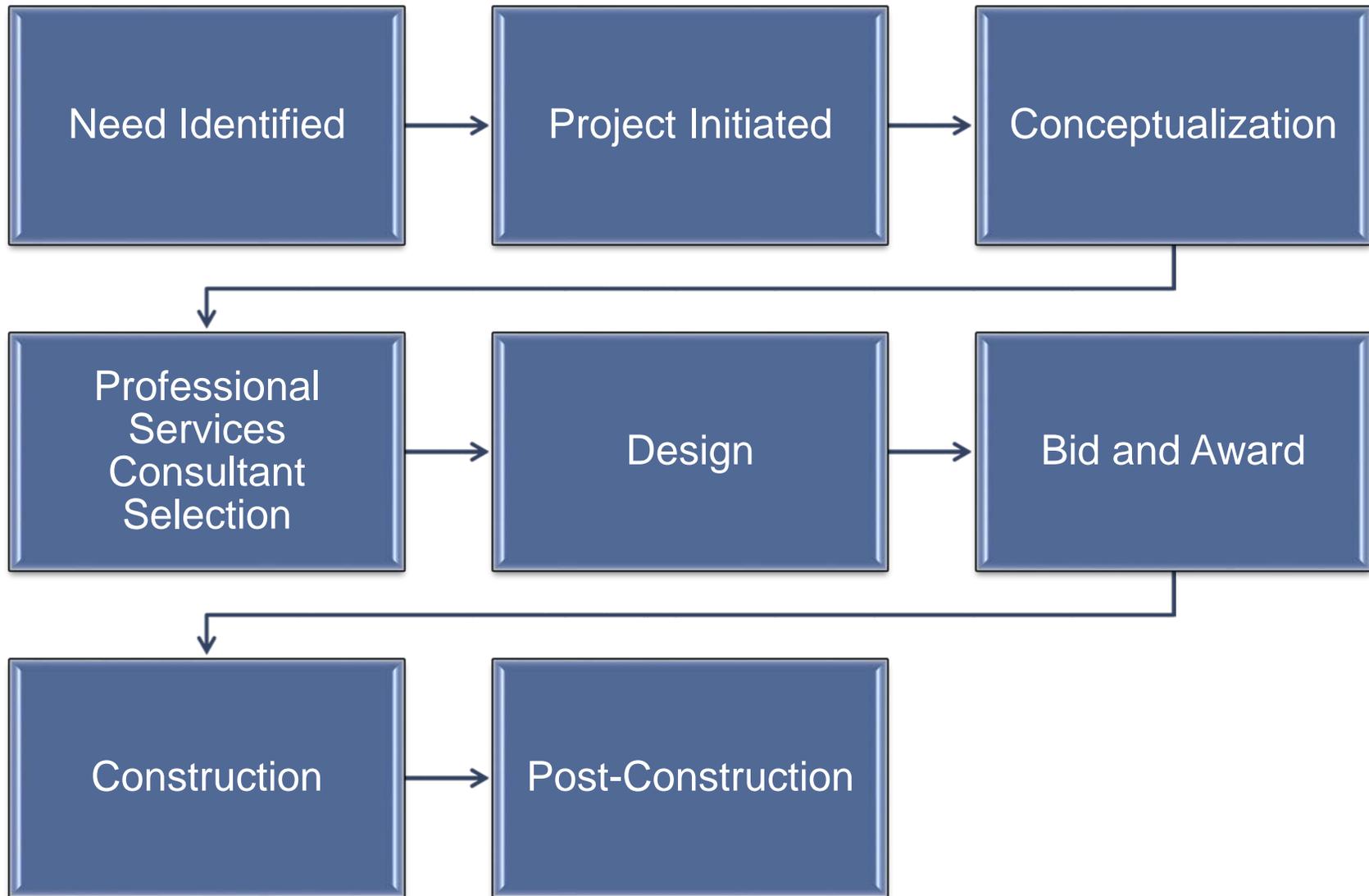
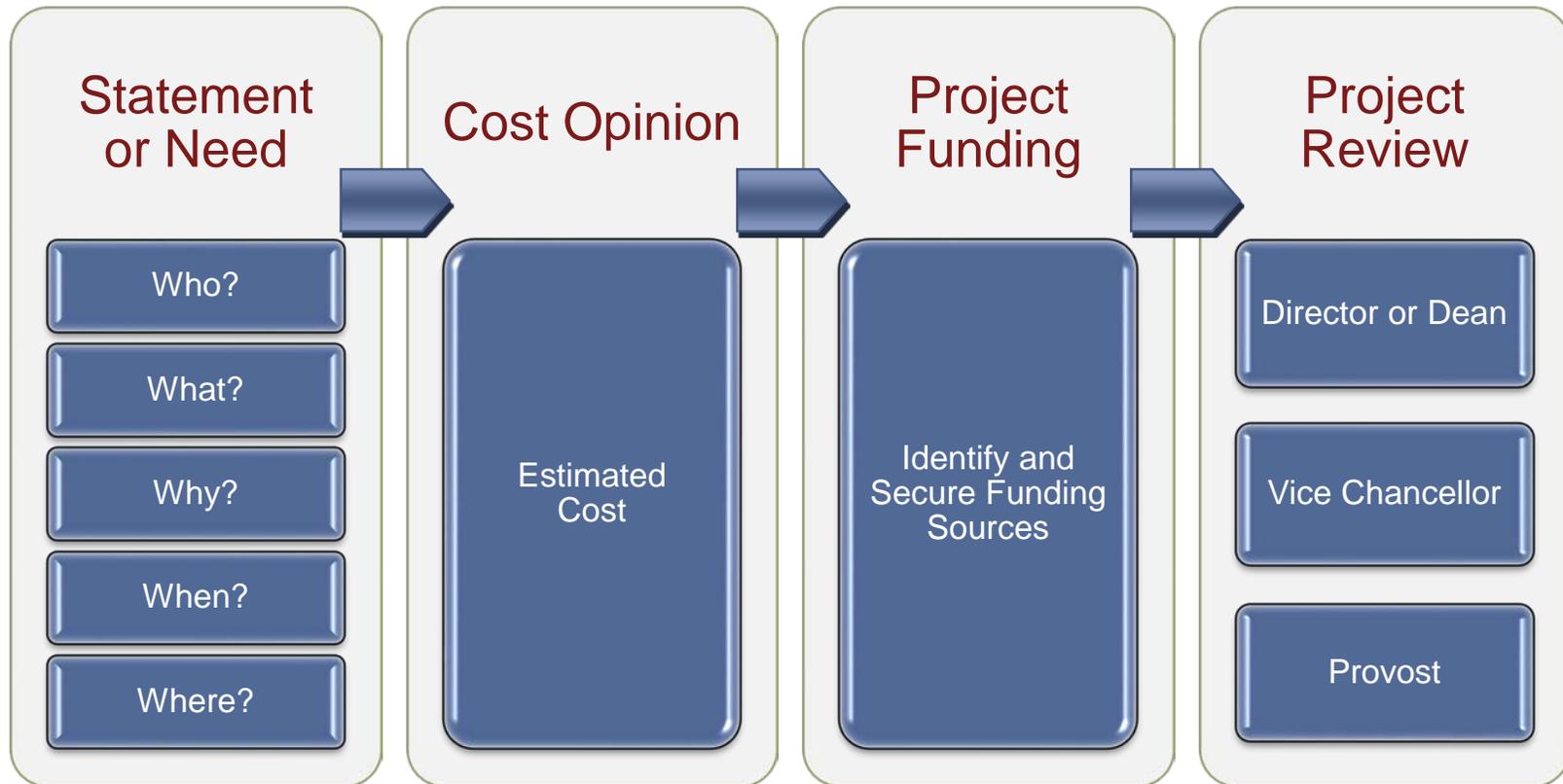

Capital Delivery Process Overview



1 Need Identified

This phase is completed by the campus department that has identified the need, with support from the Campus Construction Unit (CCU). The campus department will translate an idea into a proposal, which will describe the merits of the idea and will be reviewed by the Director or Dean, Vice-Chancellor, and Provost.

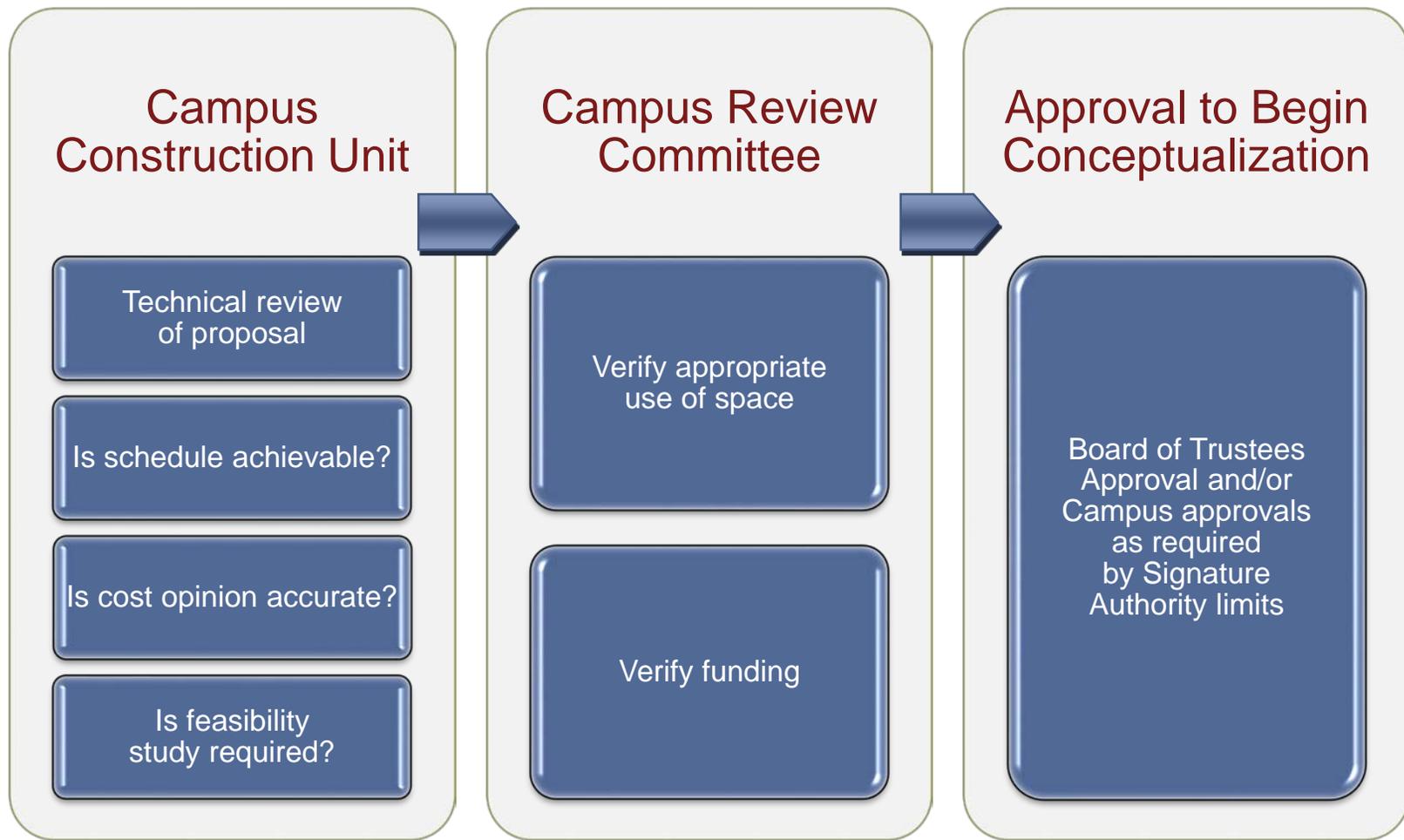


Campus Construction Units (CCU):

- UIUC – Facilities and Services
- UIC – Office for Capital Programs
- UIS – Facilities and Services

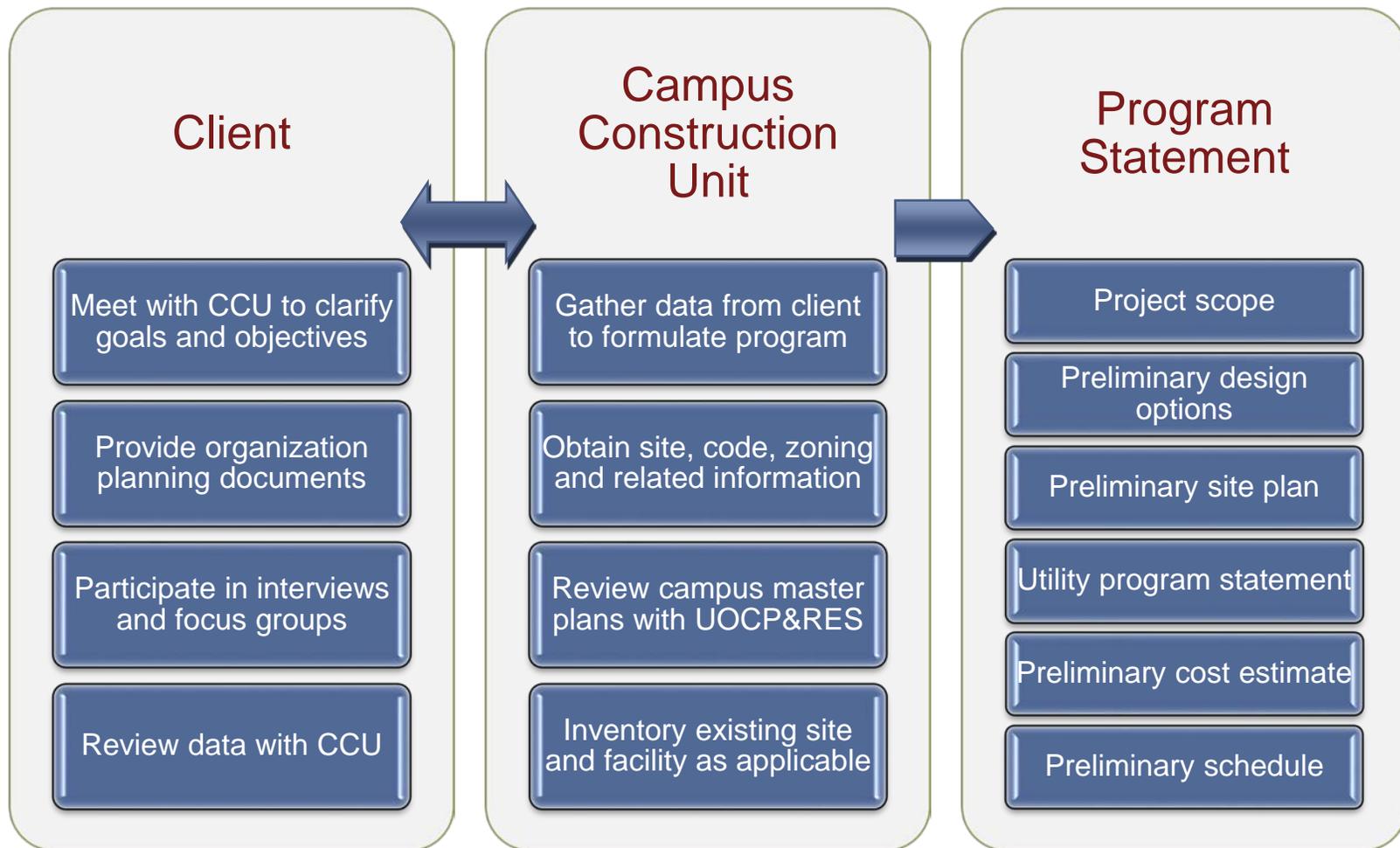
2 Project Initiated

Once a project has been defined by a department, the Campus Construction Unit (CCU) will help refine the proposal schedule and cost opinion. The CCU will prepare the necessary documentation and, as required by the signature authority limits, will submit to the Campus Review Committee and University Administration for approvals.



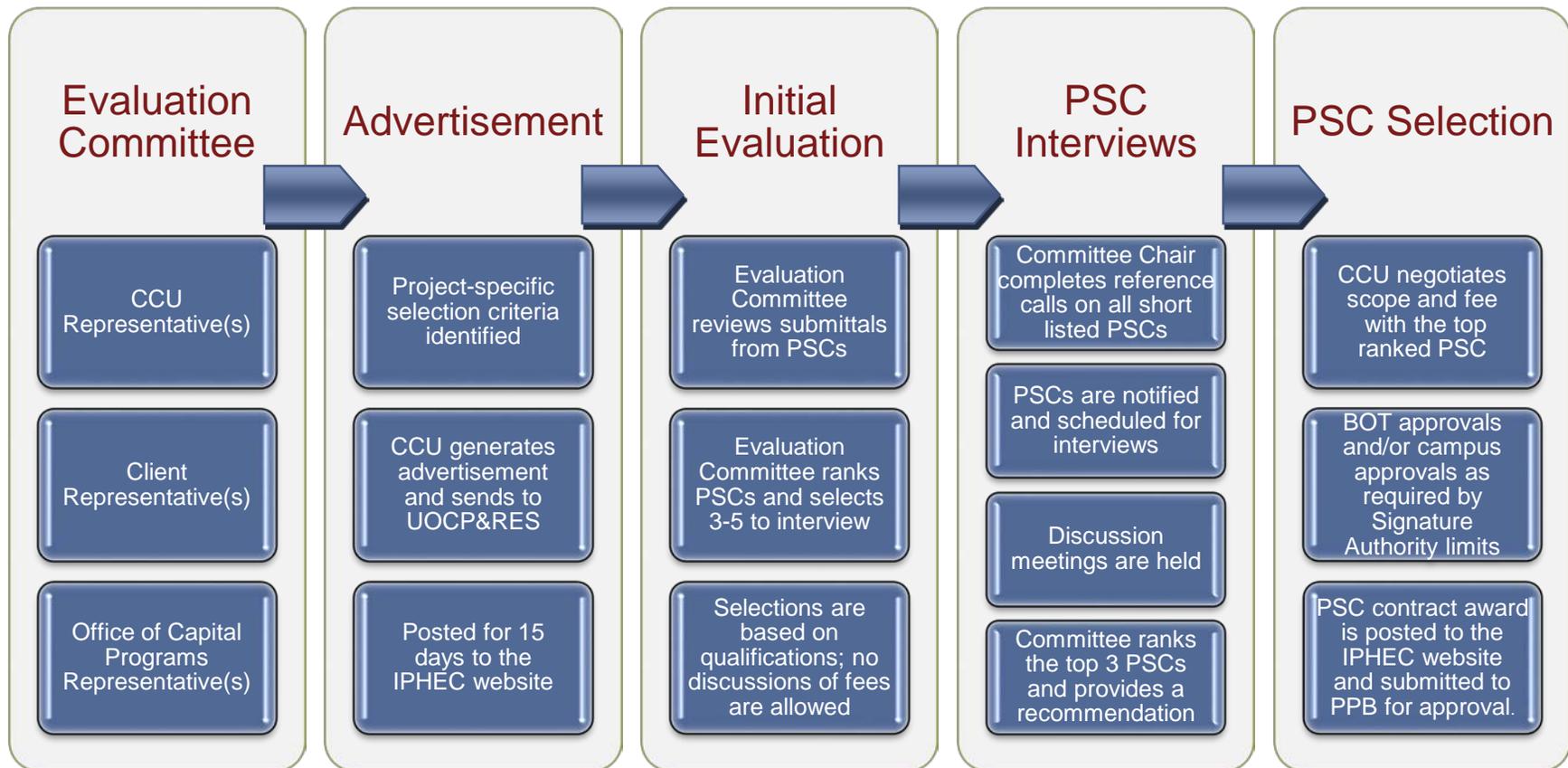
3 Conceptualization

This phase includes the process to sufficiently define the project so a reliable project budget and schedule can be provided. This phase often involves resolving site, utility, and other existing building limitations to assess the true cost and impact of the project.



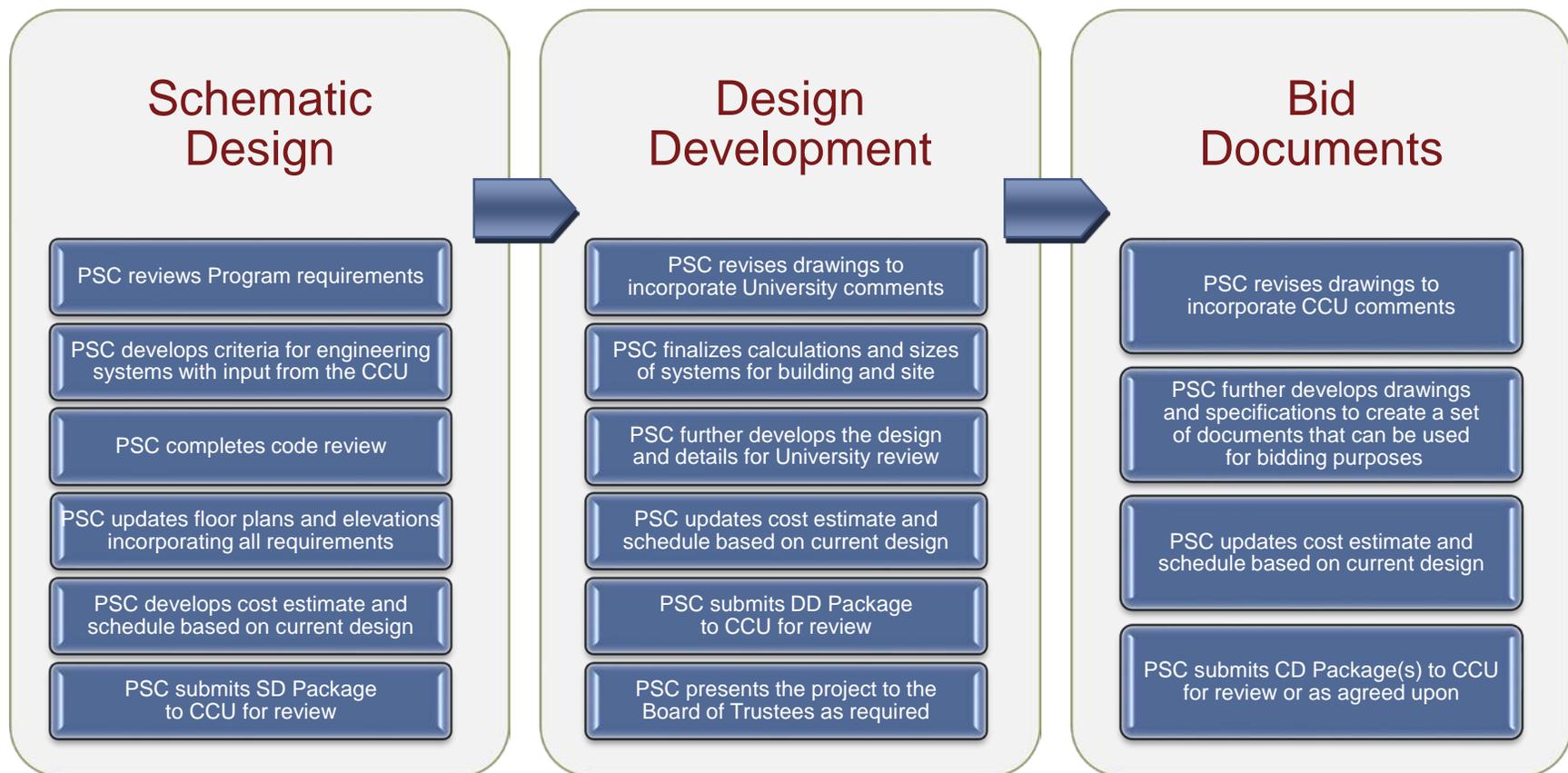
4 Professional Services Consultant (PSC) Selection

This phase includes the process to identify and contract with consultants to provide design and construction services for the project. The process of selecting Architects, Engineers, and Land Surveyors is governed by the Illinois Architectural, Engineering, and Land Surveying Qualifications Based Selection (QBS) Act and University of Illinois policy. This step is not required for projects with PSC fees under \$25,000 or for projects using PSC Retainer Contracts as determined by the Campus Construction Unit. PSC selections for other professions such as Construction Managers, Landscape Architects, and Interior Designers must follow a similar process for a Request for Proposal for Professional and Artistic Services governed by the Illinois Procurement Code.



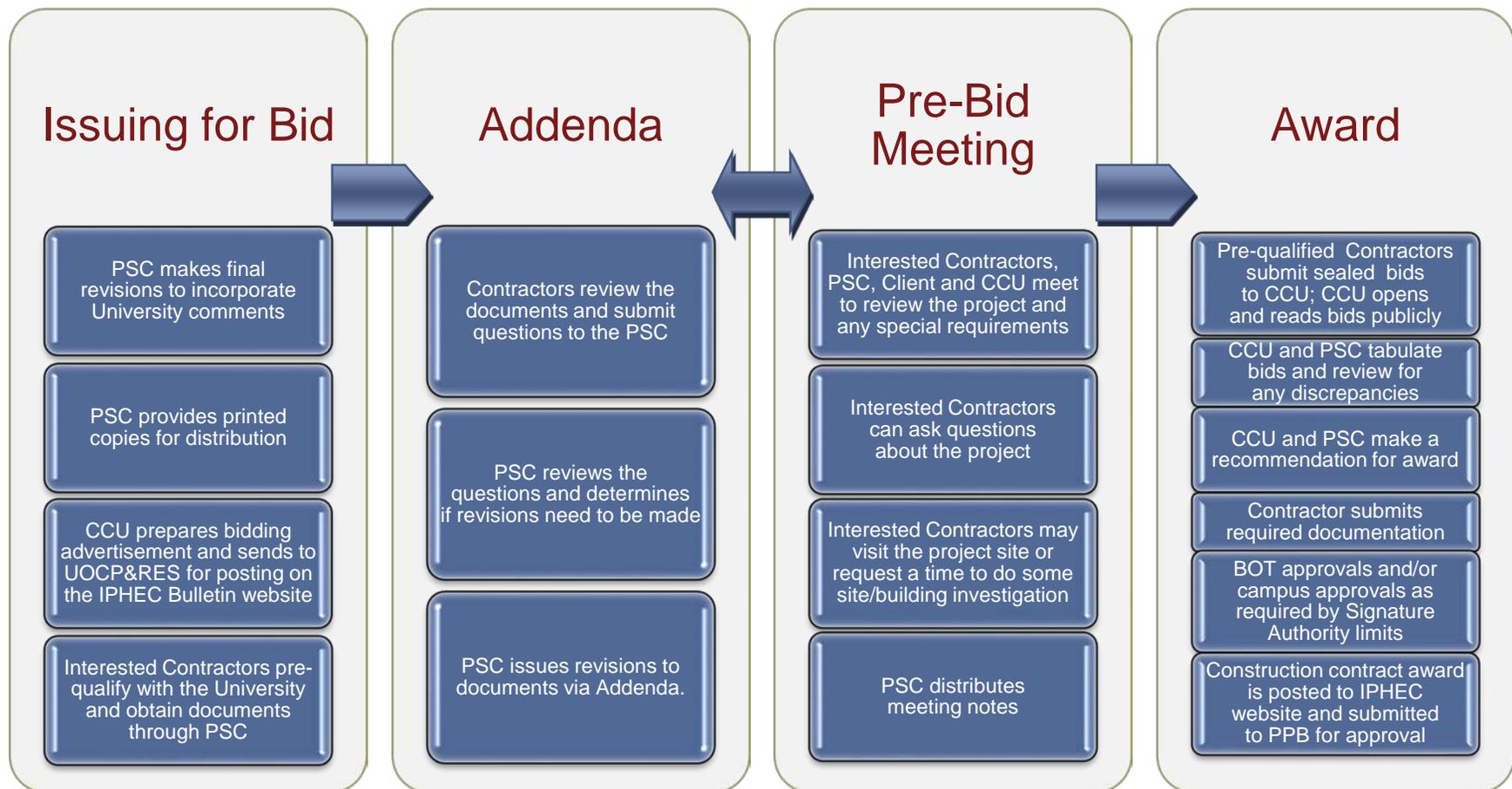
5 Design

This phase evaluates the program as the foundation for the design plan, information review, and project refinement. Through drawings and specifications, the PSC will provide direction of the project's design and construction strategy. At the end of each phase, the design and cost estimate will be submitted to the Campus Construction Unit for review and comment to verify that the project aligns with the program, scope, schedule, and budget established during Conceptualization.



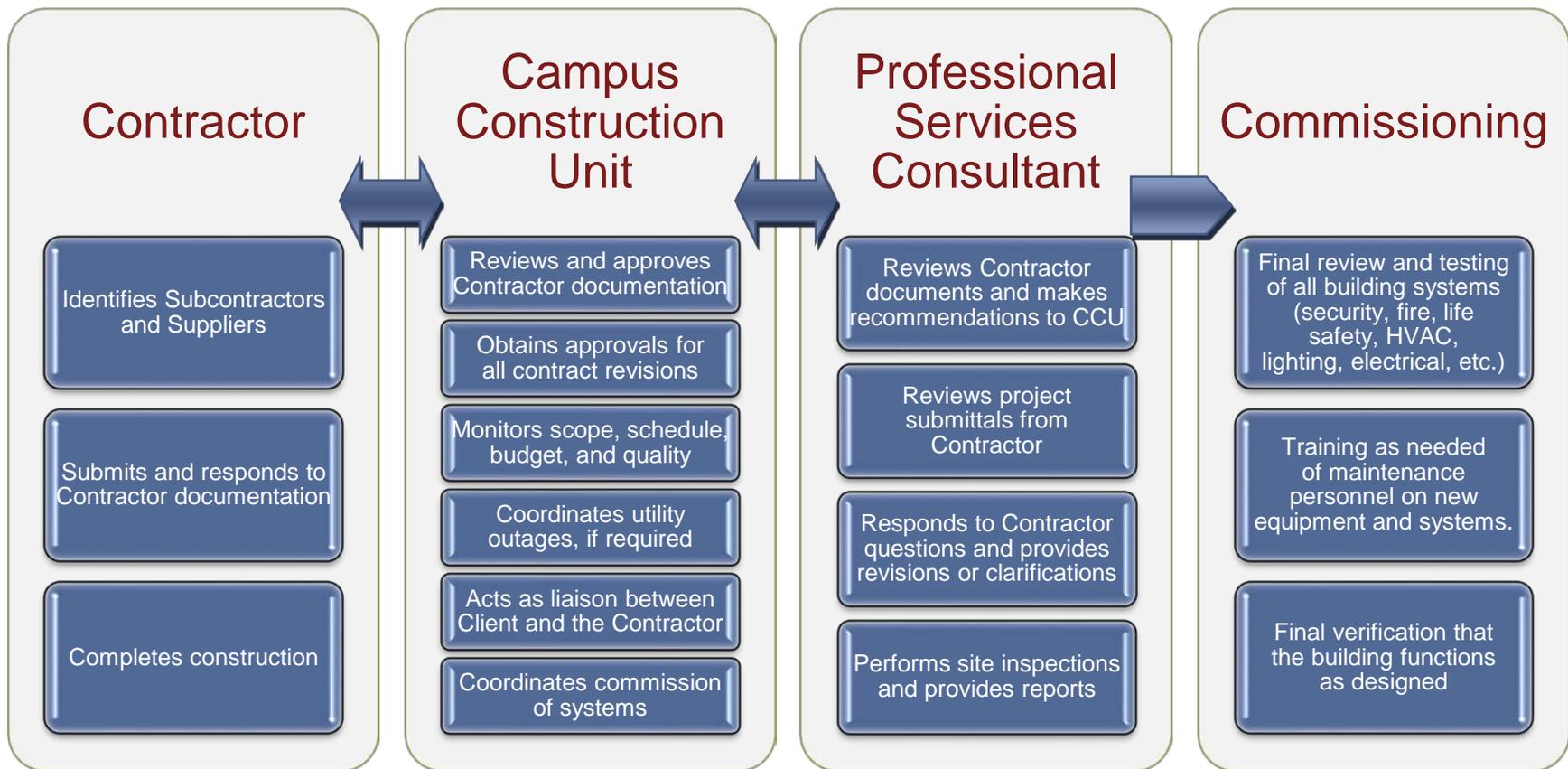
6 Bid and Award

In this phase, the project documents are available for the purpose of providing a bid to the University. The procurement of construction services by the University is governed by the provisions of the Illinois Procurement Act. The method of determining the vendor or contractor will be through a formal, sealed-bid process with the lowest responsible and responsive bid getting the award.



7 Construction

This phase includes the process to deliver the project that meets the requirements of the documents within the construction budget and schedule.



8 Post - Construction

The Post-Construction phase includes the process of the final review and documentation of the building and systems. This phase also includes the commissioning of the building, the warranty phase where contractors correct defects in materials and workmanship, and the post-occupancy review to evaluate the success of the facility.

