



	Pre project/ Initiation	Options phase	Development phase	Construction phase	Use / Operation	End of use and demolition	
HIE Project Control Framework PCF- 2008	0 Strategy, shaping and prioritisation	1 Option identification	3 Preliminary design	Decision point: 4 Statutory procedures and powers 5 Construction preparation	6 Construct, commission and handover	7 Closeout	
Network Rail GRIP	1 Output definition	2 Feasibility	3 Option selection	4 Single option development	5 Construct, test, commission	7 Scheme handback	
2013 RIBA Plan of Work	0 Strategic definition	1 Preparation and brief	2 Concept design	3 Developed design	4 Technical design	5 Construction	
Construction Industry Council (CIC)	Stage 1 (Preparation)	Stage 2 (Concept)	Stage 3 (Design Development)	Stage 4 (Production Information)	Stage 5 (Manufacture, Installation & Construction Information)	Stage 6 (Handover and closeout) Stage 7 (in use)	
	9.1.1 Project Initiation	9.1.1 Project Initiation	9.1.2 Options Selection	9.2 Preliminary Design	9.2 Detail Design	9.3 Tender	9.4 Project Construction
	High Influence / Low Cost		Low Influence / High Cost				
	Project Time						
	Cumulative project cost						
	Decreasing influence						
	Increasing cost						
	End of use, decommissioning and demolition may have significant consequences that it is appropriate to use the full Project / programme management model for this stage (from pre project to implementation)						