

GERBANG NILAI 2: KESEDIAAN UNTUK REKABENTUK

	Areas to probe	Check List / Evidence Expected
1	SCOPE Has the project scope been adequately determined?	<ul style="list-style-type: none"> • Availability of scope statement • Suitability to achieve objective • Requirements for specialist expertise considered and resourced • Schedule of accomodation as approved by EPU
2	TIME Is the time plan for project life cycle realistic?	<ul style="list-style-type: none"> • Schedule identifying assessment of time needed for <ul style="list-style-type: none"> ○ approvals, ○ planning and ○ other activities throughout project life cycle • Reasonableness of schedule estimation /major milestone
3	COST Has the project cost estimate been adequately determined?	<ul style="list-style-type: none"> • Life Cycle Costing (cost of development, cost of operation) • Basis of estimation (reliability) - Cost to include incoming utilities & access road • Provision for green building • Overall cost within approved budget ceiling
4	LAND Is the site ready and free from encumbrances?	<ul style="list-style-type: none"> • Land title • Suitability of location • Avoidance of sensitive area • Access road • Restrictions/constraints from KTMB, TNB rentis etc considered if any • Whether EIA needed or available
5	UTILITIES Are the required utilities to the project location available and adequate?	<ul style="list-style-type: none"> • Water supply • Electricity • Telecommunication • Drainage outlet • Sewerage

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6	IBS Is the implementation of IBS being considered? Is it possible?	<ul style="list-style-type: none"> • Location of project (eg. cost effective if close to manufacturer) • Accessibility • Location of possible manufacturer • Allocated budget • Exception of IBS shall be as stipulated in government circular: <ul style="list-style-type: none"> ○ Renovation project ○ Remote area ○ Project <RM10 million manage by client ministries ○ Project <RM 10 million manage by JKR with approval by KPKR
7	ROAD PROJECTS Has the following been carried out?	New Project: <ul style="list-style-type: none"> • Feasibility study – EIA • Road alignment • Land acquisition • Traffic study Upgrading project: <ul style="list-style-type: none"> • Study on social impact • Relocation of services • Land acquisition • Traffic study
8	**FEASIBILITY STUDY Has the feasibility study been carried out? ** For complex projects only.	<ul style="list-style-type: none"> • Rigorous assessment of the pros and cons to determine its potential for meeting the critical success factors. • Rigorous assessment regarding the procurement process to be adopted.
9	RISK Has risk management being carried out?	<ul style="list-style-type: none"> • Major risks/potential problems identified
10	**VALUE MANAGEMENT Has value management being carried out? **For project cost > RM50 million	<ul style="list-style-type: none"> • Output based specification • Refined and evaluate options • Value Management report

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11	PROJECT TEAM Has the integrated project team being deployed?	<ul style="list-style-type: none">• The right project team at the right time<ul style="list-style-type: none">○ Competencies○ Team work○ Experience• Collaborative working<ul style="list-style-type: none">○ Client○ Consultant○ Other stakeholders