

PCDC's Guide to Owner's Decision-Making in Facility Development Projects

Major Project Phases	DESIGN				CONSTRUCTION	FACILITY OPENING
	PLANNING	Schematic Design	Design Development	Construction Documents		
Key Decisions	Internal Team Formation				Staff Recruitment OK	New Staff Hiring
	Business Plan Approval					
	Space Program Approval	Schematic Design OK	Design Development OK	Construction Documents OK	Field Conditions Response	
	Set Initial Project Budget	Budget / Schedule Update	Confirm Budget			
	Set Initial Funding Plan – Project & Start-up Capital	Refined Funding Plan	Fundraising	Financing OK & Fundraising		
	Key Consultant Selection	Key Consultant Selection	Consultant Selection	Contractor Selection	Procurement – FFE & Supplies	
	Initial Project Schedule		Update Schedule	Confirm Schedule	Monitor Schedule	
	Site Selection	Site Control		Site Acquisition	Relocation Planning	
		Regulatory Filings				
					New Operating/Clinical Processes	
Consultant Engagement	Development Advisor	Architect/Engineer	Equipment/Furniture Planner	Contractor	Relocation Advisor	Systems Trainers
	Real Estate Advisor	Cost Estimator	Owner Systems Experts in Telecom, IT, Security	Compliance Consultant	Marketing/Outreach Advisor	Staff Trainers
	Real Estate Attorney	LEED Advisor	Other Technical Experts		Recruitment Advisor	
	Program Planner	Regulatory Advisor	Funding Advisor		Staff Orientation/Training Advisor	
Cost Impact of Changes	\$	\$	\$	\$	\$	\$
Timing	3 - 12 Months	4 - 12 Months		6-18 Months	1 -3 Months	