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Single Submitters pay up to the maximum value percentage of the total and receive a **Project Completion**

Stage 1 starts with the acquisition of the building in the chosen municipality, the *Regio of Acquisition* and location, at the end of the *Expenses paying Period*.

Stage 2 starts immediately with Stage 1 and goes for the life of the building.

Planning Applications are currently processed at the end of Stage 2 and following the completion of the environmental impact assessment, the planning committee will consider the merits of the proposed development.

The Effect Plan of these arrangements issued in June 2008 was quite different from the traditional description of how such things might be achieved by a government. The requirements of the **Management Strategy**

- 100 **Experiments**
 100 **Experiments**

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The *Yellow Pages of Work* captures the process of finding, designing, delivering, measuring, monitoring and evaluating training and development. It is a comprehensive guide to all the options for improving your people and should be used widely as a reference for the procurement of training, professional development and business courses.

	0	1	2	3	4	5	6	7
	 Strategic Definition	 Preparation and Briefing	 Concept Design	 Spatial Coordination	 Technical Design	 Manufacturing and Construction	 Handover	 Use
	0 Strategic Definition 1 Preparation and Briefing 2 Concept Design 3 Spatial Coordination 4 Technical Design 5 Manufacturing and Construction 6 Handover 7 Use							
	0 Strategic Definition 1 Preparation and Briefing 2 Concept Design 3 Spatial Coordination 4 Technical Design 5 Manufacturing and Construction 6 Handover 7 Use							
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed	Project Brief approved by the client and confirmed that it can be accommodated on the site	Architectural Concept approved by the client and aligned to the Project Brief	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed	Manufacturing construction and Commissioning completed	Building handed over. Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently
Core Tools during the stage	Project Client Requirements Develop Business Case for feasibility options including scope of Project Roles and Project Budget Early options that meet defined Client Requirements Review Feedback from previous iterations Understand the Approvals No major non-compliance Stage 1 or 2 non-compliance is reported to the client and a strategy is developed to address it	Project Project Brief including Project Outcomes and Sustainability Outcomes Quality Requirements and Sustainability Requirements Understand Feasibility Studies Agree Project Budget Source Site Information including Site Sample Project Project Programme Project Project Execution Plan	Project Architectural Concept incorporating Strategic Engineering Requirements and aligned to Client Plan, Project Strategies and Outline Specifications Agree Architectural Design Understand Design Review with client and Project Stakeholders Project Stage Design Programme	Understand Design Studies Engineering Analysis and Client Outcomes to meet Architectural Concept including a Spatially Coordinated Design aligned to defined Client Plan, Project Strategies and Outline Specifications Agree Change Control Procedures Project Stage Design Programme	Develop architectural and engineering technical design Project and coordinate design team Building Systems Information Project and integrate specialist information Building Systems Information Project stage Design Programme Detailed construction information developed and aligned to Client Plan	Finalise Bill of Materials Finalise Building Systems and construction Monitor progress against Construction Programme Project Construction Quality Resolve Site Queries as required Understand Commissioning of Building Project Building Manual Subcontractor opening Stage 6 and 7 construction	Hand over building in line with Plan for Use Strategy Understand scope of Project Performance Understand national Commissioning Agree delivery Complete initial Aftercare tasks including sign handover Plan Occupancy Evaluation Subcontractor opening Stage 6 and 7 construction	Implement Facilities Management and Asset Management Understand Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes Implement the building performance strategy and monitor it
Core Statutory Processes during the stage	Strategic approval of Planning consultation	Secure pre-application Planning Advice Initial outline of health and safety Pre construction Information	Client pre-application Planning Advice Agree outline Building Regulations compliance Agree outline outline Planning Application	Review design against Building Regulations Prepare and submit Planning Application No major non-compliance Stage 1 or 2 non-compliance is reported to the client and a strategy is developed to address it	Submit Building Regulations Application Develop outline Planning Application Agree Construction Phase Plan Submit outline Planning Application	Finalise Construction Phase Plan Comply with Planning Conditions as required	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Design Notes Signed off Stage Report Project Strategies Outline Specifications Client Plan	Signed off Stage Report Project Strategies Signed off Outline Specifications Signed off Client Plan Planning Application	Manufacturing Information Construction Information Final Specifications Source Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Finalised Construction Programme including delivery schedule As-built Information	Feedback on Project Performance Post Construction Feedback from sign handover Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

Handover Strategy Riba Plan Guide

Steve Goodhew



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