



DEFERRED MAINTENANCE ROADMAP

PATHWAY 1 On Call

- 1 The on-call consultant is engaged to complete a preliminary design.
- 2 The design is reviewed by the Office of Facilities Management (OFM) team.
- 3 Once approved, OFM completes a project request and submits all documentation to the OMES Construction and Properties (CAP) team.
- 4 CAP initiates the project and sends out a solicitation for a construction manager (CM).
- 5 Once the solicitation closes, CAP begins the selection process for a CM.
- 6 The notice to proceed (NTP) is issued and construction can begin on the project.
- 7 Construction begins. OFM monitors the project through completion.

PATHWAY 2 Special Programs

- ### INDEFINITE DELIVERY, INDEFINITE QUANTITY (IDIQ)
- 1 The request for proposal (RFP) is sent to 2-3 consultants registered with OMES Construction and Properties (CAP) to complete a preliminary design.
 - 2 Design proposals are received within two weeks and then reviewed by CAP and Office of Facilities Management (OFM) staff.
 - 3 Once approved, CAP initiates the project and sends out a solicitation for a construction manager (CM).
 - 4 Once the solicitation closes, CAP begins the selection process for a CM.
 - 5 The notice to proceed (NTP) is issued and construction can begin on the project.
 - 6 Construction begins. OFM monitors the project through completion.

- ### ROOFING ASSET MANAGEMENT PROGRAM (RAMP)
- 1 The roofer is selected based on region.
 - 2 The roofer examines project and verifies scope.
 - 3 The project is officially awarded to the roofer. The award is based on pre-approved unit pricing.
 - 4 The notice to proceed (NTP) is issued and construction can begin on the project.
 - 5 Construction begins. OFM monitors the project through completion.

PATHWAY 3 Bidding Process

- 1 A solicitation for a consultant to complete a design proposal is distributed. This takes 10-14 days.
- 2 Once the solicitation closes, the Office of Facilities Management (OFM) team begins the selection process. The shortlist takes 2-3 weeks.
- 3 A consultant is awarded and begins the design proposal.
- 4 The design proposal is reviewed and approved by OFM.
- 5 OMES Construction and Properties (CAP) initiates the project and sends out a solicitation for a CM.
- 6 Once the solicitation closes, CAP begins the selection process for a CM.
- 7 The notice to proceed (NTP) is issued and construction can begin on the project.
- 8 Construction begins. OFM monitors the project through completion.