Investment project preparation process

PHASE	ECONOMIC AND LEGAL PROCESS	TECHNICAL - ENGINEERING PROCESS
-1	**Identification of needs** Needs analysis, strategic plan, action plan, visions	
0		**Verification of the possibility of the territory** Site search studies, analysis of the development potential of the area, technical due diligence of the site, change of the zoning plan
1	**Project identification** Creating a project plan	**Pre-project preparation** Volume study, architectural study/competition, property assessment, investment plan
2	**Feasibility assessment** Feasibility study, cost benefit analysis, evaluation of project financing options, market consultation	
2+		**Project documentation - first stage** Project documentation for the location of the construction, EIA documentation, property law preparation, engineering
3	**Detailed project preparation** Tender and contract documentation, market consultations with suppliers/investors	**Project documentation - second stage** Project documentation for building permits, engineering, land purchase **Project documentation - third stage** Tender documentation / documentation for construction execution, statement of dimensions, detailed budget
4	**Selection of supplier** Procurement procedure according to the PPA*, selection of the winning bid, signing of the contract	**Site preparation** Demolition plan, principles of construction organisation
5	**Monitoring and contract management** Project management, changes, extra work	**Construction** Construction implementation, approval, start of operation
6	**Operation** Quality performance monitoring, facility management	**Operation** Operation, management and maintenance

* Public Procurement Act (Act no. 134/2016 Sb.)

Source: ARI, CzechInvest

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