

PURE architecture

RIBA Plan of Work/Project Plan

A Appraisal	Identification of client's needs and objectives, business case and possible constraints on development. Preparation of feasibility studies and assessment of options to enable the client to decide whether to proceed
B Developed Brief	Development of initial statement of requirements into the Developed Brief by or on behalf of the client confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project
C Concept	Implementation of Developed Brief and preparation of additional data. Preparation of concept design including outline proposals for structural and building services systems, outline specifications and preliminary cost plan. Review of procurement route
D Design Development	Development of concept design to include structural and building services systems, updated outline specifications and cost plan. Completion of final Brief. <i>Application for detailed planning permission</i>
E Technical Design	Preparation of technical design(s) and specifications, sufficient to co-ordinate components and elements of the project and information for statutory standards.
F Production Information	Preparation of detailed information for construction. <i>Application for statutory approvals.</i> <i>Preparation of further information for construction required under the building contract. Review of information provided by specialists</i>
G Tender Documentation	<i>Preparation and/or collation of tender documentation in sufficient detail to enable a tender or tenders to be obtained for the project.</i>
H Tender Action	<i>Identification and evaluation of potential contractors and/or specialists for the project.</i> <i>Obtaining and appraising tenders; submission of recommendations to the client.</i>
J Mobilisation	Letting the building contract, appointing the contractor. Issuing of information to the contractor. Arranging site hand over to the contractor.
K Construction to Practical Completion	Administration of the building contract to Practical Completion Provision to the contractor of further Information as and when reasonably required. Review of information provided by contractors and specialists
L Post Practical Completion	Administration of the building contract after Practical Completion <u>and</u> making final inspections. Assisting building user during initial occupation period Review of project performance in use

The activities in italics may be moved to suit project requirements, ie:

D Application for detailed planning approval;

F1 Application for statutory approvals; and

F2 Further information for construction.

G+H Invitation and appraisal of tenders