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The discussion of a signature project identified a set of phases in a development project. Most projects go through some variant of this set of development phases.

1	2	3	4	5	6	7
BLUE SKY: Pre-project planning	CONCEPT DEVELOPMENT	Assess Financial Feasibility	Develop Design	Develop Construction Documents	Bid & Construct	O&M
High leverage on success	High leverage on success	<ul style="list-style-type: none"> • Use VR CAVE • Not enough work in 1&2 to predict \$ well • Predict <ul style="list-style-type: none"> ○ OPENING DATE ○ COST 			Major money spent here	Major money spent here
<i>Area of greatest potential impact of new IT methods</i>					Lots of Construction research focuses here	

WALL OF DELIVERABLES

We agreed that

- Phases 1-2 offered the greatest potential value for research in the next 3-5 years.
- It is appropriate and valuable to identify specific measurable business objectives as new research projects are introduced into both pilot and operational use.
- Specific Metrics of the performance new IT tools include (goal in parentheses):
 - Time to complete each development phase (significantly shorter than current practice);
 - Schedule performance of detailed activities within each phase (significantly shorter than current practice);
 - Number of Design Alternatives (2 or more for each considered issue, vs. about 1 in current practice);
 - Data Reuse Within And Across Projects;
 - Need to reenter the same data twice (or more) within and across projects.