

Project Planning Gates

Concept Planning



FM/PM collects the high-level conceptual program from ICR and creates the conceptual visualization of design ideas for discussion with users and donors. Note: no formal reviews or cost estimates.

Pre-Design and Concept Approval



Test-fit and pre-design drawings are created, reviewed with ICR(s), aligned to university master plan and neighborhood program. High-level cost psf estimated based on similar projects. Advancement creates fundraising pyramid.

35%

Design Development / Schematics



Building committee established and user focus groups convened. Full code, ADA and compliance reviews, schematic drawings created, pricing updated based on known conditions. Initial discussions with approving parties. Advancement creates fundraising materials.

30%

Validation



Schematic drawings progress to full working drawings and construction documents. Final reviews and approvals of required parties: DEB, DRB, AARB. Final confirmation of funds. Value engineering as needed, based on costs and funding level.

25%

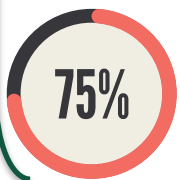
Greenlight: Project Approval



Project approved by ES, and COO. Funding receipt of 75% with 100% committed. Project timelines documented. Updates on projects provided to building committee members on a pre-defined basis. Note: Once work commences, unknown conditions can impact pricing, timelines and scope.

20%

Funding Requirement Gates



Detail and Price Variance (+/-)