1. Project Delivery Work Phases

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Phase

Needs

A. Conceive

The need for the project is identified and a broad plan for its implementation is formulated.

- 1. Market analysis
- 2. Real estate analysis
- 3. Financing analysis
- 4. Cost analysis, and Others

B. Validation

The project financial feasibility is confirmed, land is controlled, and a formal pro forma made. Some confirmation site and building design studies are made. This phase produces a go or no go decision.

- 1. Programming
- 2. Real estate control
- 3. Financing acquisition
- 4. Cost analysis
- 5. Approval
- 6. Architectural design
- 7. Land planning
- 8. Traffic analysis
- 9. Go or no go approval, and Others

C. Design

The design & construction delivery system is selected and documents adequate to construct the project are prepared & issued for construction.

- 1. Design development
- 2. Schematics
- 3. Preliminaries
- 4. Construction document production, and

Others

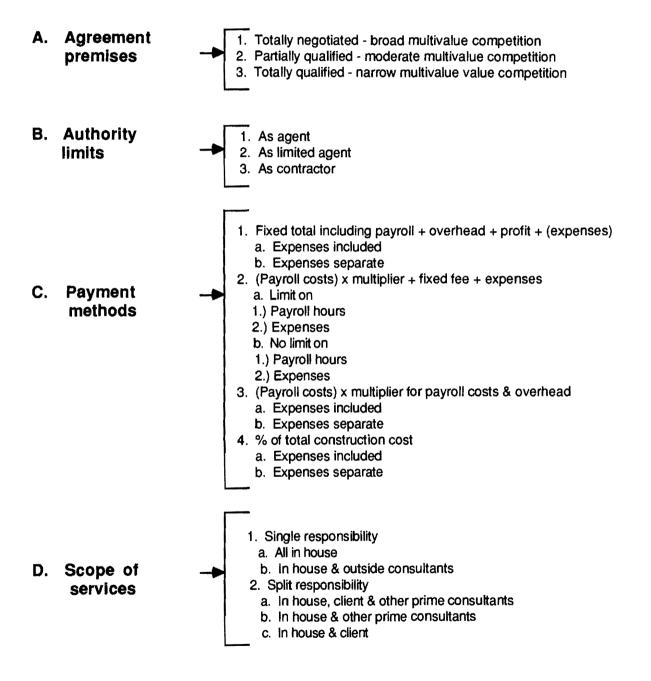
D. Construction

The project is built & given to the owner & occupant using the delivery system selected earlier.

- 1. Procurement
- 2. Construction
- 3. Turnover
- 4. Warranty, and Others

2. Professional Service Contract Characteristics

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3. Construction Contract Characteristics

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