

*OmniClass*TM

A Strategy for Classifying the Built Environment

Table 31 - Phases

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 31-50 00 00 Utilization Stage..... 4

 31-60 00 00 Closure Stage 4

Definitions

Life cycle *Phases* are often represented by two terms used somewhat interchangeably in our industry. For the purposes of clarity and standardization, OmniClass offers two specific definitions as to their usage in OmniClass Tables:

- **Stage:** A categorization of the principal segments of a project. Stages usually are: Conception, Project Delivery Selection, Design, Construction Documents, Procurement, Execution, Utilization and Closure.
- **Phase:** A portion of work that arises from sequencing work in accordance with a predetermined portion of a Stage.

For purposes of usage in OmniClass classifications, a Stage is a higher level of categorization and a Phase is a subordinate level of titling within a Stage.

Discussion

This table provides the time and activity dimension for the process of creating and sustaining the built environment. A "project" can be defined as a planned undertaking consisting of a process or set of procedures to accomplish a task. In a projects early context, Stages are identified and defined relative to a specific project and its tasks. Phases are portions of time and activity efforts within any Stage that are usually defined later.

The scope of a construction project can vary from tiny - for instance changing a filter on a mechanical unit - to gargantuan - like designing and constructing a below grade expressway through a dense urban environment. Projects take place over time and are composed of one or more Stages with their subordinate activities - Phases. These occupy segments of time and represent specific activities that

occur between changes in substance or process. These Stages or Phases do not endure forever; they are transitory. A Stage is often marked by one or more accomplishments or deliverables. Generating a deliverable constitutes the end of a Stage or Phase. Transition from one Stage or Phase to the next is an indication of accomplishment, progress, or advancement.

Project Life Cycle in Stages: The collection of all Stages of a project produces a project's life cycle in steps. A construction entity is deemed to have a life cycle consisting of several Stages. These Stages usually begin with a planning or feasibility Stage and ends with a demolition Stage. In its simplest generic form, a project life cycle consists of:

- Initial stages and phases (conceiving a project),
- Intermediate stages and phases (designing and constructing a project), and
- Final stage or phase (utilizing or occupying a project).

Portions of Stages are Phases: In the diversity of projects in our industry, the scope of a Stage and its constituent parts – Phases, can vary greatly. These subordinate levels of activity consist of simple or numerous Phases. This parallel may parallel a concept of projects and several sub-projects.

Examples

Conception Stage, Schematic Design Phase, Bidding Phase, Construction Phase, Occupancy Phase, Decommissioning Phase

Table Uses

Construction project scheduling, facility management record keeping, scheduling preventative maintenance.

Table Users

Cost estimators, facility managers, specifiers, designers, contractors, project managers.

Legacy Sources

- CSC Manual of Practice
- CSI Project Resource Manual (PRM)
- ISO 12006-2 Table 4.11 Construction entity life cycle stages (by overall character of processes during the stage)
- ISO 12006-2 Table 4.12 Project stages (by overall character of processes during the stage)
- Total Cost Management Framework AACE International

Relationship to Other Tables

As with all the OmniClass tables, entries from Table 31 – Phases can be combined with entries from one or more other tables to further define a construction object. For example, an Inspection as classified in Table 32 – Services of a Roof classified in Table 21 – Elements performed by a Manufacturer's Representative classified in Table 34 – Organizational Roles can be combined with a

Construction Phase listed in Table 31 to pinpoint a manufacturer's field quality control inspection during installation of the roofing assembly.

Phases will also vary with the perspective of the entity participating in the activities of a phase. For example, contractors and subcontractors will be performing construction activities during an Execution Stage. They would view this as a Construction Phase. On the other hand, a design professional or a construction manager will be performing administrative and inspection activities during this same Execution Stage, and for them it is a Construction Contract Administration Phase.

Number	Title
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Numbers & Titles

31-10 00 00 Conception Stage

31-10 11 00 Needs Identification Phase

- 31-10 11 14 Project Description Phase
- 31-10 11 17 Imagination Phase
- 31-10 11 21 Inception Phase

31-10 14 00 Concept Phase

- 31-10 14 14 Market Analysis Phase
- 31-10 14 15 Research Phase
- 31-10 14 17 Project Feasibility Phase
- 31-10 14 21 Project Programming Phase
- 31-10 14 24 Project Planning Phase

31-10 27 00 Pre-Design Phase

31-10 31 00 Budgetary Estimate Phase

31-10 34 00 Definition Phase

31-10 37 00 Conceptual Phase

- 31-10 37 11 Data Collection Phase
- 31-10 37 14 Site Survey Phase
- 31-10 37 21 Geotechnical Investigation Phase

31-10 41 00 Preliminary Design Phase

- 31-10 41 11 Schematic Design Phase
- 31-10 41 21 Design Development Phase
- 31-10 41 31 Preliminary Estimate Phase
- 31-10 41 34 Technical Studies Phase
- 31-10 41 37 Public Consultation Phase
- 31-10 41 41 Analysis Phase
- 31-10 41 44 Feasibility Phase
- 31-10 41 47 Environmental Studies Phase
- 31-10 41 51 Due Diligence Phase
- 31-10 41 54 Site Selection Phase
- 31-10 41 57 Property Acquisition Phase
- 31-10 41 61 Planning Phase

31-10 43 00 Scheduling Phase

31-10 45 00 Budgeting Phase

31-15 00 00 Project Delivery Selection Stage

31-15 10 00 Project Delivery Method Evaluation Phase

31-15 20 00 Team Assembly Phase

- 31-15 20 11 Design Team Selection Phase

Number	Title
31-15 20 14	Project Team Selection Phase
31-15 20 17	Design/Builder Selection Phase
31-15 20 21	Construction Manager Selection Phase
31-15 20 24	Request for Qualifications (RFQ) Phase
31-15 20 27	Request for Qualifications (RFQ) Evaluation Phase
31-15 20 31	Request for Proposal (RFP) Phase
31-15 20 34	Request for Proposal (RFP) Evaluation Phase
31-15 20 37	Interview Phase
31-20 00 00 Design Stage	
31-20 10 00 Preliminary Project Description Phase	
31-20 10 11	Preliminary Engineering Phase
31-20 10 14	Conceptual Design Phase
31-20 10 17	Schematic Design Phase
31-20 10 21	Preliminary Design Phase
31-20 20 00 Design Development Phase	
31-20 20 11	Detailed Design Phase
31-20 20 14	Final Design Phase
31-20 20 17	Prototype Design and Testing Phase
31-20 20 21	Engineering Analysis Phase
31-20 20 24	Product Selection Phase
31-20 20 27	Material Selection Phase
31-20 20 31	Equipment Selection Phase
31-20 20 34	Estimating Phase
31-20 20 37	Value Analysis Phase
31-25 00 00 Construction Documents Stage	
31-25 10 00 Construction Documents Preparation Phase	
31-25 10 11	Construction Data Preparation Phase
31-25 10 14	Drawing Preparation Phase
31-25 10 17	Detail Preparation Phase
31-25 10 21	Fabrication Drawing Preparation Phase
31-25 10 24	Coordination Drawing Preparation Phase
31-25 10 27	Specifications Preparation Phase
31-25 10 31	Project Manual Preparation Phase
31-25 20 00 Construction Documents Production Phase	
31-25 30 00 Construction Cost Estimating Phase	
31-30 00 00 Procurement Stage	
31-30 10 00 Solicitation Phase	
31-30 10 11	Advertising Phase
31-30 20 00 Pre-Qualification Phase	
31-30 30 00 Bidding Phase	
31-30 30 11	Bid Scoping Phase
31-30 30 14	Pricing Phase
31-30 30 17	Bid Preparation Phase

Number	Title
31-30 30 21	Proposal Preparation Phase
31-30 40 00	Selection Phase
31-30 40 11	Contractor Selection Phase
31-30 40 14	Proposal Evaluation Phase
31-30 40 17	Bid Evaluation Phase
31-30 50 00	Contracting Phase
31-30 50 11	Negotiation Phase
31-30 50 14	Contract Award Phase
31-30 50 17	Contract Execution Phase
31-40 00 00	Execution Stage
31-40 10 00	Construction Contract Administration Phase
31-40 20 00	Construction Preparation Phase
31-40 20 11	Mobilization Phase
31-40 20 14	Subcontracting Phase
31-40 20 17	Permitting Phase
31-40 20 21	Regulatory Review Phase
31-40 20 24	Regulatory Approval Phase
31-40 20 27	Submittal Processing Phase
31-40 20 31	Scheduling Phase
31-40 20 34	Coordination Phase
31-40 20 37	Buy-Out Phase
31-40 30 00	Product Development Phase
31-40 30 11	Product Prototyping Phase
31-40 30 14	Product Testing Phase
31-40 30 17	Product Evaluation Phase
31-40 30 21	Product Purchasing Phase
31-40 30 24	Product Ordering Phase
31-40 30 27	Product Delivery Phase
31-40 40 00	Construction Phase
31-40 40 11	Construction Start-Up Phase
31-40 40 11 11	Construction Process Validation Phase
31-40 40 11 14	Mobilization Phase
31-40 40 11 17	Installation Phase
31-40 40 11 21	Application Phase
31-40 40 11 24	Production Phase
31-40 40 11 27	Tooling and Equipment Phase
31-40 40 14	Project Execution Phase
31-40 40 14 11	Erection Phase
31-40 40 14 14	Assembly Phase
31-40 40 14 17	Manufacturing Phase
31-40 40 14 21	Off-Site Fabrication Phase
31-40 40 14 24	Fabrication Phase
31-40 40 14 27	Demobilization Phase
31-40 40 91	Close of Construction Phase
31-40 40 91 11	Facility Testing Phase
31-40 40 91 14	Adjusting and Balancing Phase
31-40 40 91 17	Evaluation Phase
31-40 40 91 21	Cleaning Phase
31-40 40 91 24	Contract Closeout Phase
31-40 40 91 27	Out-Fitting Phase

Number	Title
31-40 40 91 31	Turnover Phase
31-40 50 00 Commissioning Phase	
31-40 50 11	Commissioning Start-Up Phase
31-40 50 21	Commissioning Monitoring Phase
31-40 50 31	Commissioning Certification Phase
31-40 50 41	Facility Equipment Demonstration Phase
31-40 50 51	Facility Equipment Training Phase
31-50 00 00 Utilization Stage	
31-50 10 00 Occupancy Phase	
31-50 10 11	Pre-Opening Phase
31-50 10 14	Grand Opening Phase
31-50 10 17	Use Phase
31-	Deployment Phase
31-50 20 00 Facility Management Phase	
31-50 20 11	Facility Operation Phase
31-50 20 21	Facility Inspection Phase
31-50 20 31	Facility Maintenance Phase
31-50 30 00 Facility Re-Use Phase	
31-	Facility Renovation Phase
31-50 30 14	Facility Remodeling Phase
31-50 30 17	Facility Expansion Phase
31-50 30 21	Facility Restoration Phase
31-50 70 00 Facility Repair Phase	
31-60 00 00 Closure Stage	
31-60 10 00 Adaptation Phase	
31-60 10 11	Re-Fitting Phase
31-60 10 14	Re-Commissioning Phase
31-60 20 00 Redevelopment Phase	
31-60 25 00 Relocation Phase	
31-60 30 00 Deconstruction Phase	
31-60 35 00 Recycling Phase	
31-60 40 00 Decommissioning Phase	
31-60 45 00 Demolition Phase	

End of Table 31