DOMUSS
NEKUSTAMIE ĪPAŠUMI

Projekta laika līnija (Building Design Process Flow)

PROJECT: Building Design Process Flow, as of DATA

Stage	Steps	Activities	Party responsible for: Preparation — Designer	Consultants: LEED/BREEAM	Consultants: Energy Efficiency	Consultants: Constr.Mgmt.	Consultants: Advisers	Domuss: PM	Domuss: CM	Domuss: Marketing	Domuss: Finance	Domuss: Legal	Domuss: Cost estimator	Approval — Consultants: LEED/BREEAM	Consultants: Energy Efficiency	Consultants: Constr.Mgmt.	Consultants: Advisers	Domuss: PM	Domuss: CM	Domuss: Marketing	Domuss: Finance	Domuss: Legal	Domuss: Director	Karlis	Reuben	NY	City/Municipality	Timeline: Planned Dates	Actual Dates	Days	Days, accum.	Notes
Preliminary Study		**Preliminary Study**																												-		Done
	1	Initial project data (topography, geology, etc.)						■										■					■							-		
	2	Task for Market Analysis						■		■								■	■	■	■		■	■						-		
	3	Market Analysis					■	■									■	■		■	■		■	■						-		
	4	Best use formulated by Owner, incl.review of city requirements, etc.	■					■		■		■						■	■	■	■	■	■	■						-		
	5	Initial Business plan based on definition of Best use						■			■							■	■	■	■		■	■						-		
	6	**INITIAL DESIGN TASK**	■					■	■	■								■	■	■	■		■	■	■					-		
	7	Agreeing on Designer Fee for the 'Initial Study' & the Scope	■					■				■						■		■			■	■	■					-		
	8	Initial Study (several options; whole site) approved by Owner	■															■	■	■	■		■	■						-		
	9	Initial cost estimates											■					■	■	■										-		
	10	**Business Plan, with recommendation submitted to Reuben**						■	■	■	■							■	■	■	■		■	■						-		
	11	**Decision - to advance or to freeze**																							■					-		
	12	**Marketing, Feasibility (3rd party) reports & Business Plan, with recommendation submitted to Reuben**					■	■	■	■	■							■	■	■	■		■	■						-		
	13	**Decision - to advance or to freeze**																							■					-		
	14	**DESIGN TASK** (revised) to Designer (will be as attachment to the design agreement)						■	■	■								■	■	■	■		■	■						-		
	15	All Fee negotiations concluded	■																						■					-		
	16	**Business Plan updated, with recommendation submitted to Reuben**						■	■	■	■							■	■	■	■		■	■						-		
	17	**Decision - to advance or to freeze**																								■				-		
	18	**Design agreement signed**	■					■				■						■				■	■							-		Current position
Master Plan		**Master Plan**																												-		
	19	Master Plan (whole site) accepted by Owner	■															■	■	■	■		■	■	■					-		
	20	**Business Plan, Internal Marketing report submitted to Reuben with recommendation**						■	■	■								■	■	■			■	■						-		
	21	**Decision - to advance or to freeze**																							■					-		
	22	Task for land Subdivision (Detailed regulations)	■					■										■		■			■							-		
		Detailed Master Plan																												-		
	23	Detailed Master Plan (1st block) & Other analysis accepted by Owner	■															■	■	■	■		■	■	■					-		
	24	Bill of Quantities submitted to Owner	■																											-		
	25	Cost estimates updated											■					■	■											-		
	26	**Business Plan, Internal Marketing report updated, submitted to Reuben**						■	■	■	■							■	■	■	■		■	■						-		
	27	**Decision - to advance or to freeze**																							■					-		
	28	Planning Task from the Municipality received	■																								■			-		
Sketch Project		**Sketch Project**																												-		
	29	DESIGN TASK reviewed	■	■	■			■	■	■				■	■			■	■	■			■							-		
	30	Technical requirements from the State and local utility operators received	■															■	■	■			■				■			-		
	31	Sketch Project, including all analysis, submitted to Owner	■	■	■									■	■			■	■	■			■	■	■					-		
	32	Revised Bill of Quantities submitted to Owner	■															■	■	■			■							-		
	33	Cost estimates updated											■					■	■											-		
	34	**Business Plan, Internal Marketing report updated, submitted to Reuben with recommendation**						■	■	■	■							■	■	■	■		■	■						-		
	35	**Decision: to submit Sketch Project to Authorities or to freeze; to start Technical Project or to wait**																							■					-		
	36	Sketch Project approved by authorities	■																								■			-		
Technical Project		**Technical Project**																												-		
	37	DESIGN TASK reviewed	■	■	■			■	■	■				■	■			■	■	■			■							-		
	38	Technical Project (minimum scope), including all analysis, submitted to Owner	■	■	■									■	■			■	■	■	■		■	■	■					-		
	39	Revised Bill of Quantities submitted to Owner	■															■	■	■			■							-		
	40	Cost estimates updated											■					■	■											-		
	41	**Business Plan, Internal Marketing report updated, submitted to NY with recommendation**						■	■	■	■							■	■	■	■		■	■						-		
	42	**Desision to proceed towards TP (minimum scope) approval process and/or to complete the TP and/or to proceed towards tender or to freeze**																								■				-		
	43	Technical Project (minimum scope) approved by authorities	■																								■			-		
	44	Value Engineering&Design evaluation	■	■	■			■	■	■	■			■	■			■	■	■	■		■	■						-		
	45	Technical Project (completed), including all analysis, submitted to Owner	■	■	■									■	■			■	■	■	■		■	■	■					-		
	46	Revised Bill of Quantities submitted to Owner	■															■	■	■			■							-		
	47	Cost estimates updated											■					■	■											-		
	48	**Business Plan, Internal Marketing report updated, submitted to NY with recommendation**						■	■	■	■							■	■	■	■		■	■						-		
	49	Tender package compleated		■		■		■	■	■	■			■		■		■	■			■	■	■						-		
	50	Construction tender negotiations		■		■		■	■	■	■							■	■				■	■						-		
	51	Value Engineering	■	■	■			■	■	■	■			■	■			■	■	■			■	■						-		
	52	Cost estimates updated											■					■	■											-		
	53	**Business Plan, Internal Marketing report updated, submitted to NY with recommendation**						■	■	■	■							■	■	■	■		■	■						-		
	54	**Desision to build or to freeze**																								■				-		
	55	**Construction contract signed**				■		■				■				■		■	■	■	■		■	■	■					-		
																							31	**26**	**20**	**3**	**4**					

Building Design Process Flow approved
/Datums./

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