



## **Table 31 – Phases**

# Table 31 - Phases

## Definitions

A phase is a period of time in the duration of a construction project identified by the overall character of the construction processes which occur within it.

## 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. Phases are portions of time and activity efforts within any project that provide necessary groupings of activities, and resultant milestones and expectations.

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 Phases. These occupy segments of time and represent specific activities that occur resulting in changes in resources or process. These Phases do not endure forever; they are transitory, typically bounded by one or more accomplishments or deliverables. Transition from one Phase to the next is an indication of accomplishment, progress, or project advancement.

Additional discussion of the review work conducted on this table over the course of the 2008 and 2010 review cycles is addressed in the sections entitled "Notes on review and 2012 revisions to OmniClass Table 31 -- Phases" and "Reasoning behind change in Phase (Stage) definitions" on the next page.

## Examples

Inception Phase, Conceptualization Phase, Criteria Definition Phase, Design Phase, Coordination Phase, Implementation Phase, Handover Phase, Operations Phase, Closure Phase

## Table Uses

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

## Table Users

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

## References

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)

AIA Integrated Project Delivery (IPD) phases

AIA traditional phases

Lean Construction Institute phases

buildingSMART Information Delivery Manual (IDM) Generic Process Protocol (GPP)

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### Notes on review and 2012 revisions to OmniClass Table 31 -- Phases

1. In the current iteration of Table 31 - Phases, there are no sub phase classifications, in contrast with how this table was organized in the 2006 edition. This was done for two reasons:
  - To help make the table more user-friendly by simplifying its structure.
  - To help make the table more phase focused and less task focused, helping to remedy potential overlap between the content of the Services table (and others) and the sub-phases on this table. For example, a sub phase such as the legacy classification "31-10 14 15 Research Phase" duplicates subject matter already covered by Table 32 -- Services.
2. Simplifying the structure of Table 31 makes its use more streamlined and consistent, enabling it to more easily be correlated with content from other tables.
3. The table was also revised to provide a means of identifying phases that is compatible with all forms of project delivery, both traditional (lump-sum/hard-bid, design-build, agency cm, etc.) and non-traditional, such as integrated project delivery.
4. In the 2006 edition of the table, Procurement was described as a phase (31-30 00 00 Procurement Stage). With the understanding that procurement activities are not limited to one time during the project (design services and often design assist services are procured during several phases in the typical preconstruction time period, subcontractor services and goods may be procured in various phases throughout the project, and follow-on services and goods are procured during later phases), that phase lost meaning and was eliminated. In short, procurement happens throughout the project and is not limited to one phase.

### Reasoning behind change in Phase (Stage) definitions:

1. In the 2006 edition, the top level classes were identified as "Stages." That resulted in some confusion in a table referred to as "Phases," so the top level classes were changed back to "Phases" in this edition.
2. Taken as a whole, the thinking driving the specific decisions taken with respect to broader level Stage/Phase classes was that the more traditional phase definitions that were behind the top level classifications did not provide adequate flexibility for all delivery methods, hence the revised structure that offers phase definitions that will work with traditional and non-traditional project delivery methods.
3. The process of Project Delivery Selection, formerly classed in 31-15 00 00 Project Delivery Selection Stage, can happen in a number of Phases, including Inception, Conceptualization, or Criteria Definition, among others, so classifying what is essentially a process or decision point as a phase was problematic.
4. Labeling a phase of the project (31-25 00 00 Construction Documents Stage) where a permit submittal set of documents may constitute contract documents for a traditional lump-sum project, but it overlooks all the additional documentation that may be created by parties other than the A/E team for permit, and which also constitute contract documents. For example, Construction IB's are typically incorporated into the contract document set, but this happens later. There are many cases of documentation that become contract documents but are created by various parties at various different phases of a project delivery. These deliverables are accurately classed in other tables, but in light of that dispersed creation of project documents, the meaning of the "Construction Documents" phase diminished outside of a limited traditional project delivery context.
5. As mentioned in the notes above, procurement happens throughout the project. Owners procure design services and contractor services differently, and at different times through a project life cycle. The traditional presentation provided by the 2006 edition locked procurement into a single phase (31-30 00 00 Procurement Stage) that does not work for all delivery methods.

2012 DRAFT OmniClass Table 31 - Phases		
Number	Level 1 Title	Definition
31-10 00 00	<b>Inception Phase</b>	Phase for establishing the project vision and means to satisfy the client's business or public service requirement, including site selection, planning considerations, establishment of timeline, method of delivery, budget and which identifies necessary resources (design, legal, financing, insurance, etc.).
31-20 00 00	<b>Conceptualization Phase</b>	Phase to identify the major design ideas in the context of programmatic objectives, facility performance, and activity parameters, to define spaces, and to initiate basic project element considerations.
31-30 00 00	<b>Criteria Definition Phase</b>	Phase to create and refine schematic diagrams of the basic project elements - substructure, shell, interiors, equipment, services, equipment and furnishings, special construction and demolition, and building sitework - that fully establish project spatial and element criteria as the Basis of Design.
31-40 00 00	<b>Design Phase</b>	Phase in which project team establishes means of satisfying project Basis of Design requirements with technical solutions, evaluates alternatives through value analysis or similar processes, and completes initial documentation - Drawings and specified Work Results - for the designed project.
31-50 00 00	<b>Coordination Phase</b>	Phase that bridges the design effort with implementation by integrating constructability and feasibility evaluations of the design in order to further develop spaces, elements, products, and materials necessary for the procurement and execution of the Work irrespective of the method of delivery.
31-60 00 00	<b>Implementation Phase</b>	Phase to implement the coordinated design through construction planning, prefabrication, and field execution characterized by constructor 'means and methods,' and Basis of Construction strategies, controlled by quality assurance and control protocols.
31-70 00 00	<b>Handover Phase</b>	Phase to evaluate the completed Work through testing, inspection, and commissioning activities, including for any Owner-furnished equipment, to ensure that design/performance criteria are met while conforming to applicable codes and standards, and transfer project knowledge from the design/construction team to the Owner/facility management team via demonstrations, training, and documentation.
31-80 00 00	<b>Operations Phase</b>	Phase in which owner or a designated agent occupies, uses, and manages and maintains a facility, which may also include partial or whole facility renovation, repair, reconditioning or remodeling activities as part of the project use lifecycle.
31-90 00 00	<b>Closure Phase</b>	Phase which includes facility closure, preparation for unknown future use, demolition in whole or part, foreclosure, sale, or similar dispensation initiated by the decision that the facility no longer meets the needs of the Owner and cannot be feasibly reconfigured for continued use by that Owner.
End of Table		