## Design-Build Projects Delivery Stage Roadmap

### Stage 3 – Project Delivery

#### 3.1. Planning

The purpose of the Planning Phase is to confirm the quality and completeness of the existing project information in an effort to develop and organize the project delivery strategy.

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<th>Objective</th>
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#### 3.2. Design

The purpose of the Design Phase is to internally secure or externally procure the services of a Design-Build Consultant to the extent required to develop, refine and deliver upon Client stated design requirements in sufficient detail to undertake the preparation and assembly of all estimates and project documents required to be provided in support of a submission for an Design-Build Proposal.

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#### 3.3. Implementation

The purpose of the Implementation Phase is to select and procure the services of a Design-Build firm to design and construct a building project that satisfies Client stated requirements in accordance with the Design-Build Contract through award of a single contract to a qualified and best value bidder.

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#### 3.4. Close Out

In an effort to improve overall project performance and client satisfaction, both product and process performance will be documented and assessed against pre-determined performance criteria. The process of Continual Improvement is imperative to the overall enhancement of project delivery within PWGSC. The basis for the continual improvement process is in the incorporation of both positive and negative elements of the project.

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### REMARK: Other available Roadmaps:
- Design-Bid-Build Projects
- OGD Design-Bid-Build Projects
- Asset Projects
- Space Projects
- Lease Projects
- Contaminated Sites

Design-Build Projects Delivery Stage Roadmap 2014-07-17

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**For PWGSC (Asset) funded or OGD funded Project**

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**Design-Build Projects Delivery Stage Roadmap 2014-07-17**

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**Deliverables**

**Tasks / Activities**

**Inputs**

- Preliminary Project Approval (PPA) / Client Approval
- Effective Project Approval (EPA)/Client Approval
- Current known project parameters / requirements
- Functional Technical Program
- Environmental Assessment (EA) (if required)

**Outputs**

- Completed Functional/Technical Program
- Completed UCPM Checklist
- Completed Environmental Assessment (if required)
- Project Charter and Secure Funding
- Design Builder Scope of Work
- Risk Management Plan
- Approved Project Management Plan and Secured Funding

**Step One: Start-up**

- Identify and obtain requirements
- Secure Functional / Technical Program (if available)
- Complete ECPM Checklist (to determine environmental compliance requirements)
- Define Project Team
- Create Project File, Document Storage and Financial Management structures
- Create Project Charter and Secure funding (i.e. Service Agreement – SSA, or otherwise)

**Step Two: Project Delivery**

- Confirm Functional/Technical Program
- Define Bridging Consultant Scope of Work (in-house or external Consultant if not provided by Client)
- Define Design Builder Scope of Work (Design and Construction)
- Confirm Completion of the Project Brief (Terms of Reference – Bridging Consultant if required, and Design Builder)
- Review/Validate Cost Estimates and Schedules
- Create Risk Management Plans (as required)
- Create Project Management Plan and secure funding (SSA or otherwise)

**Step Three: Prepare for Approval**

- Finalize Cost Estimates and Schedules
- Reconfirm or update Risk Management Plans
- Update Project Management Plan and secured Funding (if required)

**Step Four: Accept Work**

- Test Functional Performance (Commissioning Manuals)
- Complete Commissioning Documents
- Assemble As-Built Documents
- Ensure Training is provided and Operational and Maintenance Manuals delivered
- Issue Certificate of Substantial Performance (COD)
- Create Deficiency Lists for correction by Design-Build
- Finalize Bridging Consultant Contract
- Transfer Data to Site
- Complete Final Project Management Plan
- Turn Over Project

**Step One: Procure Bridging Consultant Services (if required)**

- Complete Project Brief (Terms of Reference)
- Update Risk Management Plans (if required)
- Provide input to ensure Pre-Approval
- Provide input to ensure PAA completed for Bridging Consultant contract
- Prepare Request for Proposal (Procurement Methodologies)
- Conduct Bridging Consultant Evaluation (Consultant Evaluation Board)
- Update Risk Management Plans and PAA (if required)
- Award Bridging Consultant Contract
- Provide input to ensure Pre-Approval (EPA/Client Approval (if required)
- Award Design-Build Contract

**Step Two: Develop Design Requirements**

- Complete Analysis of Project Requirements
- Develop Design Requirements
- Define Project Requirements for approval by Client

**Step Three: Prepare for Approval**

- Finalize Cost Estimates and Schedules
- Reconfirm or update Risk Management Plans
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**Step Five: Accept Work**

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