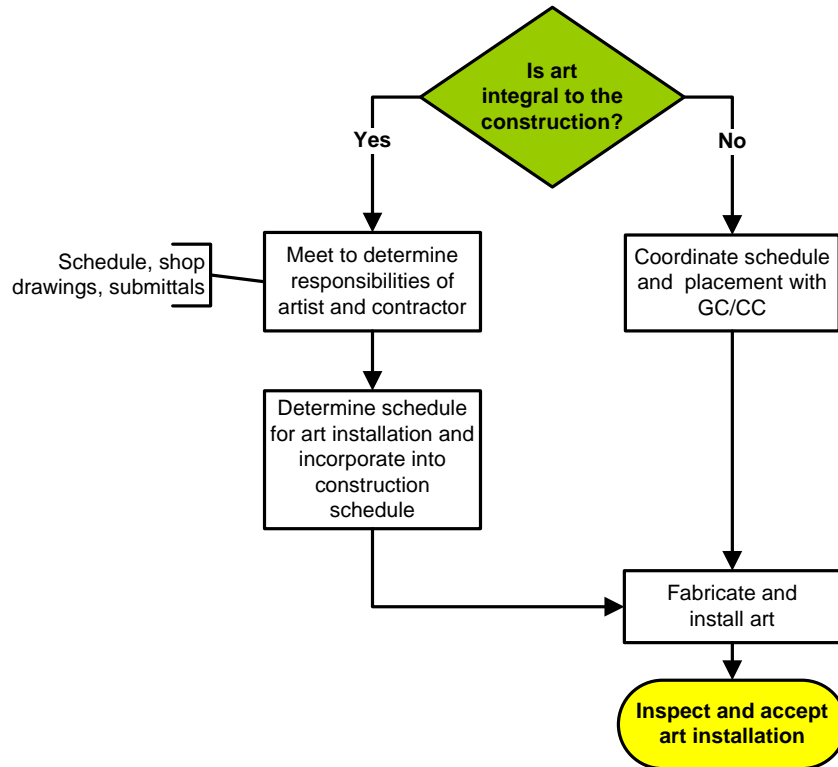
List of OCA Construction Excellence Council

This page applies to:

Traditional D/B D/B-Bridging CMc

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

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



LINKS

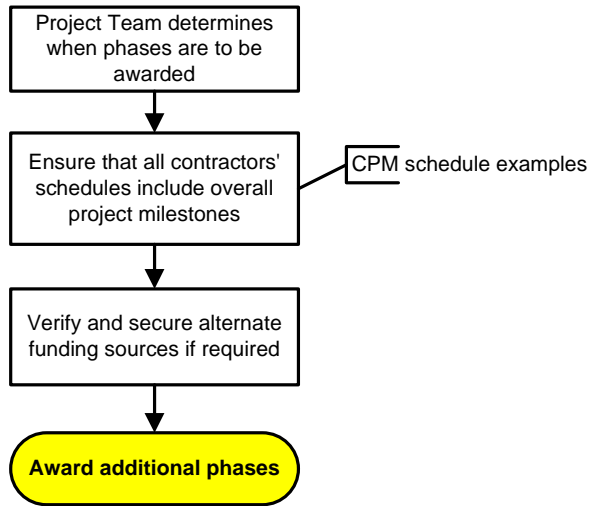
AiA Fabrication Task Order
7.1.4.0.0.0

This page applies to:

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

7.1.13.0.0.0 Additional Phases Delivery (TI, Phases, Annexes)

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

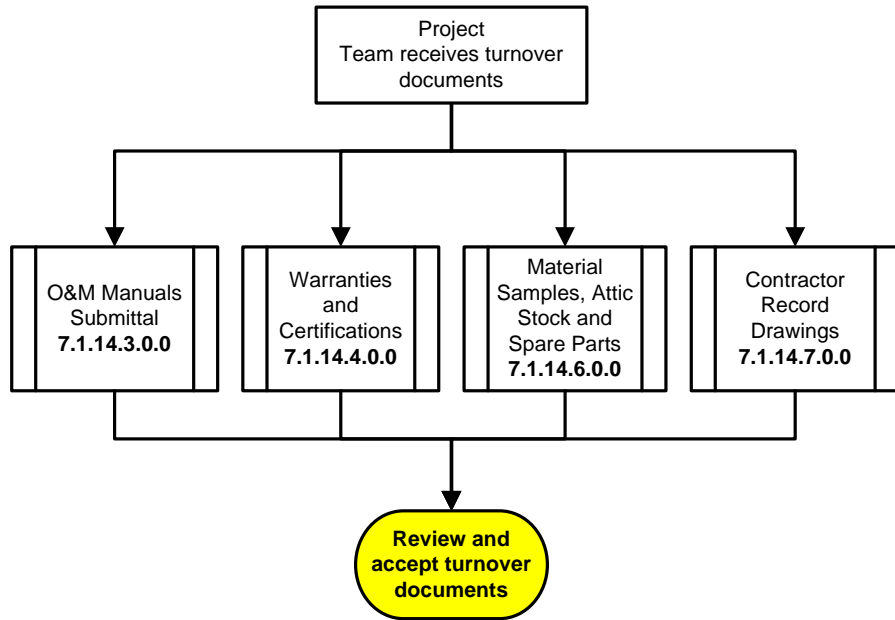


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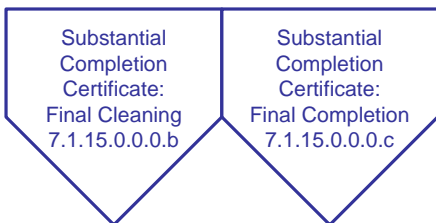
Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction Construction Manager as Constructor 7.1.14.0.0.0 Turnover Documents

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



LINKS



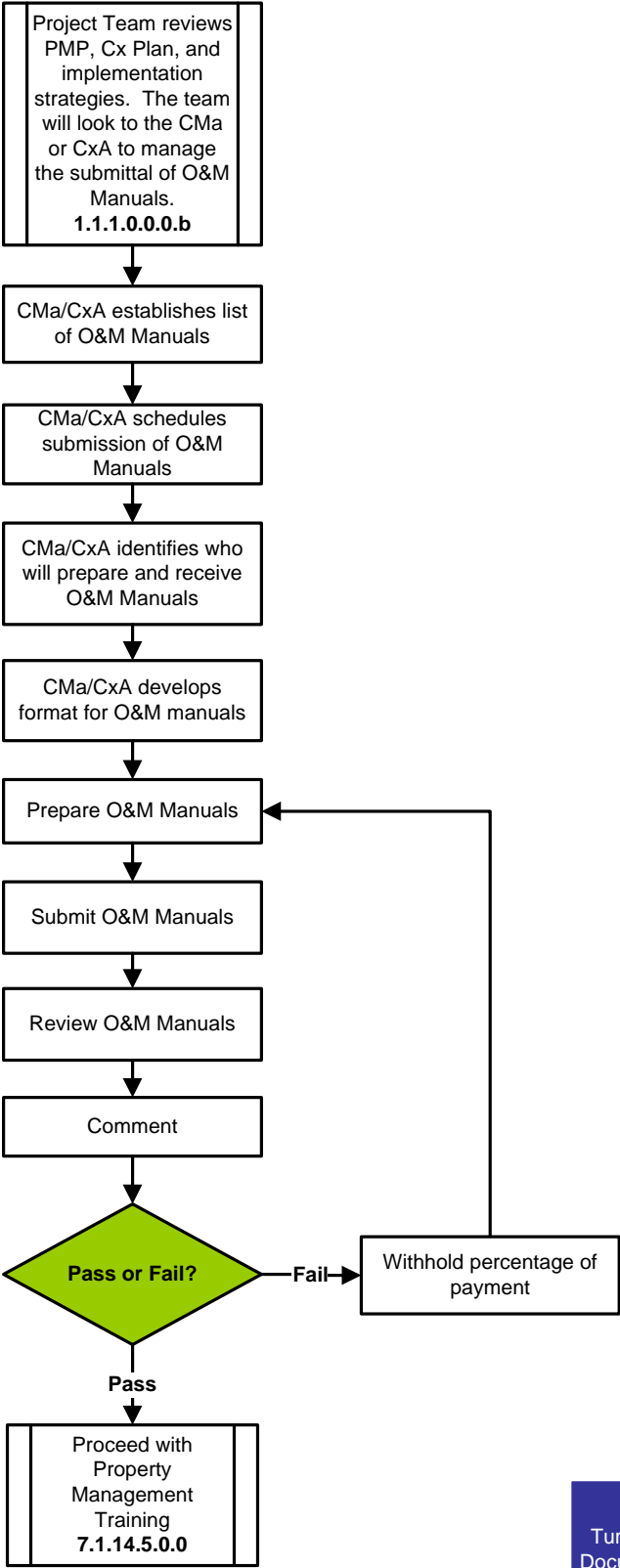
This page applies to:

Traditional D/B D/B-Bridging CMc

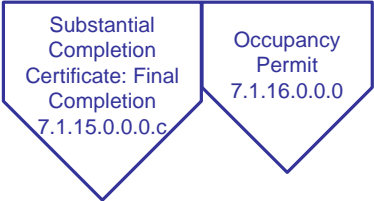


7.0.0.0.0.0 Construction
Construction Manager as Constructor
7.1.14.3.0.0 O&M Manuals Submittal

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



LINKS

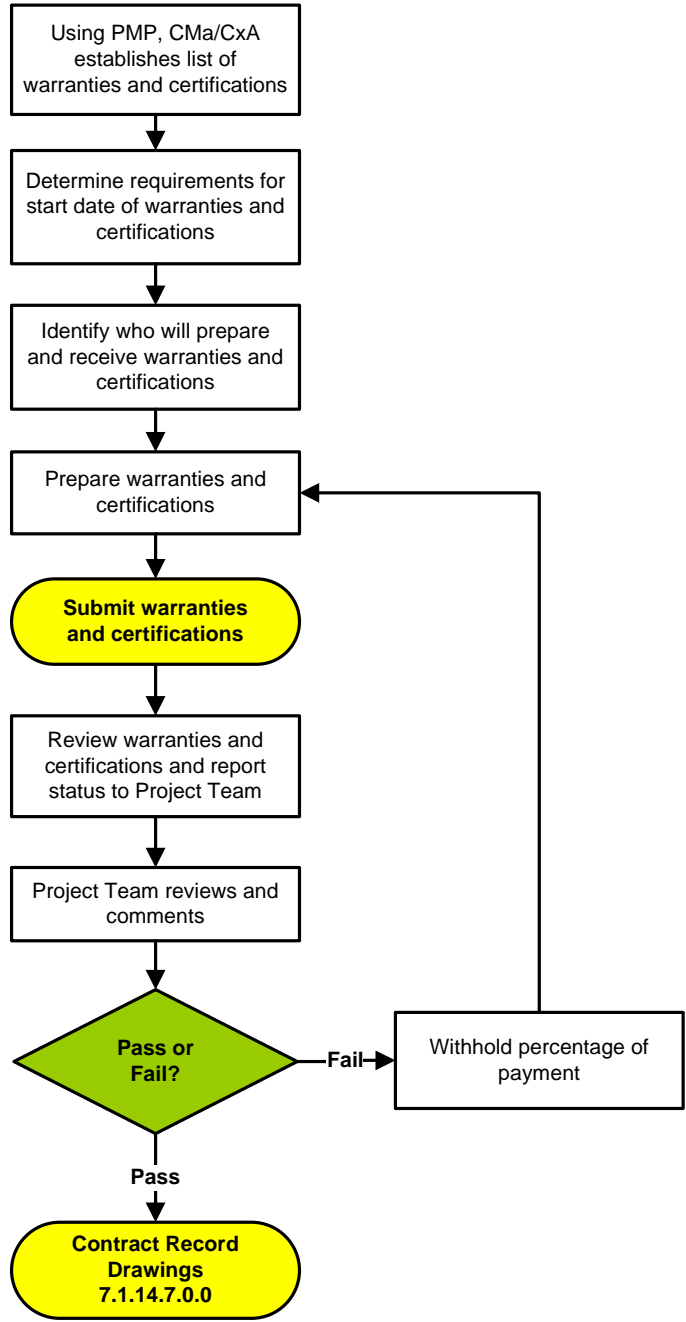


This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction
Construction Manager as Constructor
7.1.14.4.0.0 Warranties and Certifications

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



LINKS

Cx Plan	PMP Reference
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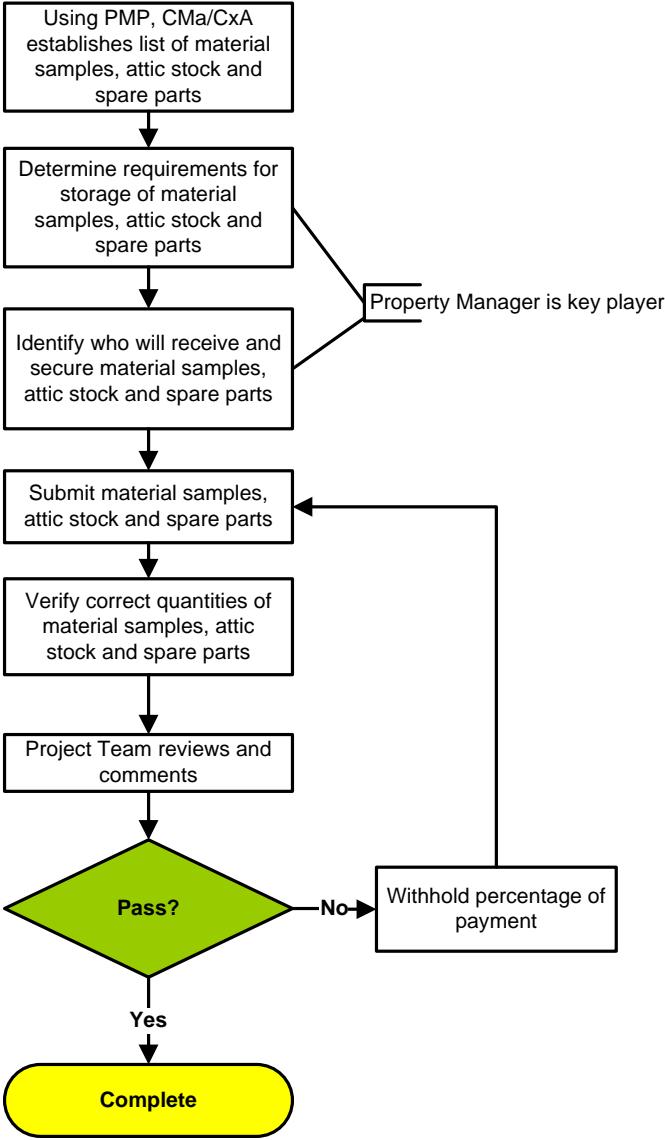
Submittal Schedule/Logs/ Submissions
7.1.6.4.0.0

This page applies to:

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

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

- 1.0.0.0.0 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
- 7.1.14.6.0.0 Material Samples, Attic Stock and Spare Parts**
- 8.0.0.0.0 Tenant Occupancy



LINKS

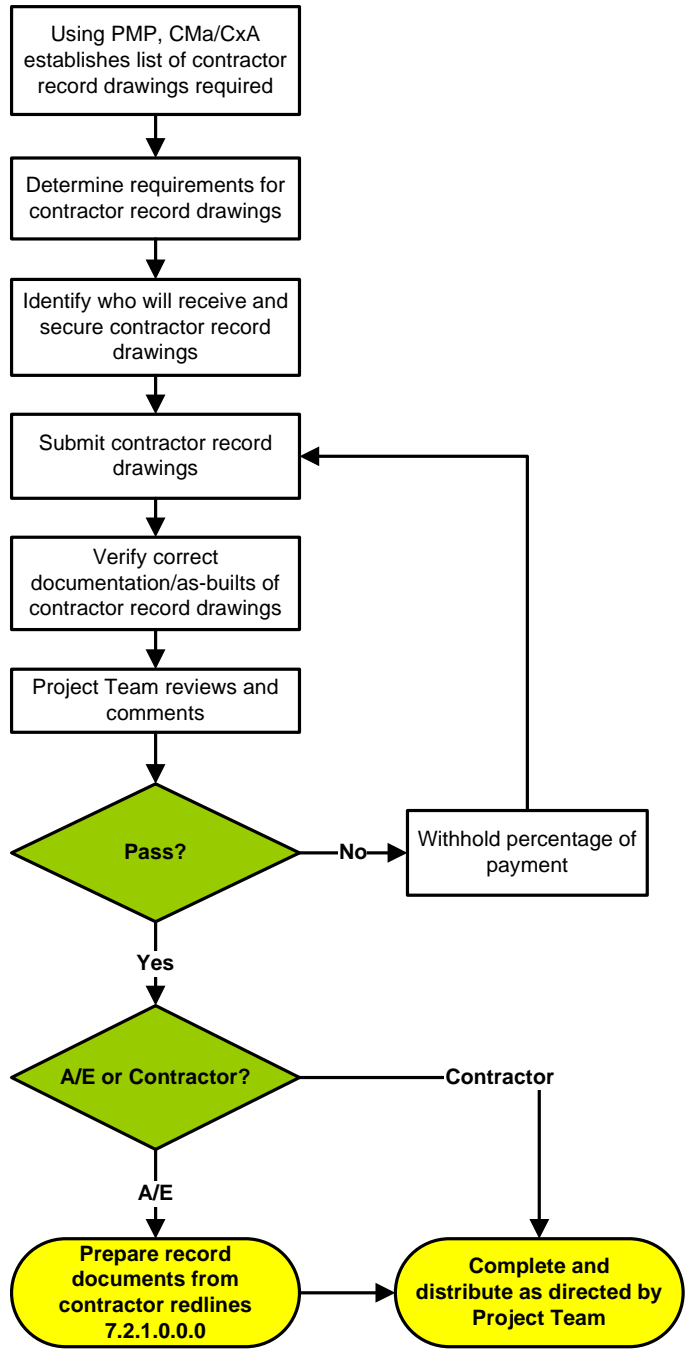
PMP Reference

This page applies to:

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

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
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.1.14.7.0.0 Contractor Record Drawings**
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

PMP Reference	A/E Contract for Design 6.2.6.0.0.0
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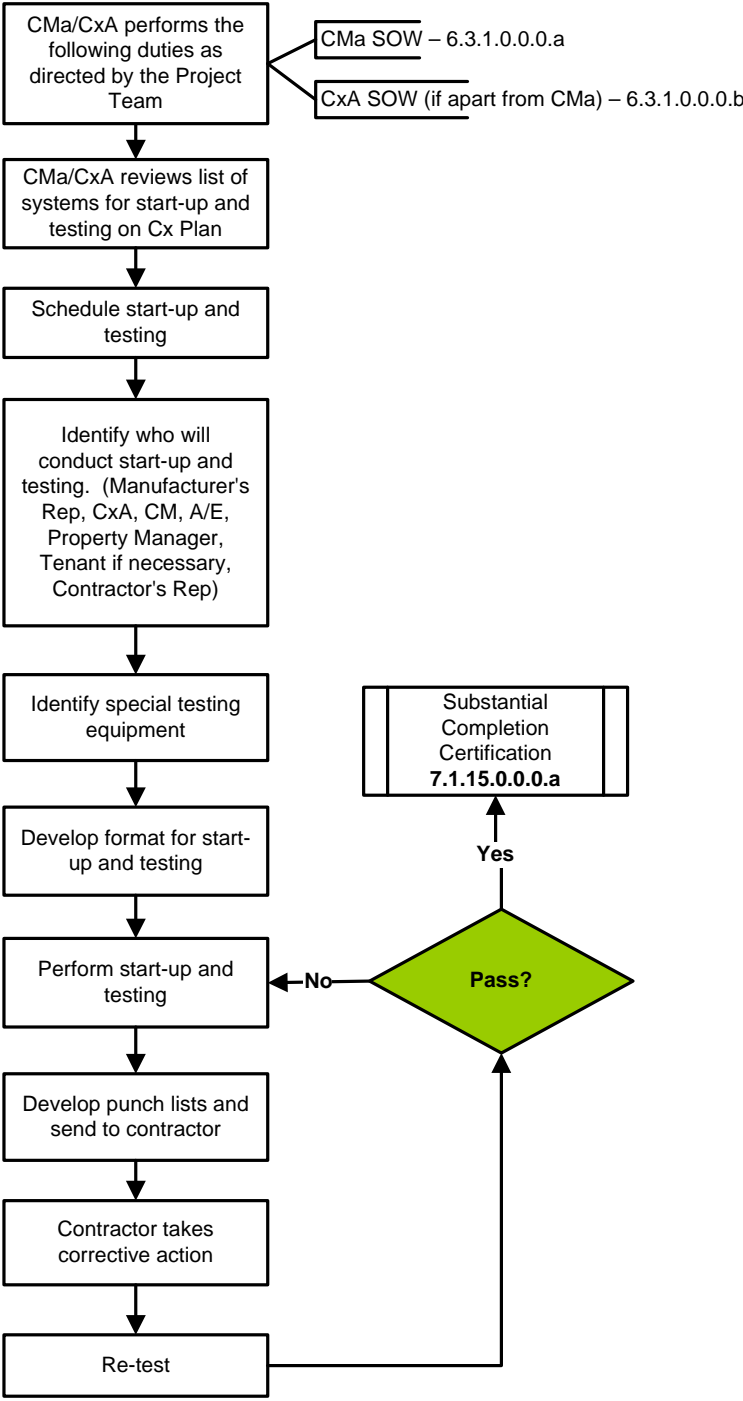
This page applies to:

Traditional D/B D/B-Bridging CMc

7.1.14.2.0.0 Systems Start-Up and Testing (Commissioning)



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



LINKS



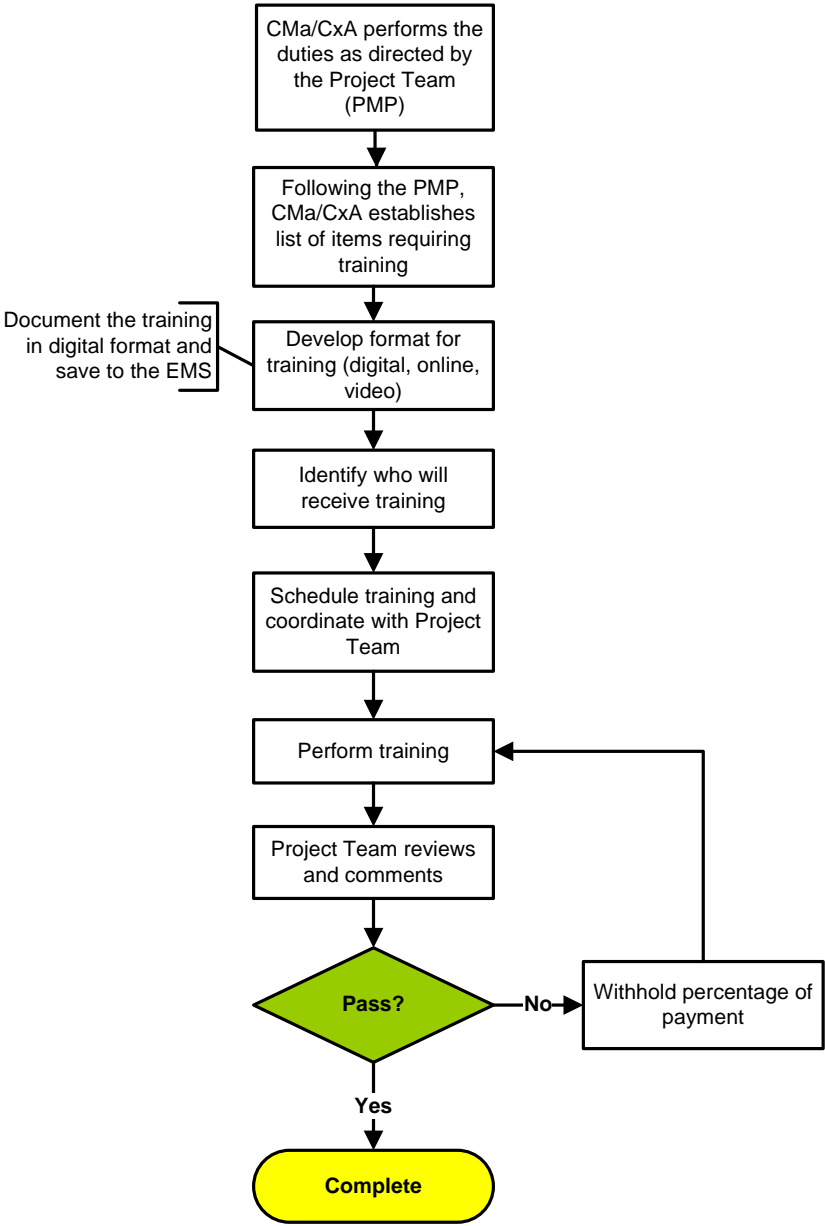
This page applies to:

Traditional D/B D/B-Bridging CMc



7.0.0.0.0 Construction
Construction Manager as Constructor
7.1.14.5.0.0 Property Management Training

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



LINKS

Cx Plan

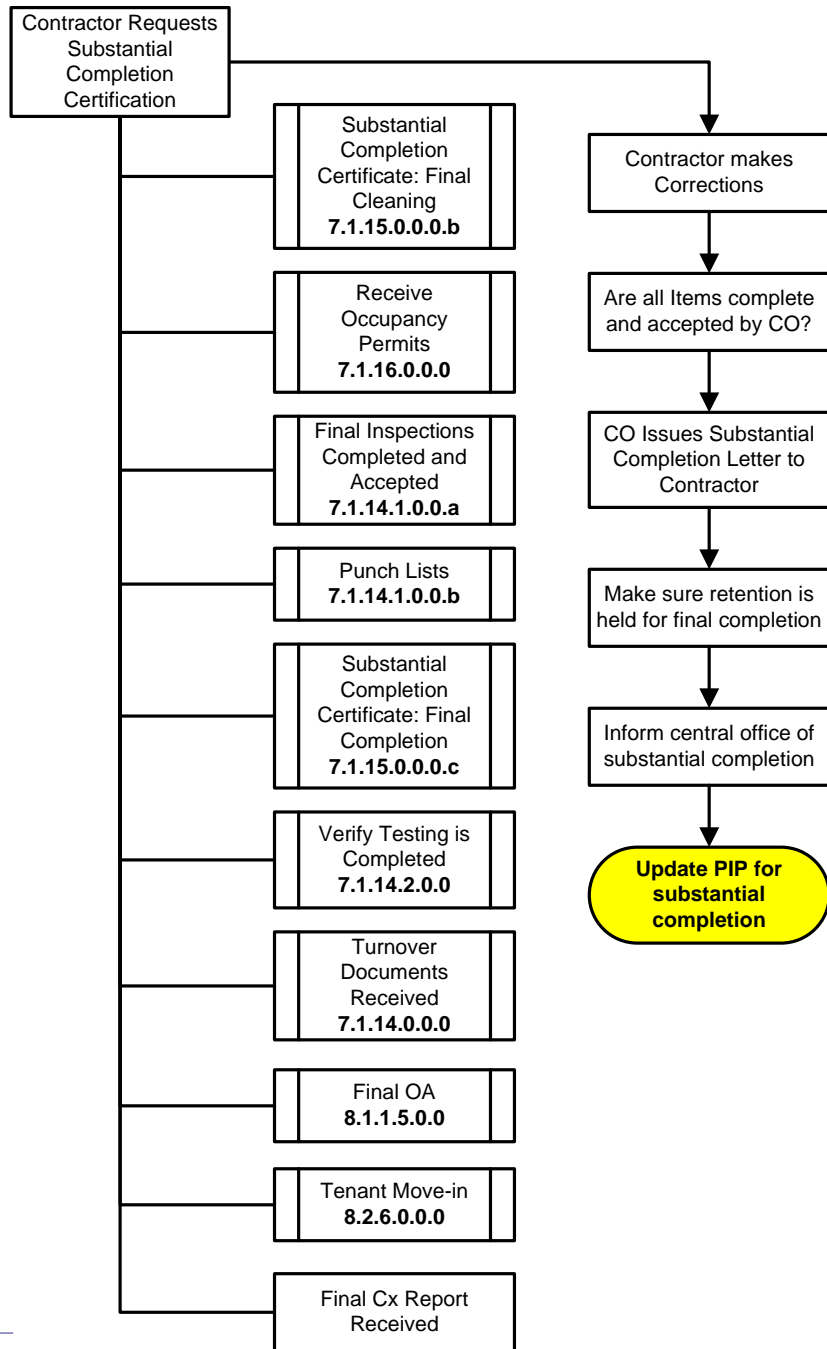
O&M Manuals Submittals
7.1.14.3.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

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

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



LINKS

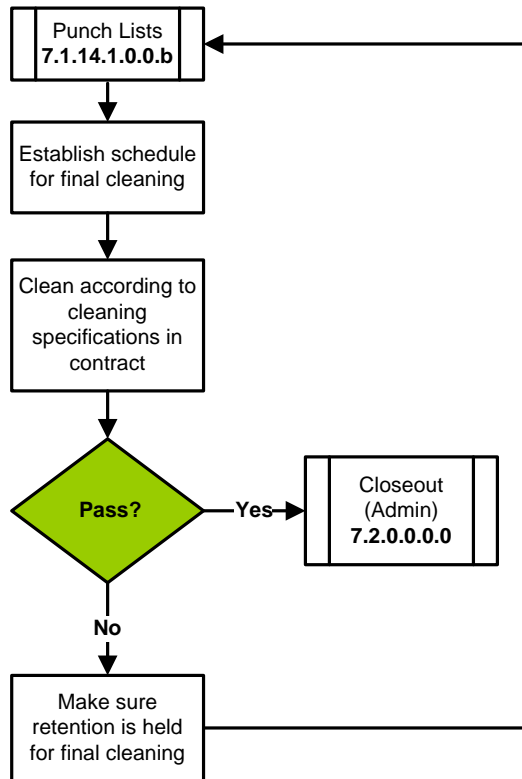
O&M Manuals Submittals
7.1.14.3.0.0

This page applies to:

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

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

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



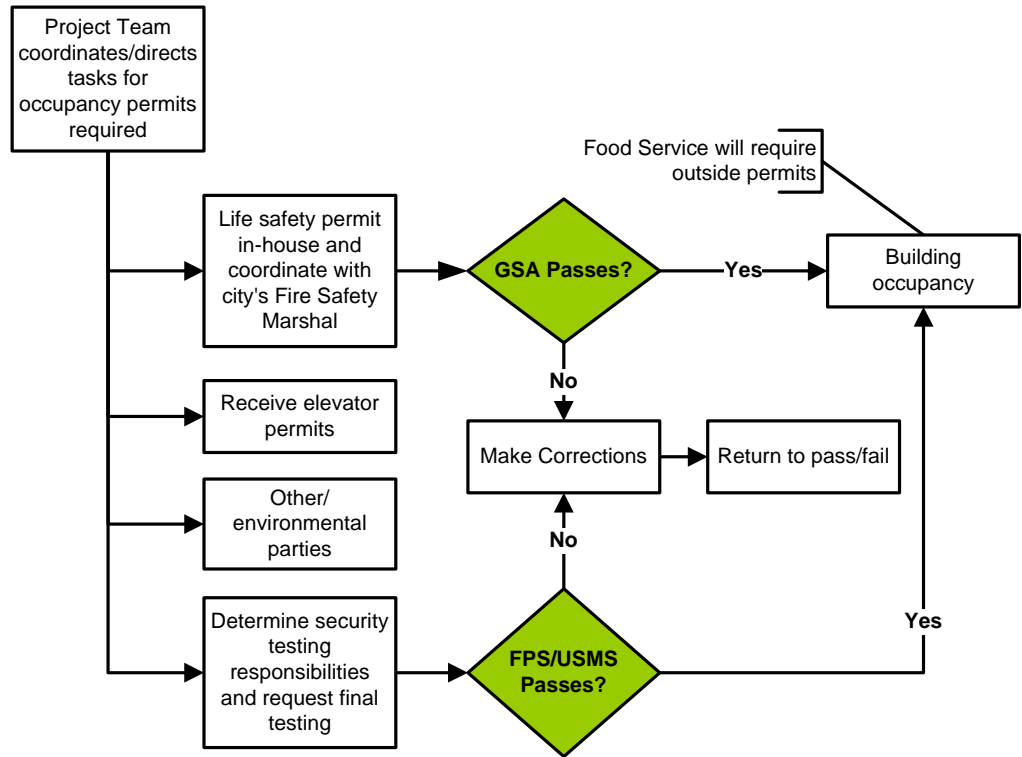
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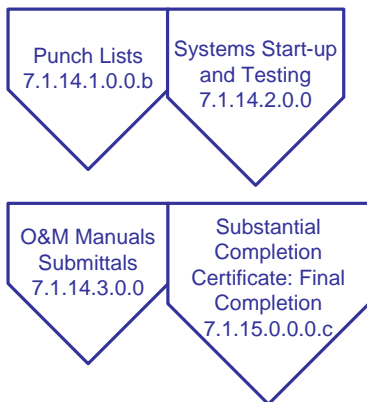
This page applies to:

Traditional D/B D/B-Bridging CMc

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



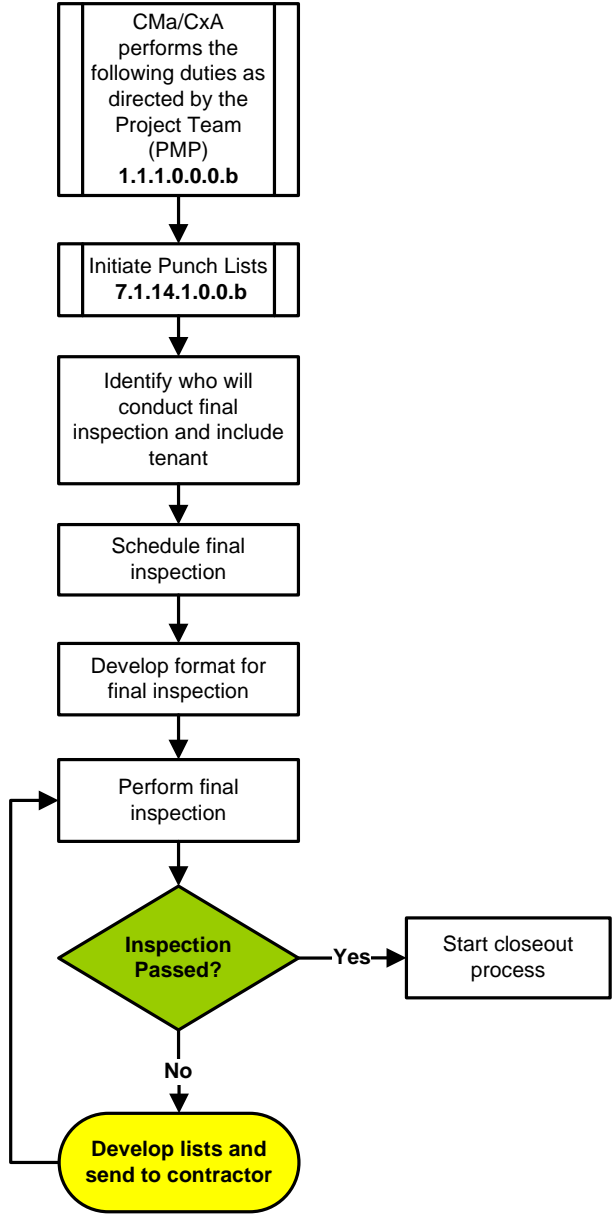
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This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

PMP Reference

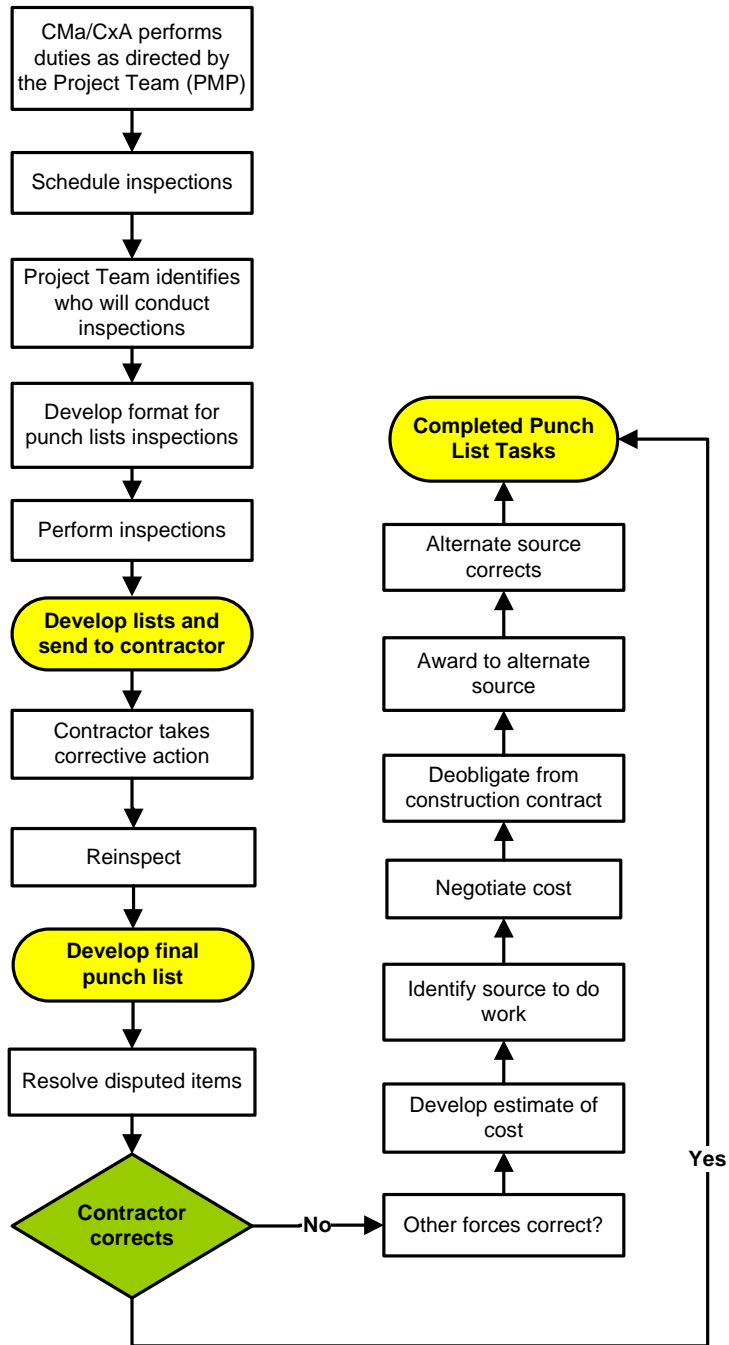
Turnover Documents
7.1.14.0.0.0

Substantial Completion Certificate: Final Completion
7.1.15.0.0.0.c

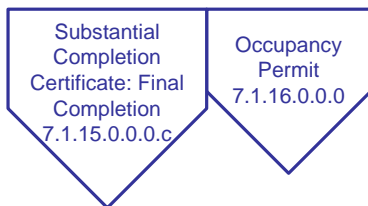
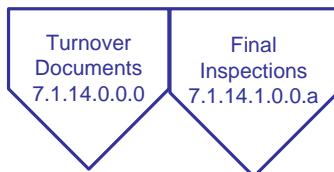
This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

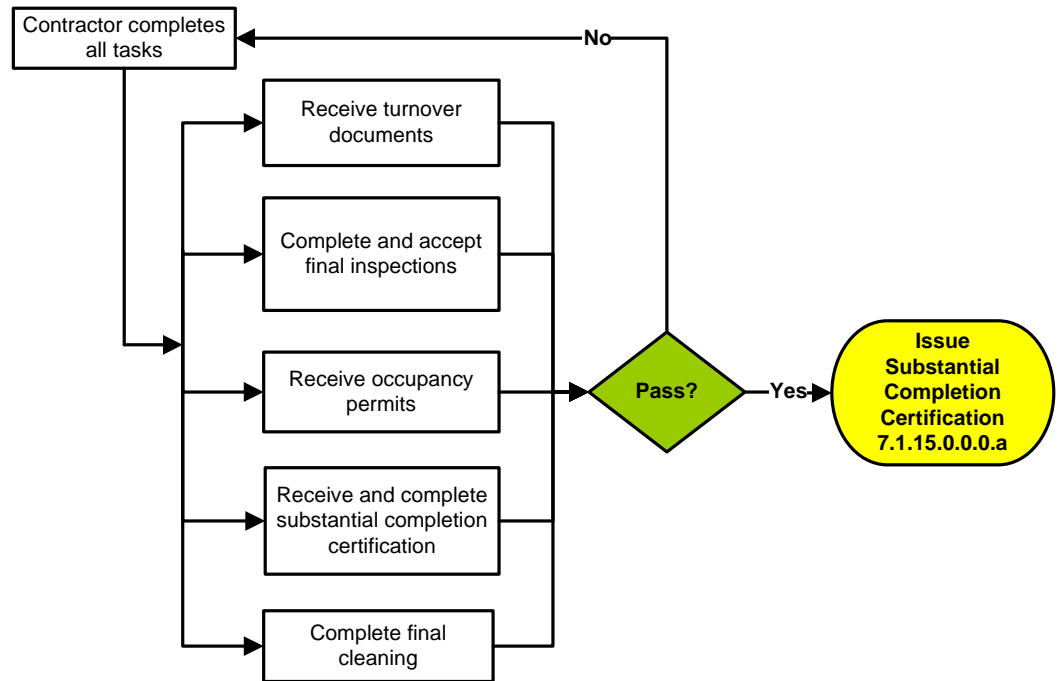


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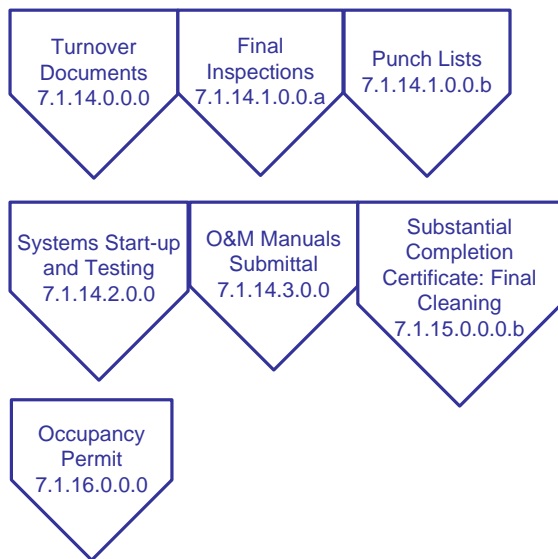
- Traditional
- D/B
- D/B-Bridging
- CMc

7.0.0.0.0 Construction
Construction Manager as Constructor
**7.1.15.0.0.0.c Substantial Completion Certificate:
Final Completion**

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



LINKS

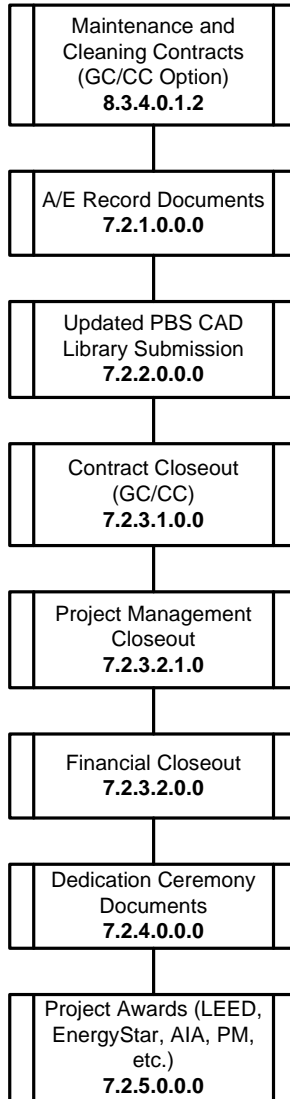


This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction Construction Manager as Constructor 7.2.0.0.0.0 Closeout (Admin)

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



Some processes may be concurrent

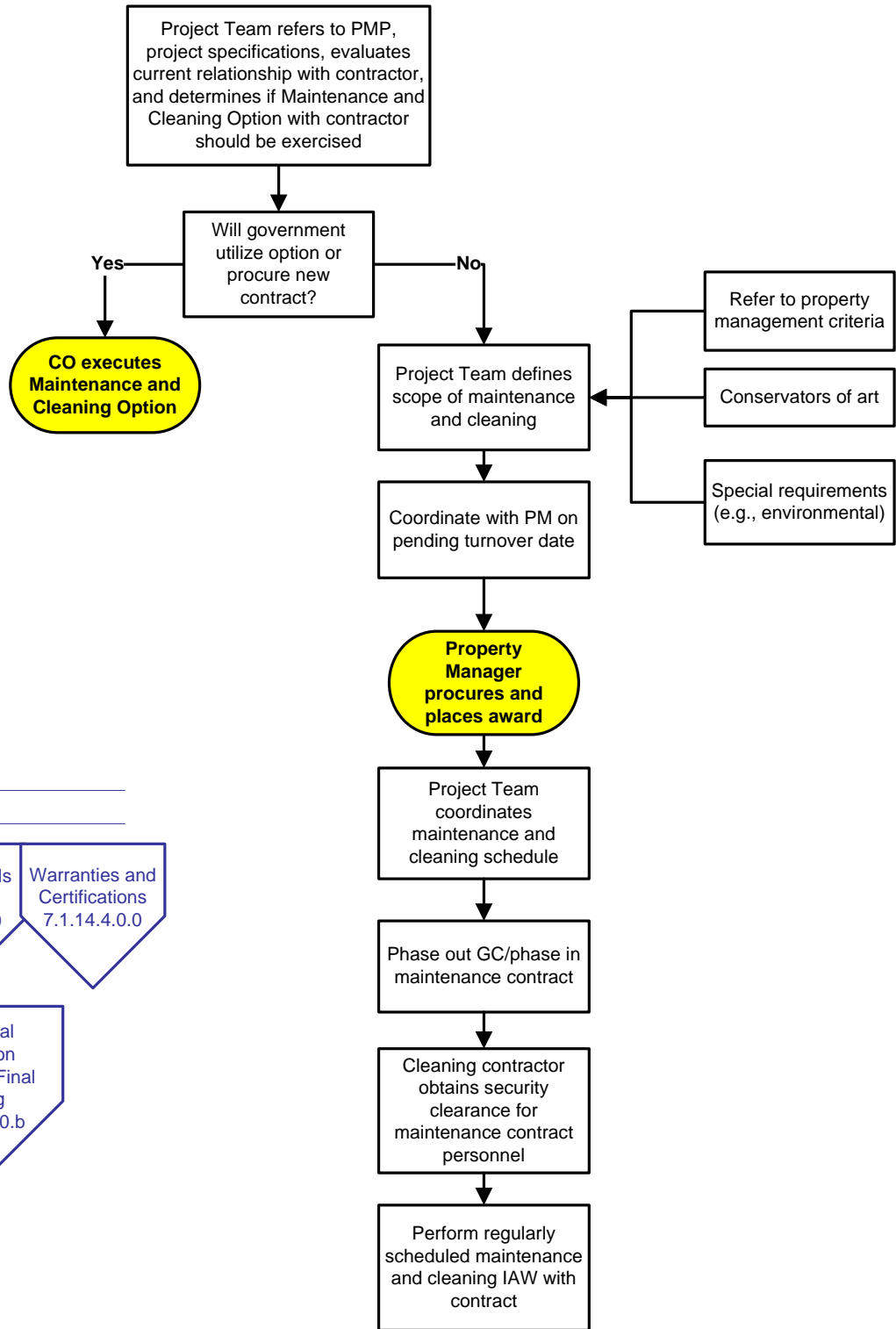
Project Team must ensure all punch list items are completed, all contractor cleaning is completed, system testing is completed, and staff training has been conducted before proceeding to Closeout

This page applies to:

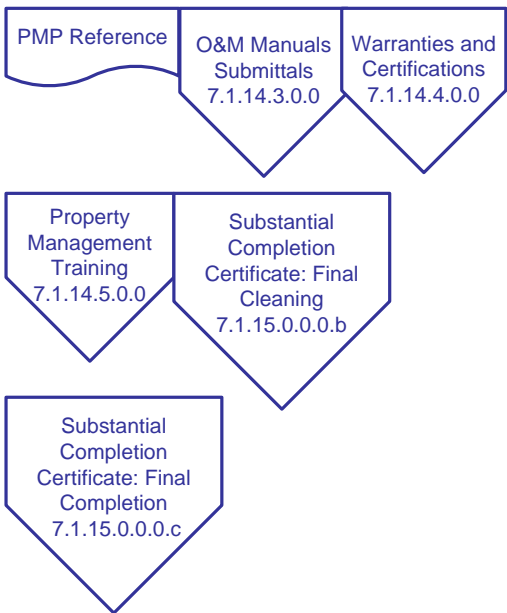
Traditional D/B D/B-Bridging CMc

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

- 1.0.0.0.0 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
- 8.3.4.0.1.2 Maintenance and Cleaning Contracts (GC/CC Option)**
- 8.0.0.0.0 Tenant Occupancy



LINKS

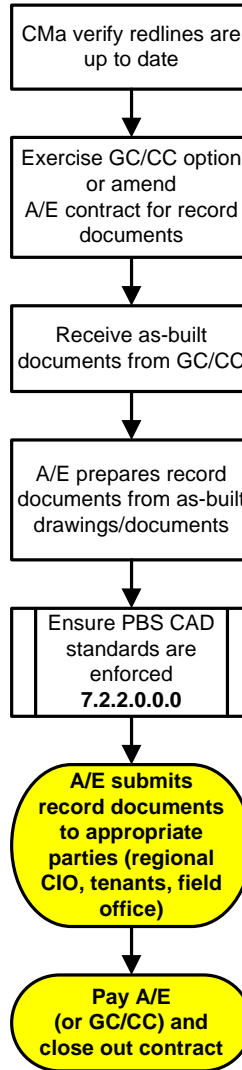


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Traditional D/B D/B-Bridging CMc

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

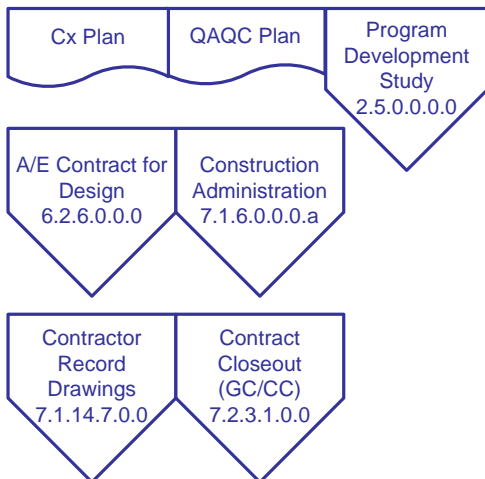
- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.1.0.0.0 A/E Record Documents
- 8.0.0.0.0.0 Tenant Occupancy



Cx Plan establishes quality control for verification of as-builts

QAQC should also address A/E Record Documents

LINKS

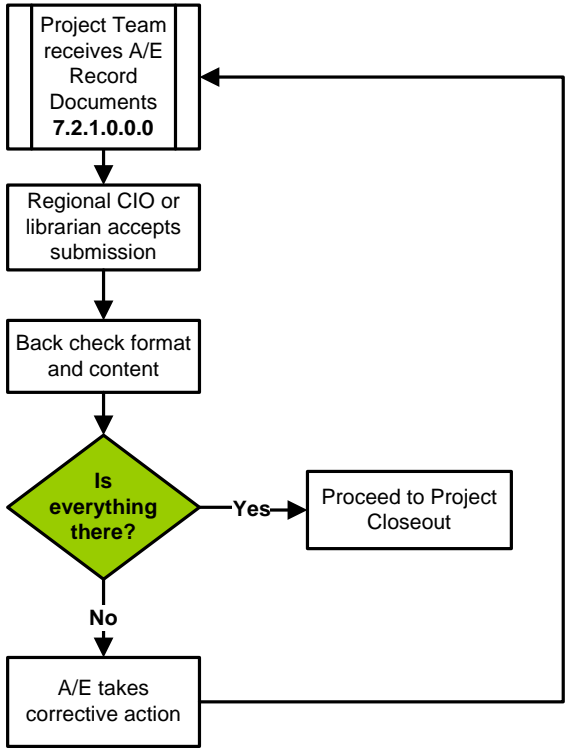


This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 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
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.2.0.0.0 Updated PBS CAD Library Submission**
- 8.0.0.0.0.0 Tenant Occupancy



QAQC should address CAD Library submissions

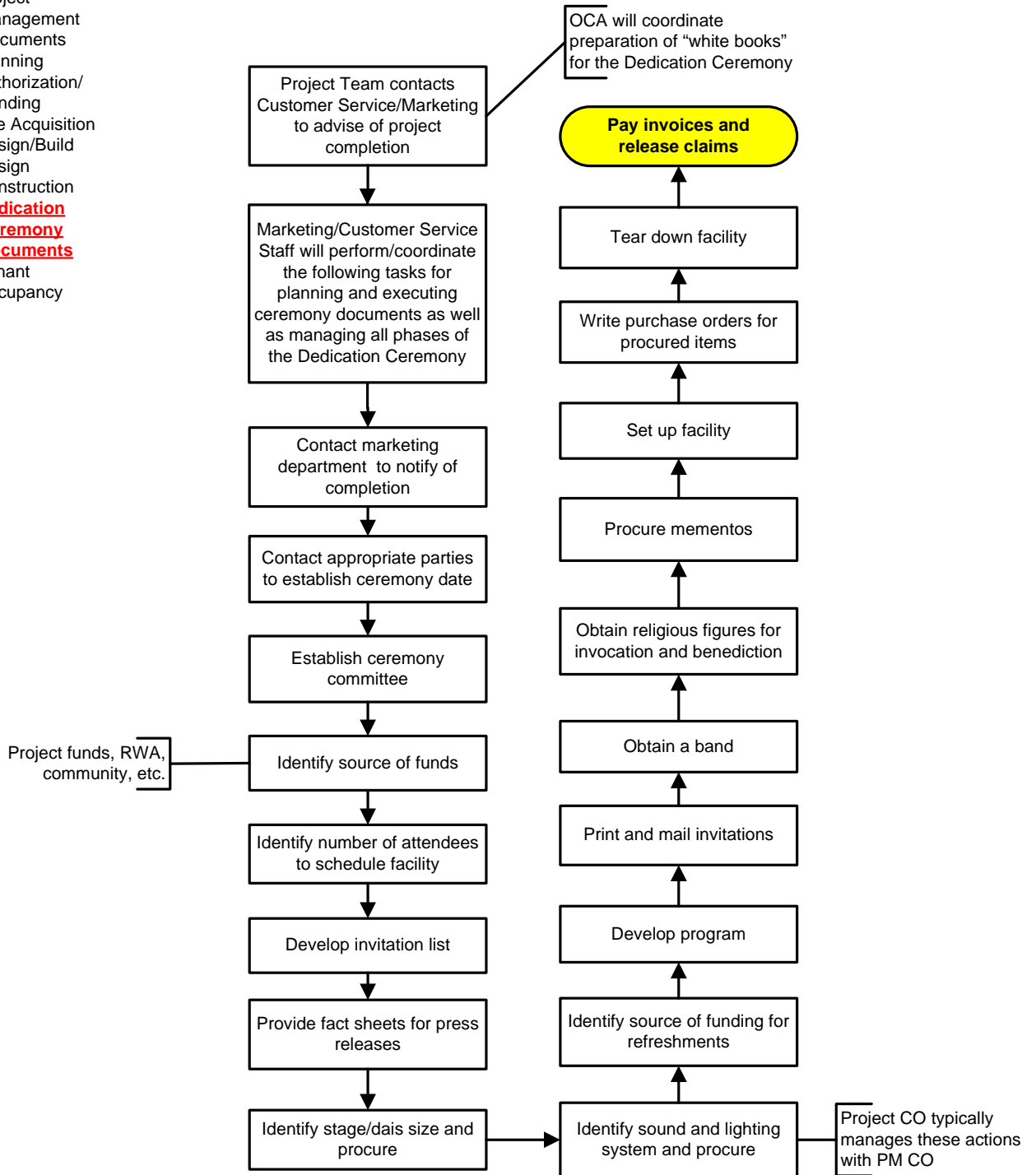
This page applies to:

Traditional D/B D/B-Bridging CMc

7.0.0.0.0 Construction Construction Manager as Constructor

7.2.4.0.0.0 Dedication Ceremony Documents

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

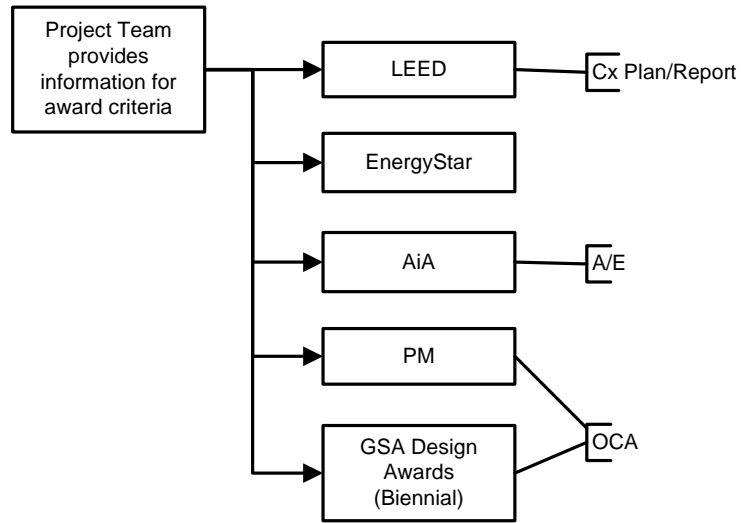


This page applies to:

Traditional D/B D/B-Bridging CMc

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

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 7.2.5.0.0.0 Project Awards (LEED, EnergyStar, AiA, PM, etc.)**
- 8.0.0.0.0.0 Tenant Occupancy

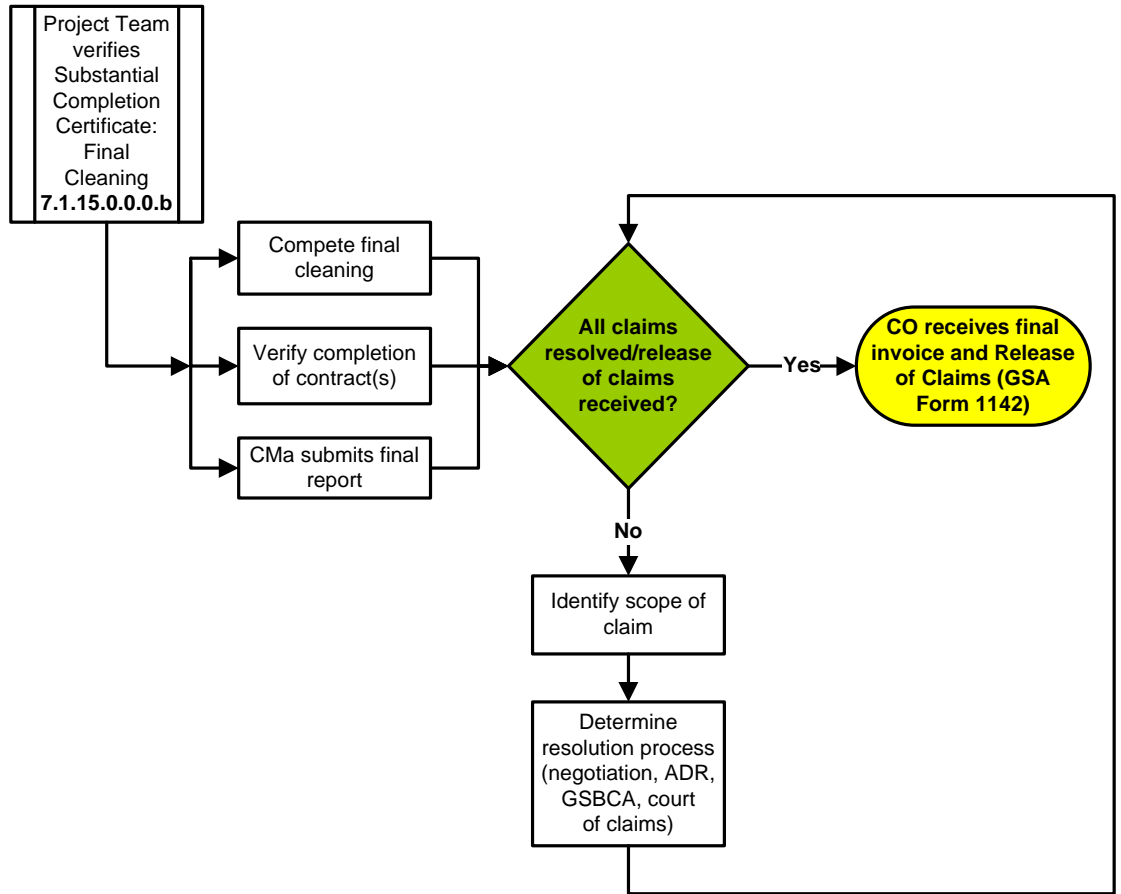


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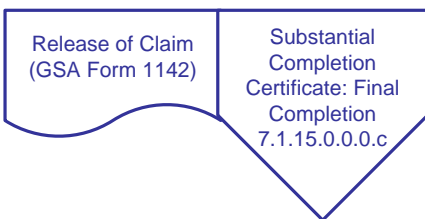
Traditional D/B D/B-Bridging CMc

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

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



LINKS

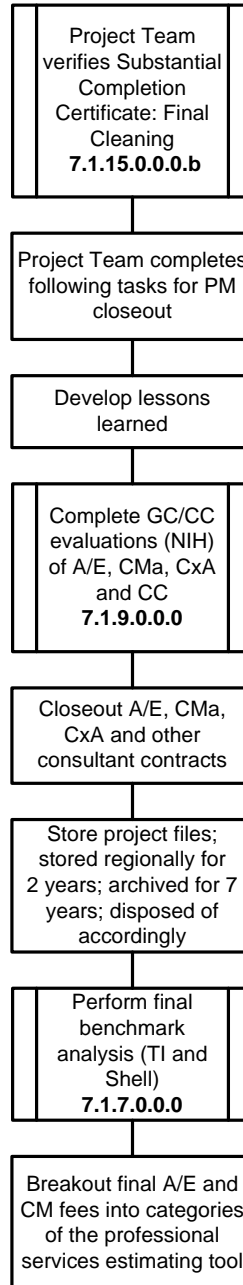


This page applies to:

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

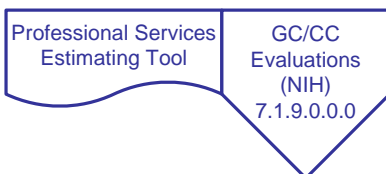
7.0.0.0.0.0 Construction *Construction Manager as Constructor* 7.2.3.2.1.0 Project Management Closeout

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



Some of these processes/tasks are concurrent

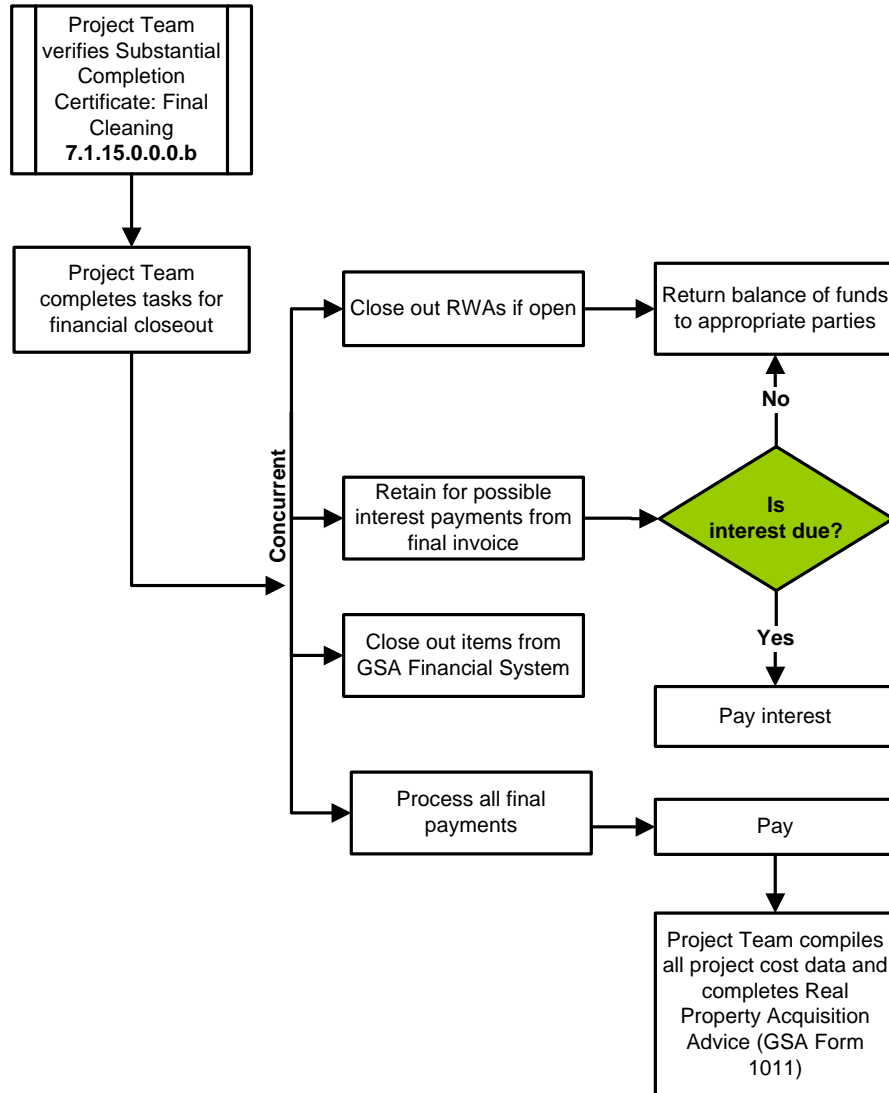
LINKS



This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

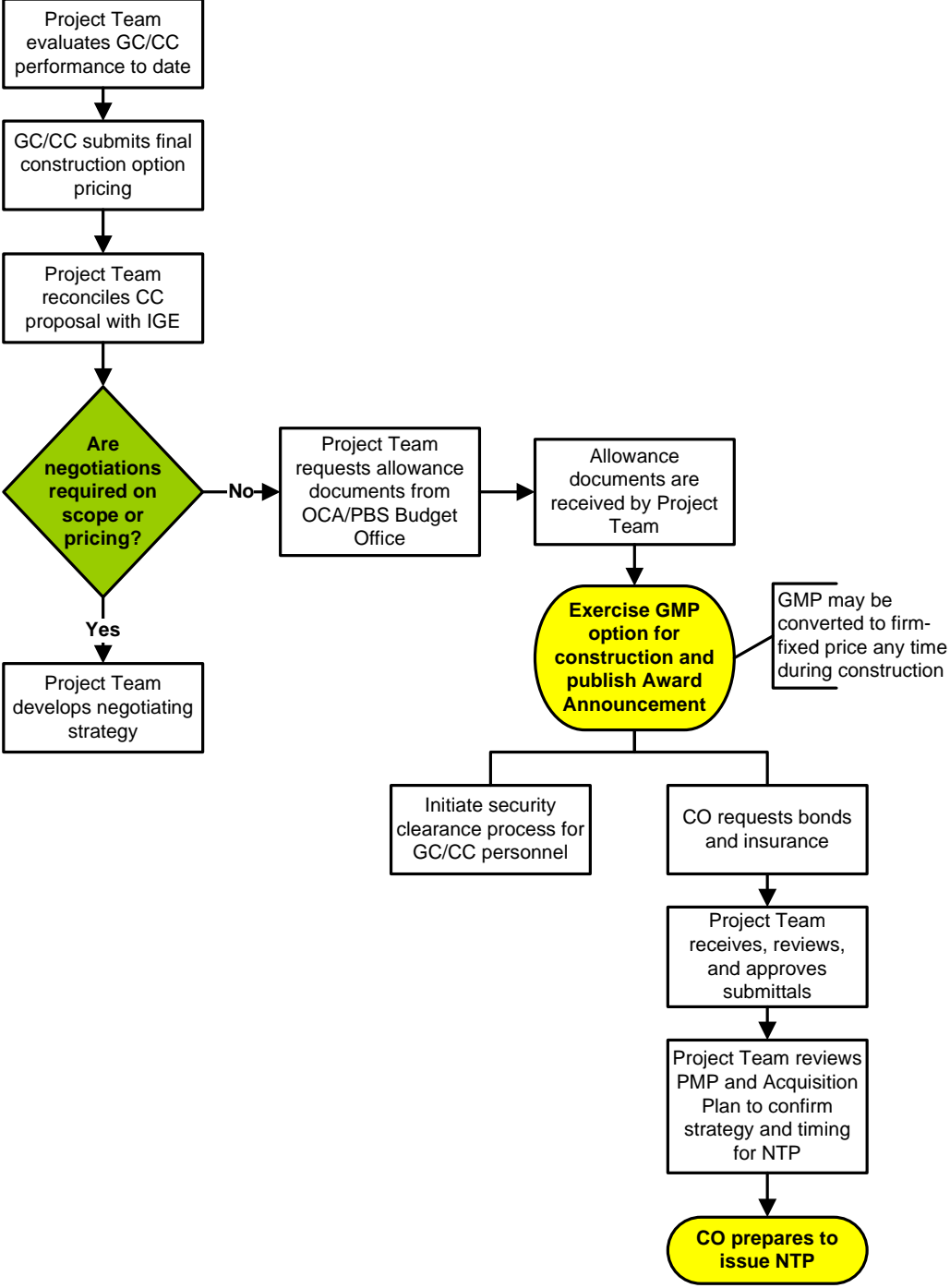
RWA

This page applies to:

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

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

- 1.0.0.0.0.0 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
- 8.1.3.0.1.0 Real Property Acquisition Advice (GSA Form 1011)**
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy



LINKS

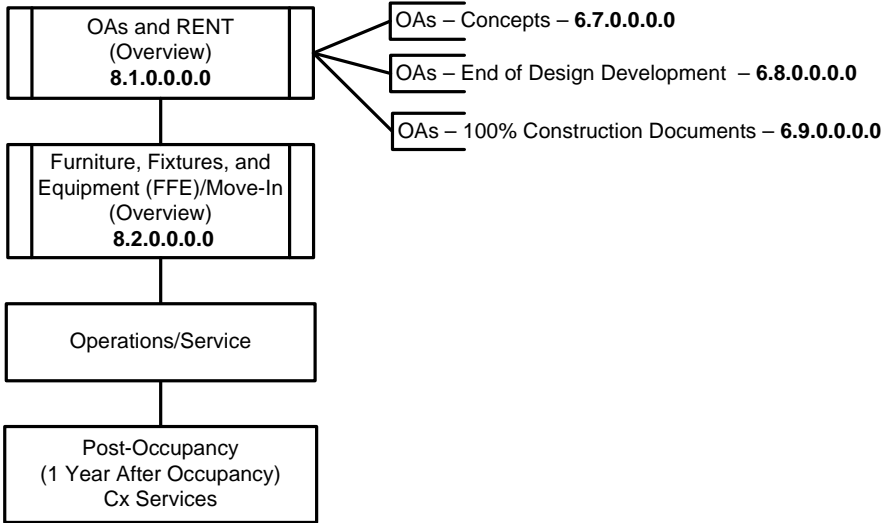
- Acquisition Plan
- PMP Reference

This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

8.0.0.0.0 Tenant Occupancy
Construction Manager as Constructor
8.0.0.0.0 Tenant Occupancy

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

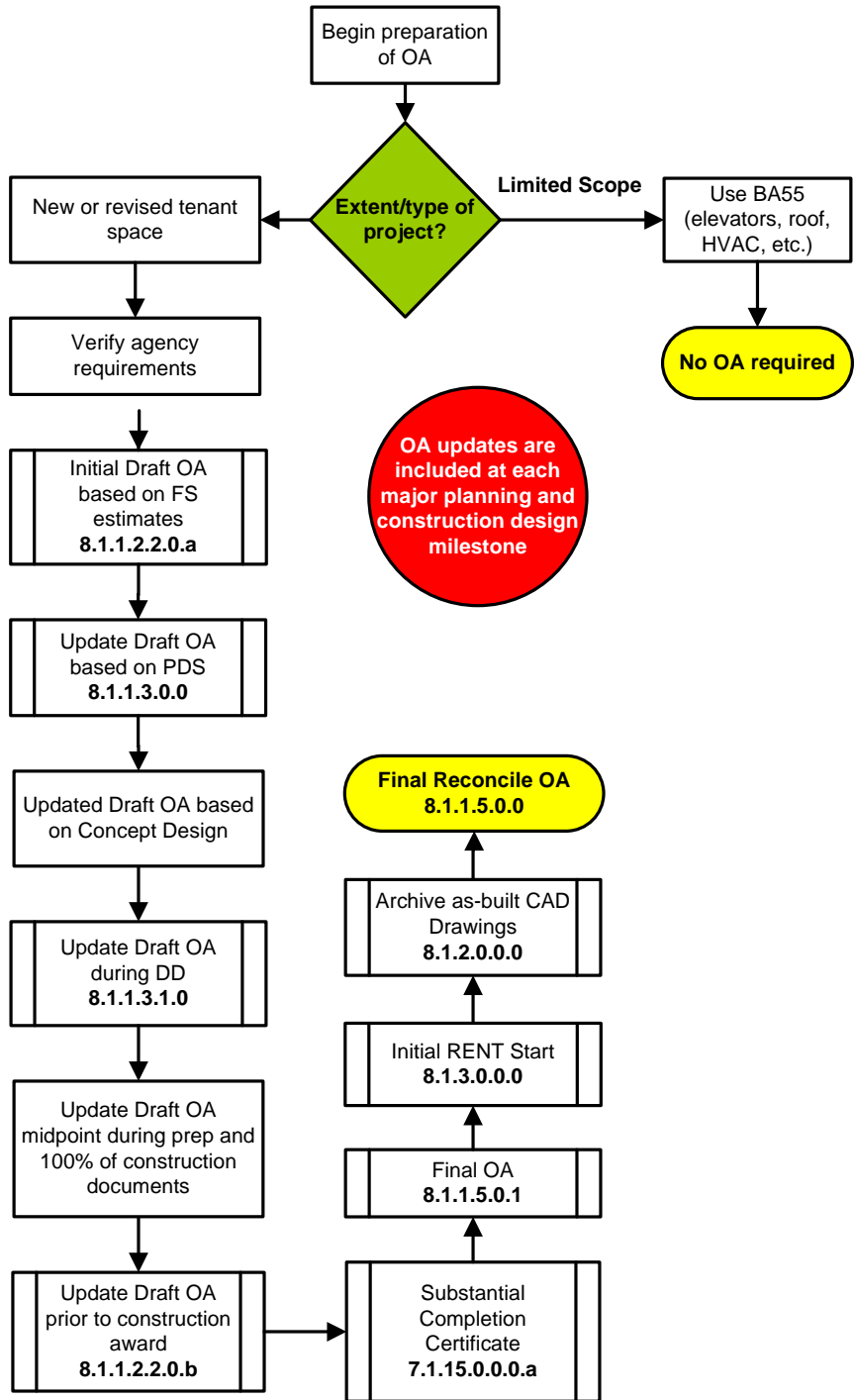


This page applies to:

Traditional D/B D/B-Bridging CMc

8.1.0.0.0.0 Occupancy Agreements and RENT (Overview)

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



LINKS

PBS Pricing Desk Guide | Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a | PDS 2.5.0.0.0.0 | Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 | Construction Documents 6.9.0.0.0.0

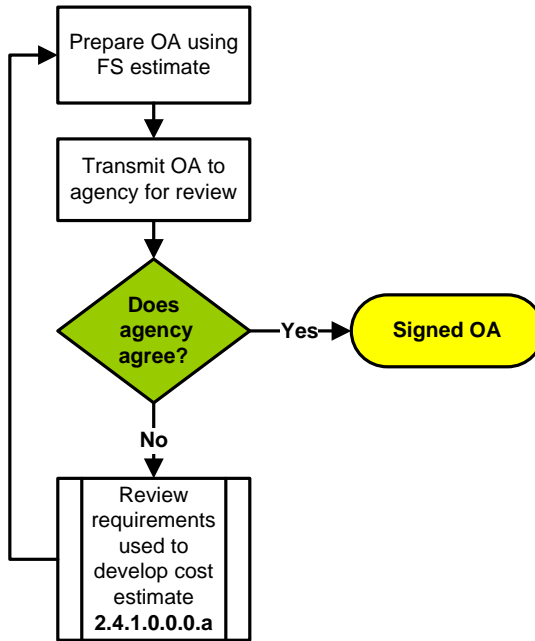
GC/CC Source Selection Plan 6.10.1.0.0.0 | (0% to 100% Construction) 7.1.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

8.1.1.2.2.0.a Occupancy Agreement Planning Phase (Initial Draft)

- 1.0.0.0.0.0 Project Management Documents
- 2.0.0.0.0.0 Planning
- 3.0.0.0.0.0 Authorization/Funding
- 4.0.0.0.0.0 Site Acquisition
- 5.0.0.0.0.0 Design/Build
- 6.0.0.0.0.0 Design
- 7.0.0.0.0.0 Construction
- 8.0.0.0.0.0 Tenant Occupancy
- 8.1.1.2.2.0.a **Occupancy Agreement Planning Phase (Initial Draft)**



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

LINKS

PBS Pricing Desk Guide	Pricing Implementation for Project Management
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Feasibility 2.4.1.0.0.0.a	PDS 2.5.0.0.0.0	Concept Design (Overview) 6.7.0.0.0.0
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Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0	GC/CC Source Selection Plan 6.10.1.0.0.0
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(0% to 100% Construction) 7.1.0.0.0.0

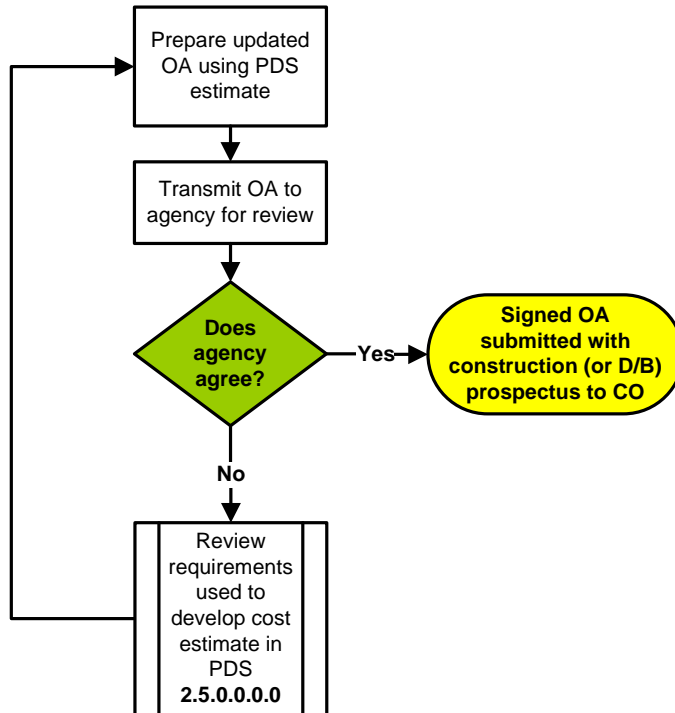
This page applies to:

Traditional D/B D/B-Bridging CMc

8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor

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

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



LINKS

PBS Pricing Desk Guide Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a PDS 2.5.0.0.0.0 Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 Construction Documents 6.9.0.0.0.0 Construction Procurement 6.10.0.0.0.0

(0% to 100% Construction) 7.1.0.0.0.0

This page applies to:

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

8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor

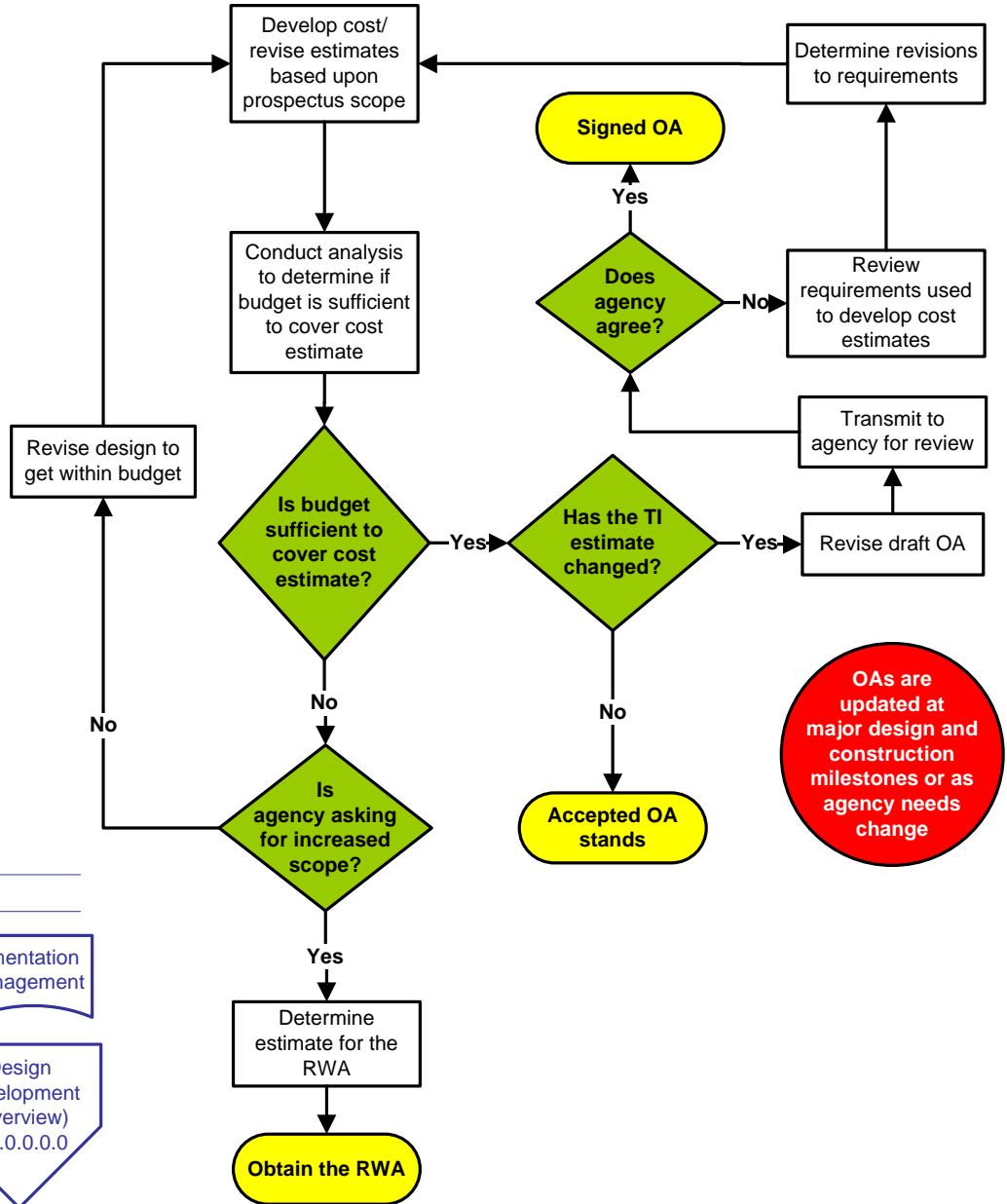
8.1.1.4.0.0 Concept Design

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 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.1.1.4.0.0 Concept Design
- 8.1.1.4.1.0 Design Development
- 8.1.1.4.2.0 Mid-Point Construction Documents
- 8.1.1.4.3.0 100% Construction Documents



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

LINKS

PBS Pricing Desk Guide		Pricing Implementation for Project Management	
Feasibility 2.4.1.0.0.a	PDS 2.5.0.0.0.0	Design Development (Overview) 6.8.0.0.0.0	
Construction Documents 6.9.0.0.0.0	GC/CC Source Selection Plan 6.10.1.0.0.0	(0% to 100% Construction) 7.1.0.0.0.0	

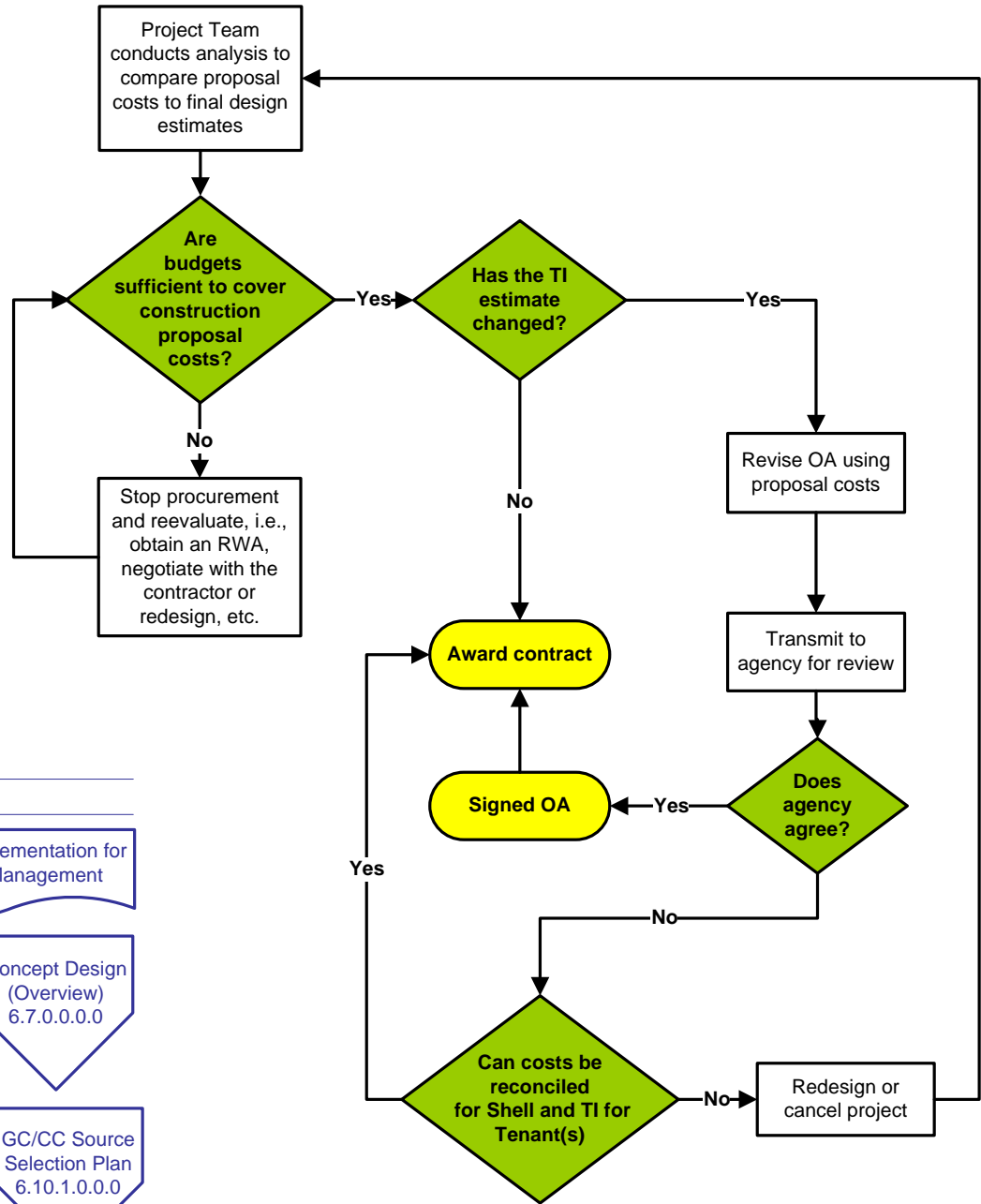
This page applies to:

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

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

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

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



LINKS

PBS Pricing Desk Guide Pricing Implementation for Project Management

Feasibility 2.4.1.0.0.0.a PDS 2.5.0.0.0.0 Concept Design (Overview) 6.7.0.0.0.0

Design Development (Overview) 6.8.0.0.0.0 Construction Documents 6.9.0.0.0.0 GC/CC Source Selection Plan 6.10.1.0.0.0

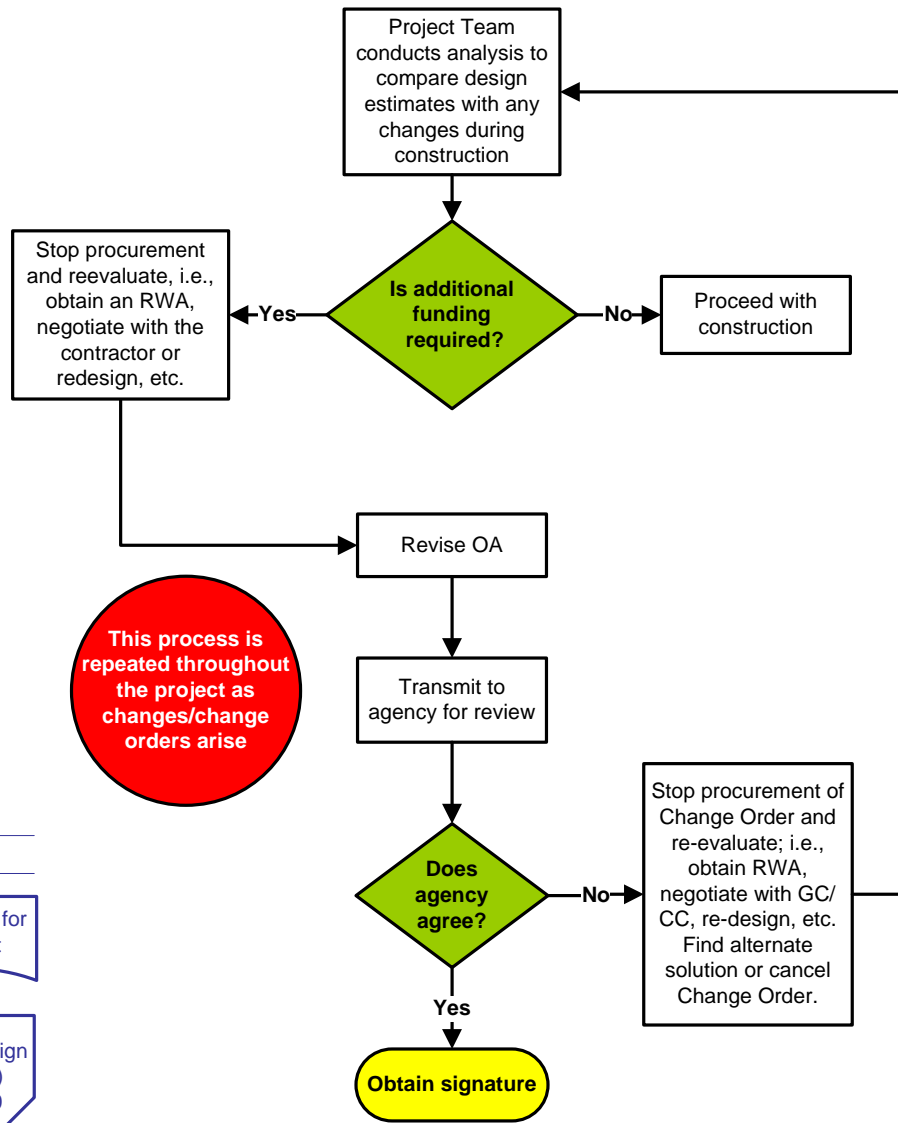
(0% to 100% Construction) 7.1.0.0.0.0

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

OA (Accepted Draft): During Construction 8.1.1.3.1.0

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

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



LINKS

PBS Pricing Desk Guide	Pricing Implementation for Project Management
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Feasibility 2.4.1.0.0.0.a	PDS 2.5.0.0.0.0	Concept Design (Overview) 6.7.0.0.0.0
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Design Development (Overview) 6.8.0.0.0.0	Construction Documents 6.9.0.0.0.0	(0% to 100% Construction) 7.1.0.0.0.0
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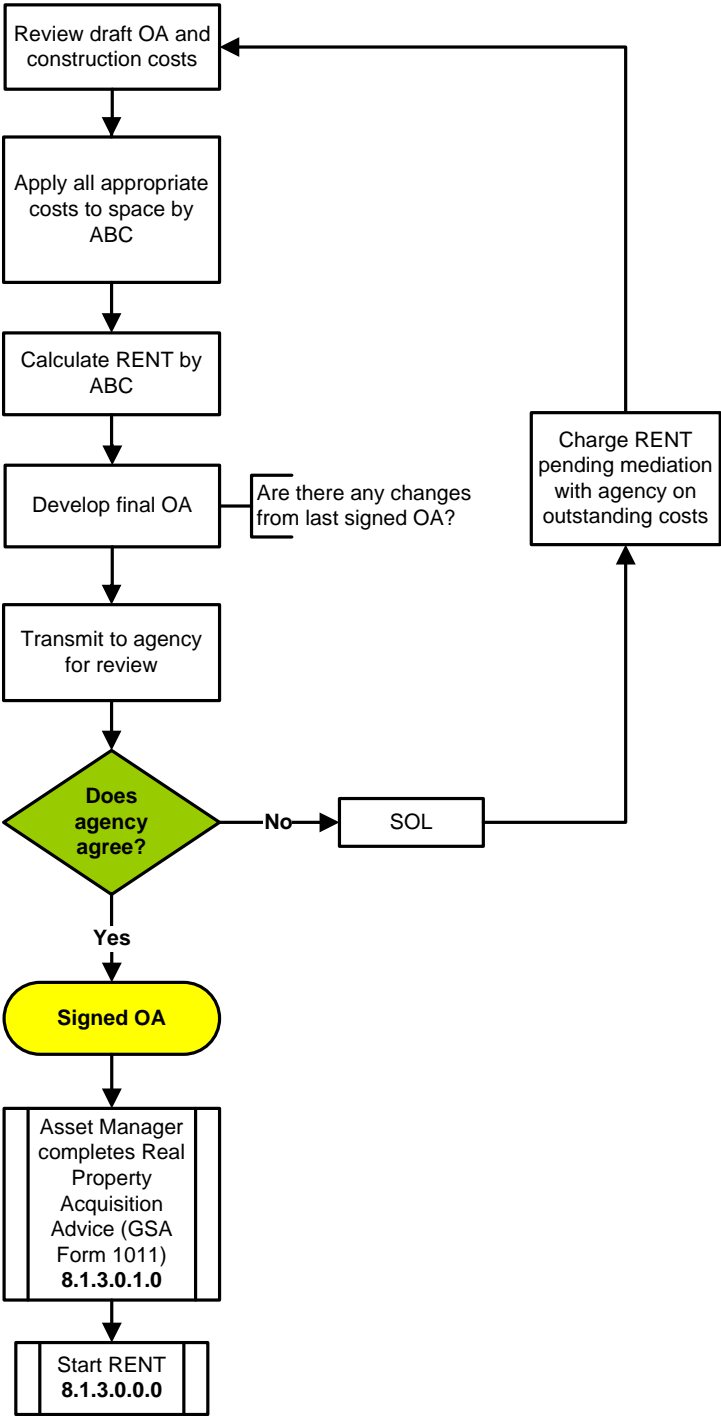
Construction Administration 7.1.6.0.0.0.a
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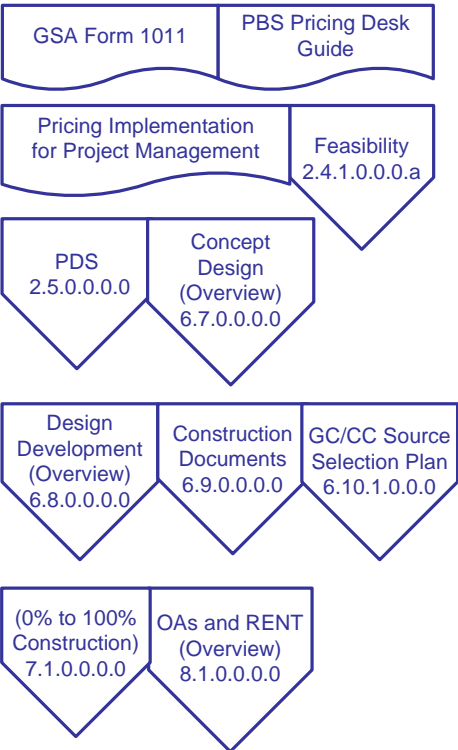
- Traditional D/B D/B-Bridging CMc

8.0.0.0.0 Tenant Occupancy
Construction Manager as Constructor
8.1.1.5.0.1 Final Occupancy Agreement

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



LINKS

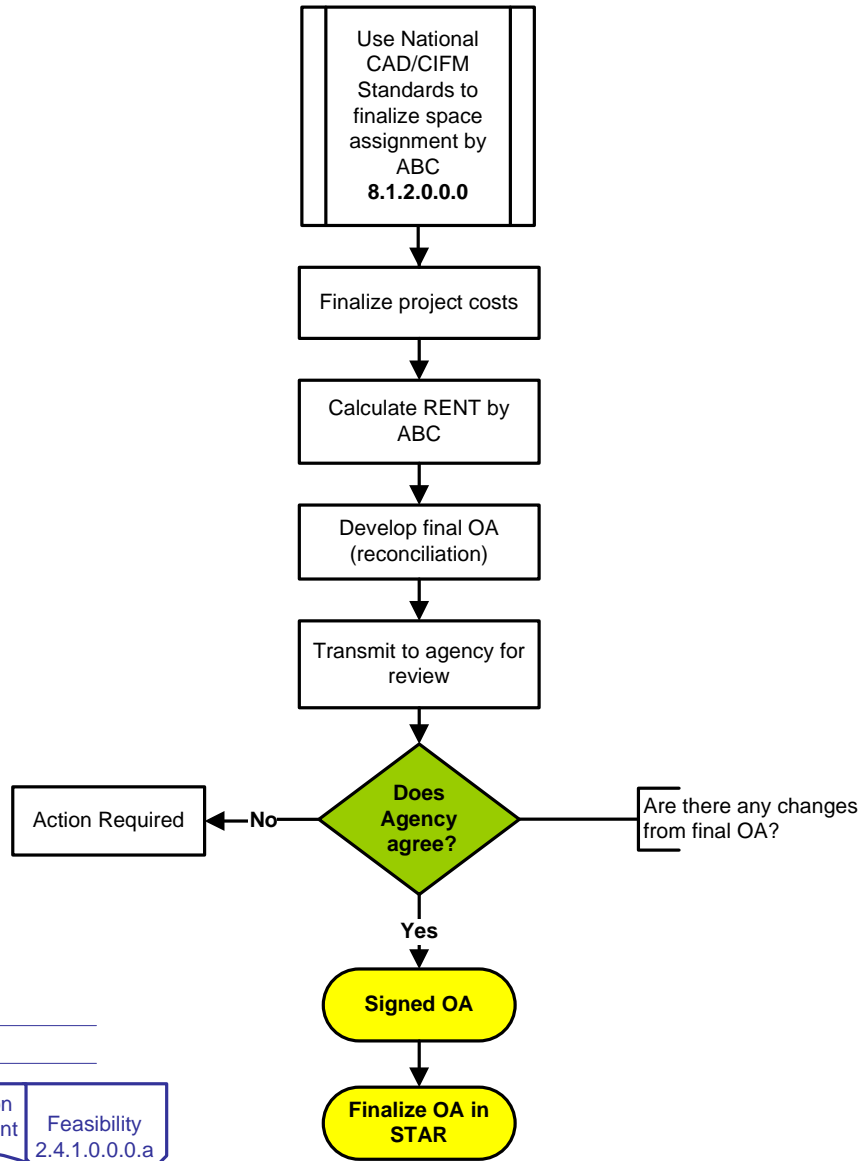


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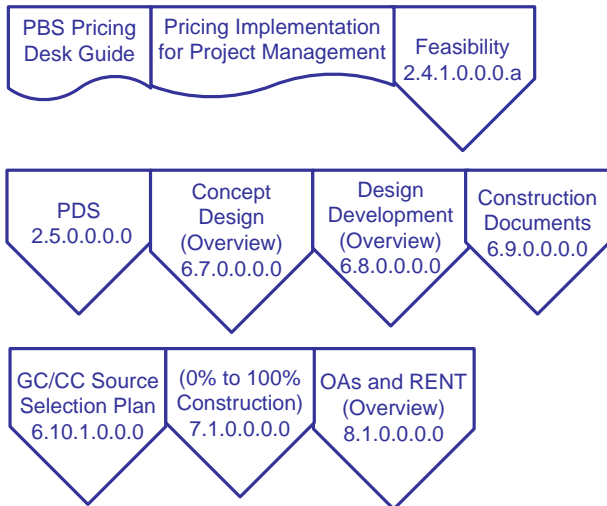
Traditional D/B D/B-Bridging CMc

8.1.1.5.0.0 Final Occupancy Agreement (Reconciliation)

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



LINKS

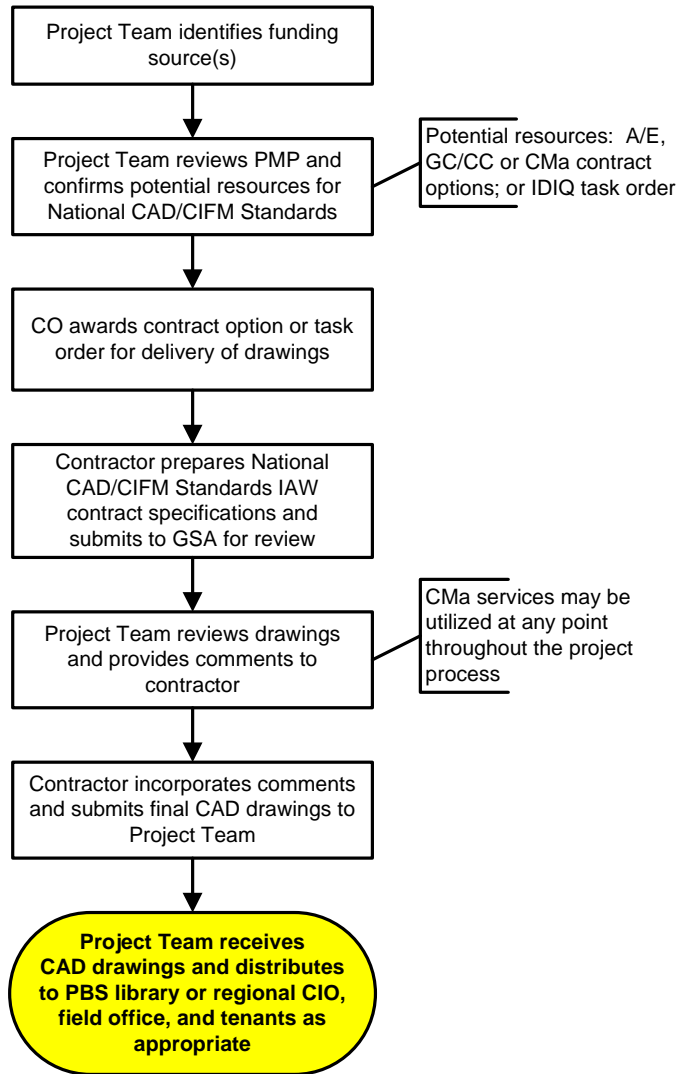


This page applies to:

Traditional
 D/B
 D/B-Bridging
 CMc

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

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



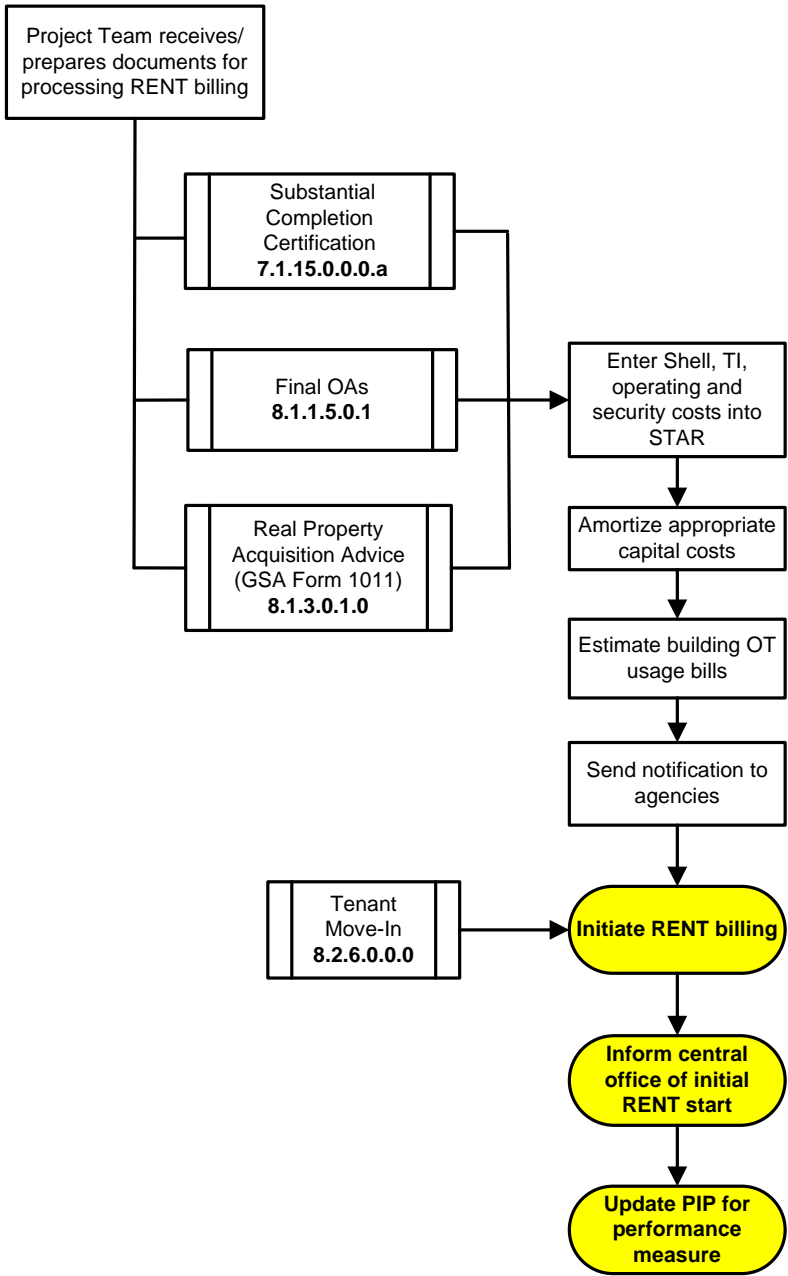
LINKS

BOMA Space Measurement Standards	National CAD/CIFM Standards
PBS-P100	OAs and RENT (Overview) 8.1.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

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



LINKS

PBS Pricing Desk Guide	Pricing Implementation for Project Management
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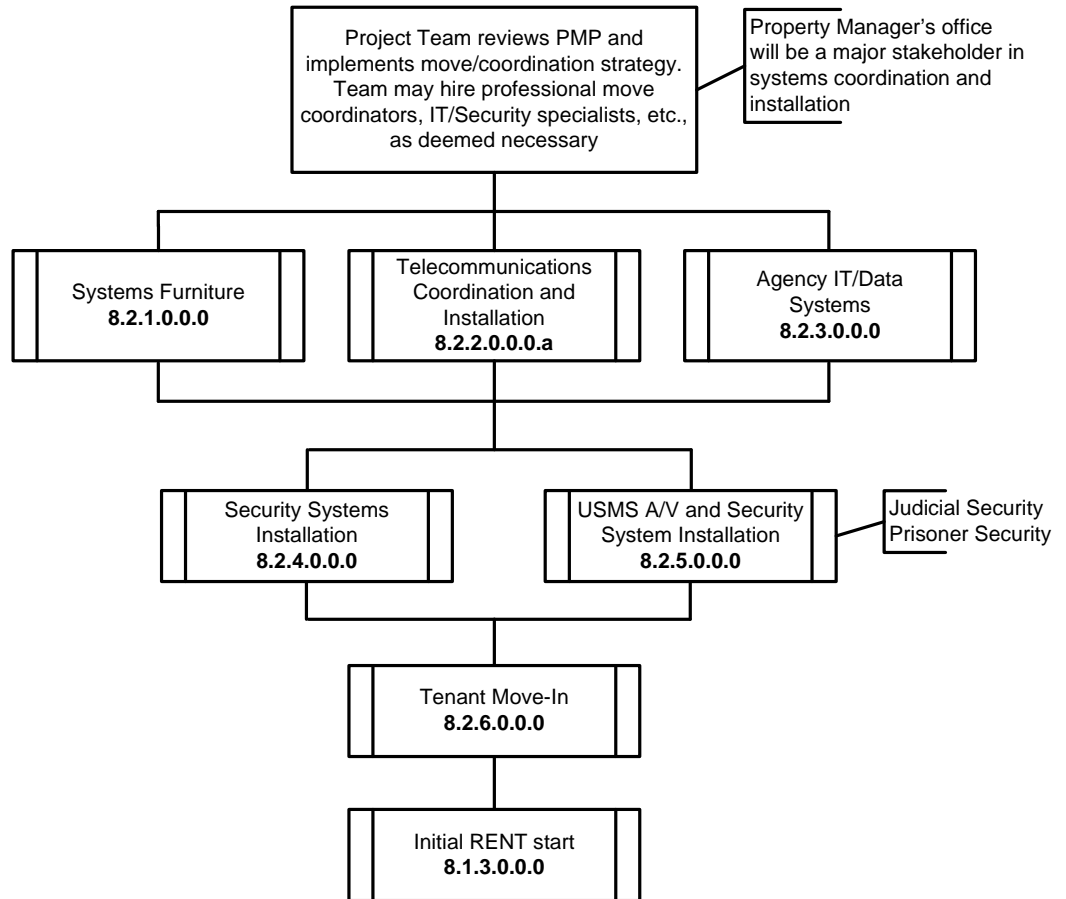
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Traditional D/B D/B-Bridging CMC

8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor

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

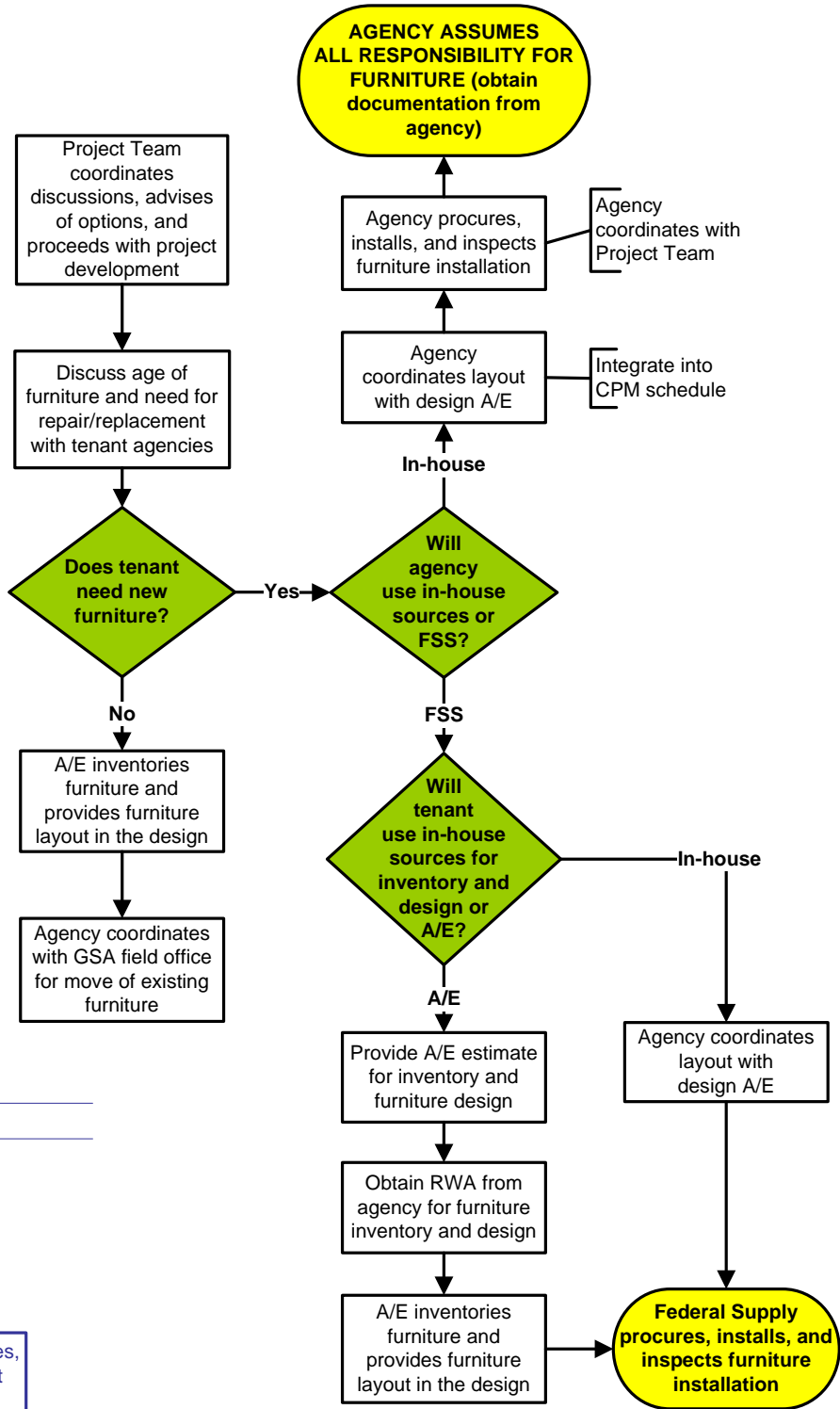
- 1.0.0.0.0 Project Management Documents
- 2.0.0.0.0 Planning
- 3.0.0.0.0 Authorization/Funding
- 4.0.0.0.0 Site Acquisition
- 5.0.0.0.0 Design/Build
- 6.0.0.0.0 Design
- 7.0.0.0.0 Construction
- 8.0.0.0.0 Tenant Occupancy
- 8.2.0.0.0 Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)**



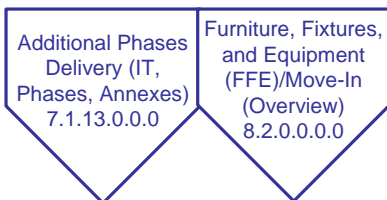
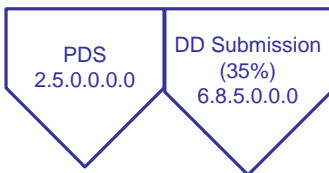
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Traditional D/B D/B-Bridging CMc

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



LINKS



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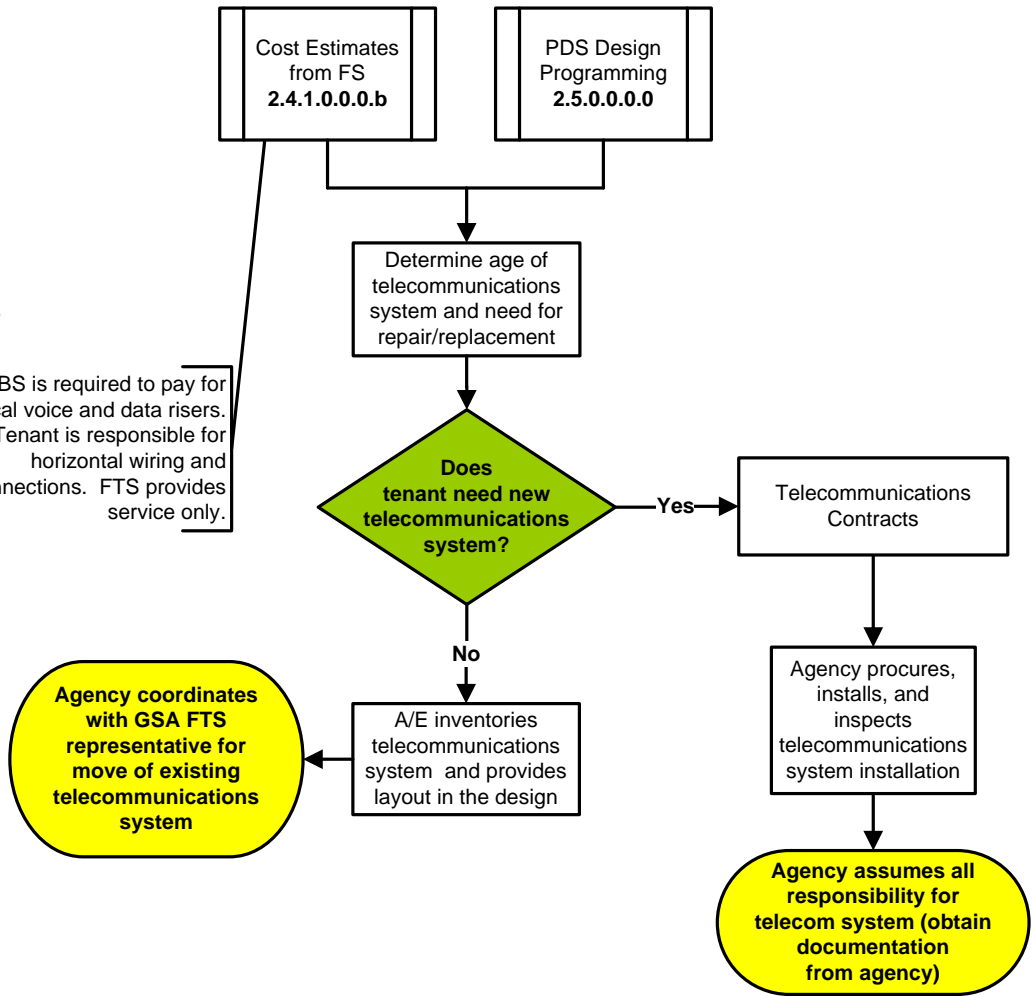
- Traditional
- D/B
- D/B-Bridging
- CMc

8.2.2.0.0.0.a Telecommunications Installation - R&A

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

8.2.2.0.0.0.a Telecommunications Installation - R&A

PBS is required to pay for vertical voice and data risers. Tenant is responsible for horizontal wiring and connections. FTS provides service only.



LINKS



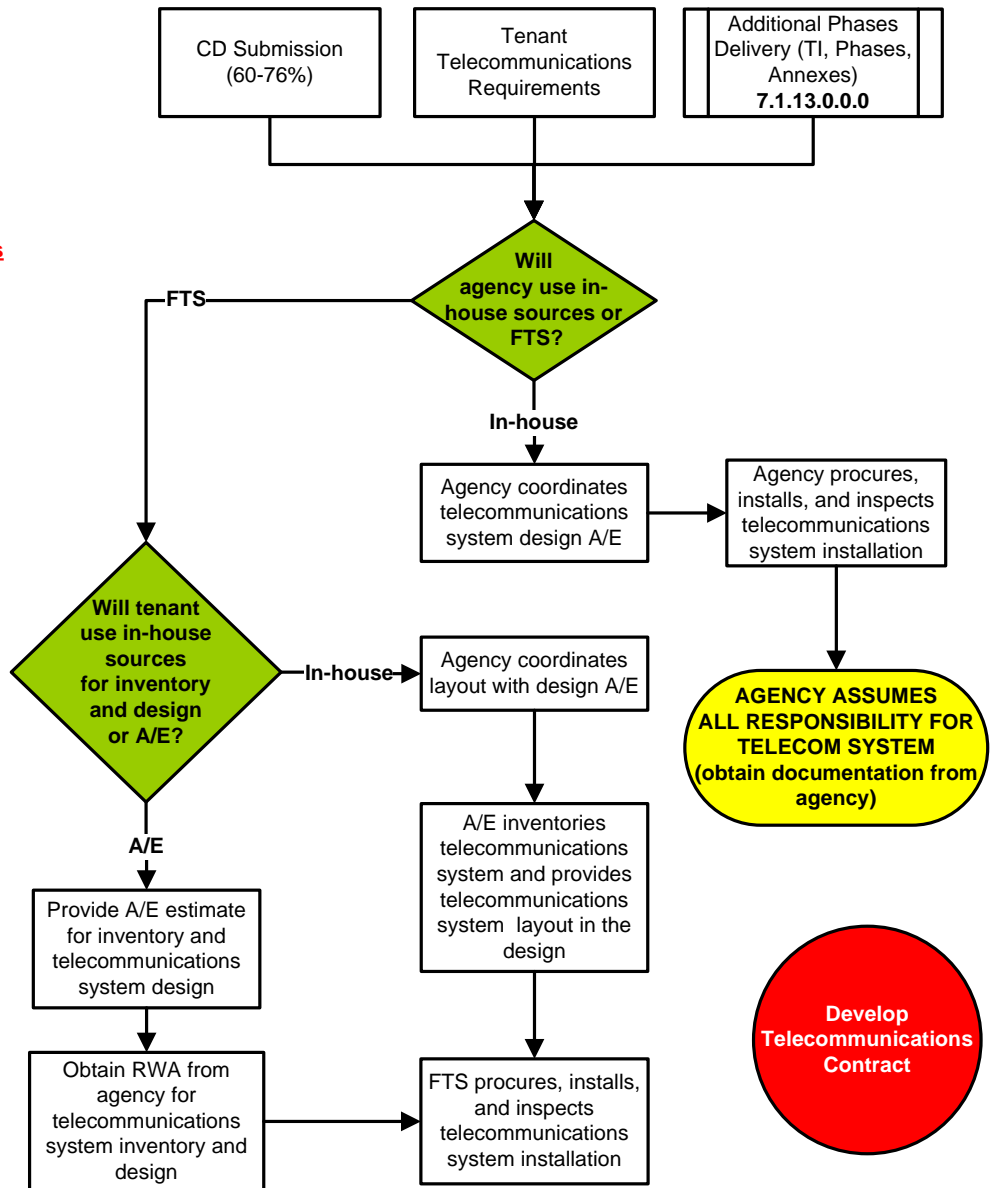
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- Traditional
- D/B
- D/B-Bridging
- CMc

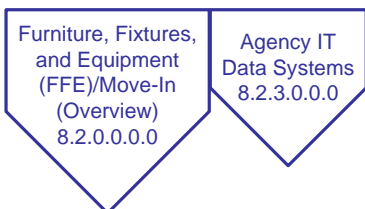
8.2.2.0.0.0.b Telecommunications Installation - New Construction

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

8.2.2.0.0.0.b Telecommunications Installation - New Construction



LINKS



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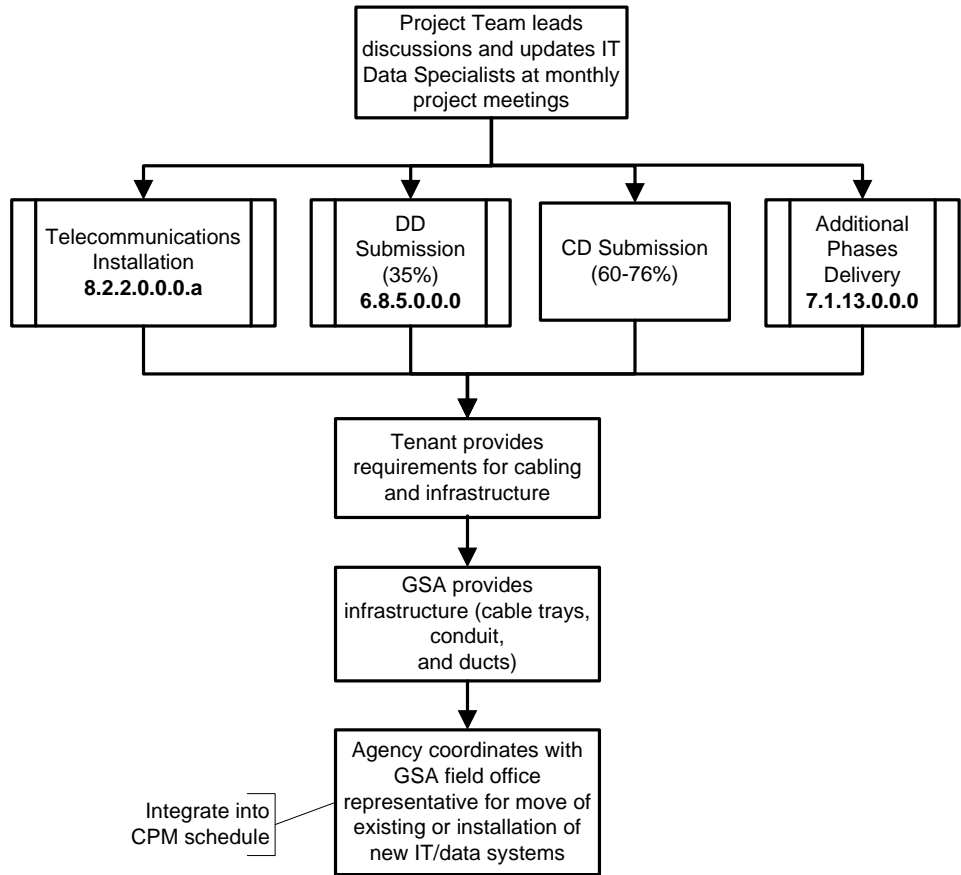
- Traditional
- D/B
- D/B-Bridging
- CMc

8.0.0.0.0 Tenant Occupancy

Construction Manager as Constructor

8.2.3.0.0.0 Agency IT/Data Systems

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



LINKS

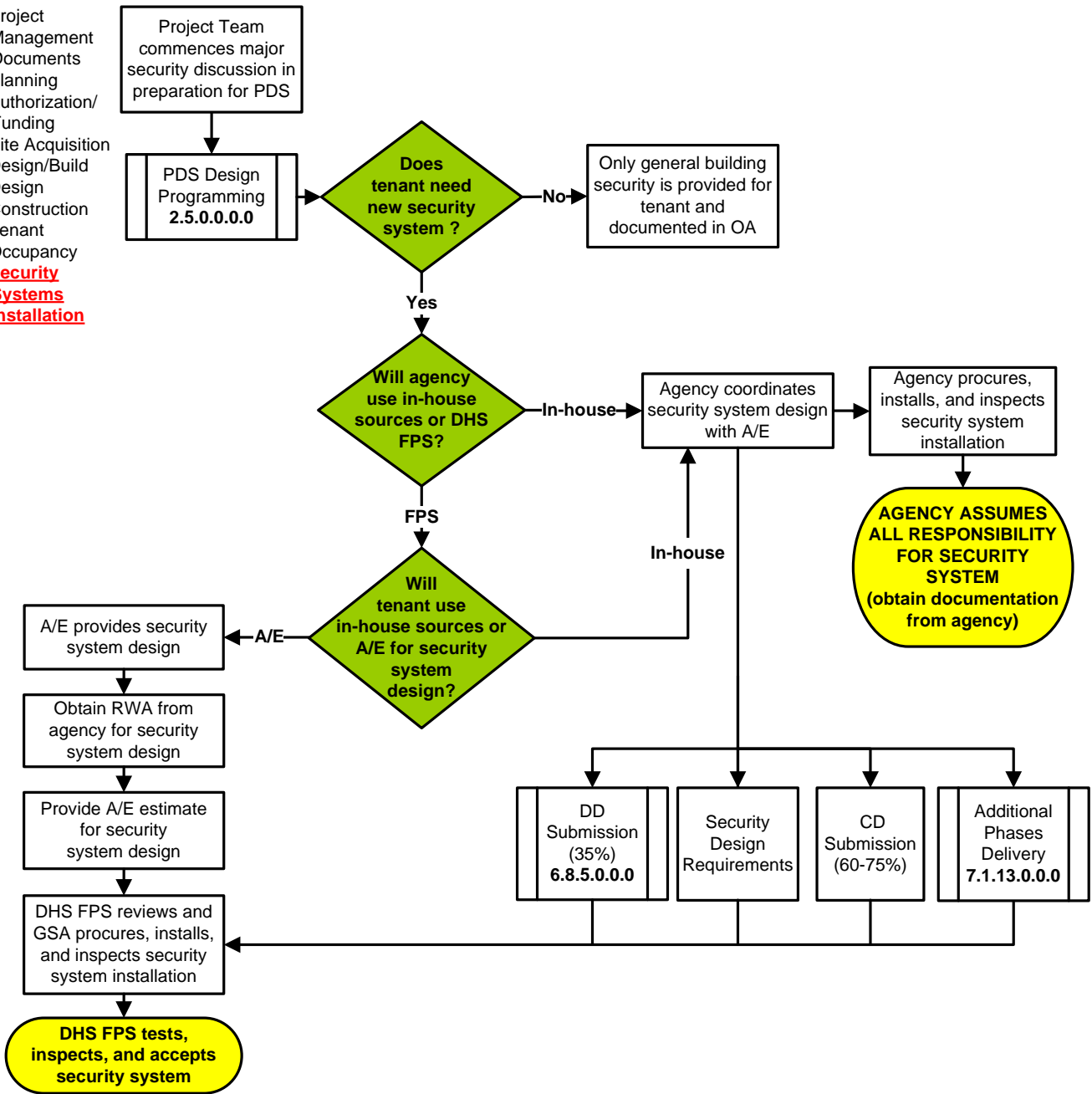
Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview) 8.2.0.0.0.0

This page applies to:

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

8.0.0.0.0 Tenant Occupancy Construction Manager as Constructor 8.2.4.0.0.0 Security Systems Installation

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



LINKS

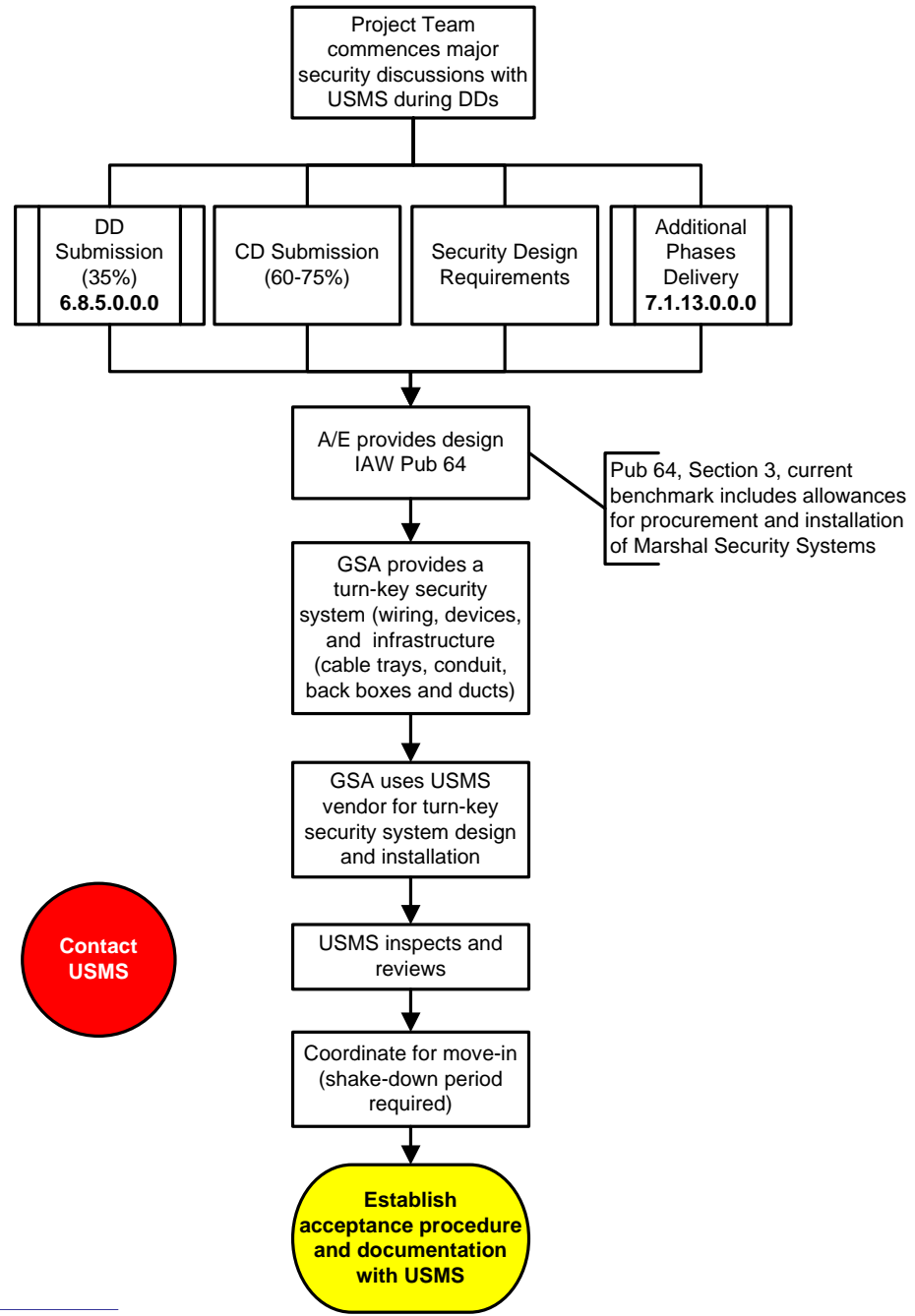
Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)
8.2.0.0.0.0

This page applies to:

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

8.2.5.0.0.0 USMS A/V and Security Systems Installation

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



LINKS

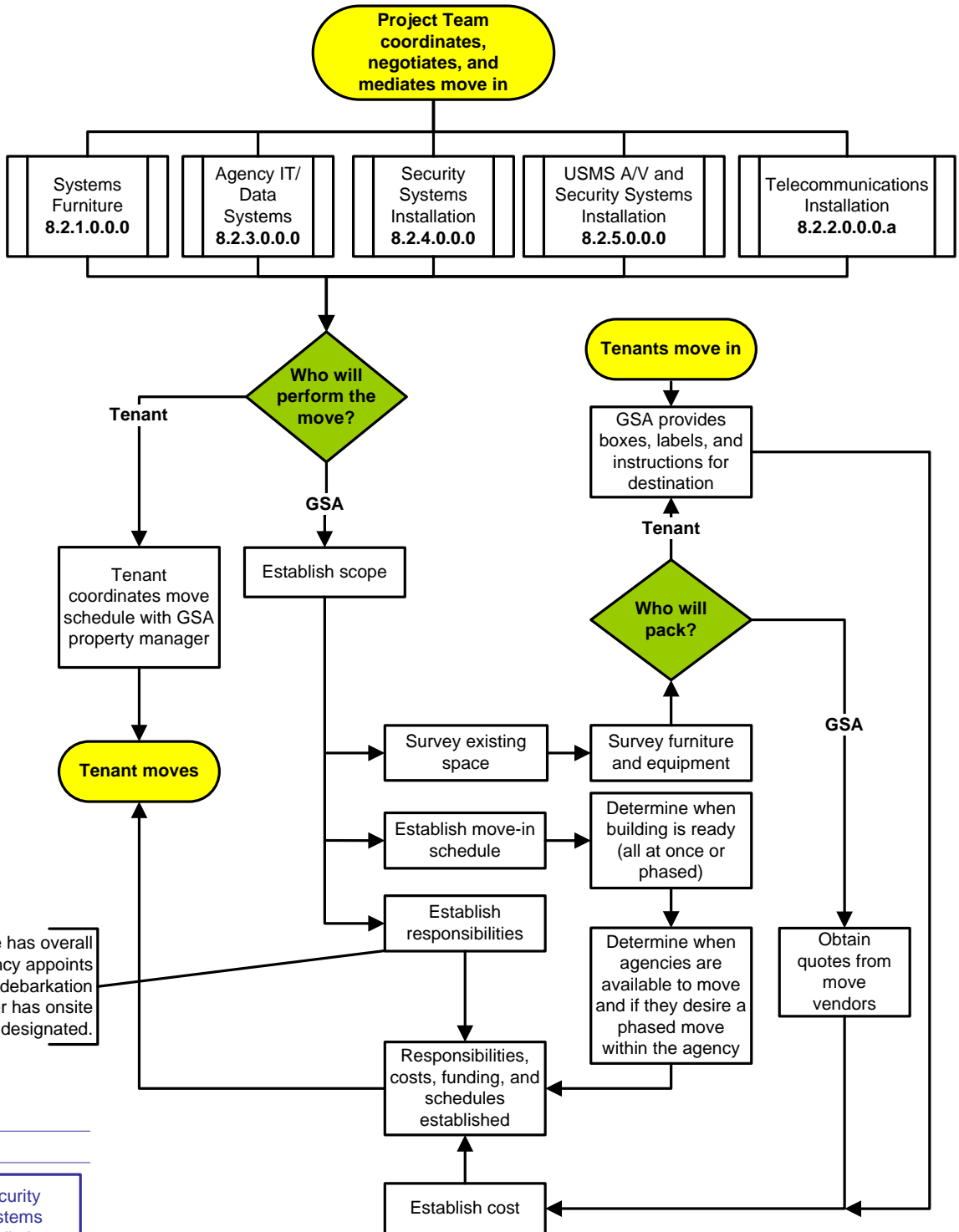
Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview)
8.2.0.0.0.0

This page applies to:

Traditional D/B D/B-Bridging CMc

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

8.2.6.0.0.0 Tenant Move-In



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

LINKS

Furniture, Fixtures, and Equipment (FFE)/Move-In (Overview) 8.2.0.0.0.0	Security Systems Installation 8.2.4.0.0.0
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This page applies to:

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