This phase includes the establishment of fundamental design criteria and decision-making processes, which form the essential design choices made to meet the project goals.

- Establish project goals
- Define design criteria
- Preliminary programming needs
- Site studies
- Concept plans
- Land use/code review
- Agreements/partnerships
- Public outreach
- Environmental analysis
- Establish schedule and budget

Duration: 0 - 36 months

This phase includes development of the means, techniques, and criteria to meet the requirement of the project goals and design intent.

- Continued public outreach
- Design survey
- Geotechnical analysis
- Utility coordination
- Property acquisition
- Site plan development
- Cost and scope refinements
- Preliminary and final design
- Develop construction packages
- Environmental and historic investigation, permitting and clearances

Duration: 6 - 24 months

In this phase, construction activities are initiated and completed as per the project’s design requirements.

- Public information
- Manage traffic during construction
- Construction surveying
- Utility relocation
- Demolition
- Environmental remediation/abatement
- Site work
- Foundations/footings
- Paving
- Testing
- Furniture, Fixtures, and Equipment Installation

Duration: 6 - 24 months