Lifecycle of a Capital Project

Capital projects follow a structured lifecycle that can span several years from initial planning to completion. Before construction begins, projects must be identified, scoped, designed, funded, and approved.

Council's most significant decision point is typically during the budget approval stage, while project delivery is managed by staff.

Identify Need

Asset condition assessments, growth pressures, operational requirements, or renewal needs identify a potential project

Project Planning & Estimates

Preliminary scope, schedules, cost estimates, and funding requirements are developed

Budget Approval

Council considers the project through the annual capital budget and 10-year forecast process.

Design & Tender Preparation

Detailed engineering, approvals, specifications, and procurement documents are completed.

Tender Award

Bids are evaluated and contracts are awarded.

Construction

Construction activities, inspections, and contract administration occur.

Substantial Completion

Construction is completed, commissioned, and inspected.

Warranty & Defficiencies

Performance is monitored and deficiencies are corrected during warranty periods.

Closeout & Handover

Final acceptance, financial reconciliation, asset records, and transfer to operations occur.