



RIBA
Plan of
Work
2013

RIBA

This Practice version of the RIBA Plan of Work 2013 has been prepared by Robert Davies John West Ltd for use on its small-scale projects. It has been prepared on the basis of a To be determined procurement route.

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	0	1	2	3	4	5	6	7
Work Stages	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out	In Use
Tasks								
Core Objectives	Identify client's Business Case and Strategic Brief and other core project requirements.	Develop Project Objectives , including Quality Objectives and Project Outcomes , Sustainability Aspirations , Project Budget , other parameters or constraints and develop Initial Project Brief . Undertake Feasibility Studies and review of Site Information .	Prepare Concept Design, including outline proposals for structural design, building services systems, outline specifications and preliminary Project Strategies in accordance with Design Programme . Agree alterations to brief and issue Final Project Brief .	Prepare Developed Design, including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with Design Programme .	Prepare Technical Design in accordance with Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with Design Programme .	Offsite manufacturing and onsite Construction in accordance with Construction Programme and resolution of Design Queries from site as they arise.	Handover of building and conclusion of Building Contract .	Undertake In Use services in accordance with Schedule of Services .
Procurement *Variable Task Bar	Initial considerations for assembling the project team.	Prepare Project Roles Table and Contractual Tree and continue assembling the project team.	The Procurement Strategy for Robert Davies John West Ltd has not yet been selected, RIBA Plan of Work 2013 will be updated once this has been determined			Administration of Building Contract , including regular site inspections and review of progress.	Conclude administration of Building Contract .	
Programme *Variable Task Bar	Establish Project Programme .	Review Project Programme .	The Programme Strategy for Robert Davies John West Ltd has not yet been selected, RIBA Plan of Work 2013 will be updated once this has been determined					
(Town) Planning *Variable Task Bar	Pre-application discussions.	Pre-application discussions.	Pre-application discussions.	Planning application made at end of stage using Stage 3 output.	Planning conditions reviewed following granting of consent and, where possible, concluded prior to starting on site.			
Suggested Key Support Tasks	Review Feedback from previous projects.	Prepare Handover Strategy and Risk Assessments . Agree Schedule of Services , Design Responsibility Matrix and Information Exchanges and prepare Project Execution Plan including Technology and Communication Strategies and consideration of Common Standards to be used.	Prepare Sustainability Strategy , Maintenance and Operational Strategy and review Handover Strategy and Risk Assessments . Undertake third party consultations as required and any Research and Development aspects. Review and update Project Execution Plan . Consider Construction Strategy , including offsite fabrication, and develop Health and Safety Strategy .	Review and update Sustainability Strategy , Maintenance and Operational Strategy and Handover Strategies and Risk Assessments . Undertake third party consultations as required and conclude Research and Development aspects. Review and update Project Execution Plan , including Change Control Procedures . Review and update Construction and Health and Safety Strategies .	Review and update Sustainability , Maintenance and Operational and Handover Strategies and Risk Assessments . Prepare and submit Building Regulations submission and any other third party submissions requiring consent. Review and update Project Execution Plan . Review Construction Strategy , including sequencing, and update Health and Safety Strategy .	Review and update Sustainability Strategy and implement Handover Strategy , including agreement of information required for commissioning, training, handover, asset management, future monitoring and maintenance and ongoing compilation of 'As Constructed' Information . Update Construction Strategy and Health and Safety Strategies .	Carry out activities listed in Handover Strategy including Feedback for use during the future life of the building or on future projects. Updating of Project Information as required.	Conclude activities listed in Handover Strategy including Post-occupancy Evaluation , review of Project Performance , Project Outcomes and Research and Development aspects. Updating of Project Information , as required, in response to ongoing client Feedback until the end of the building's life.
Sustainability Checkpoints	Sustainability Checkpoint - 0	Sustainability Checkpoint - 1	Sustainability Checkpoint - 2	Sustainability Checkpoint - 3	Sustainability Checkpoint - 4	Sustainability Checkpoint - 5	Sustainability Checkpoint - 6	Sustainability Checkpoint - 7
Information Exchanges (at stage completion)	Strategic Brief.	Initial Project Brief.	Concept Design including outline structural and building services design, associated Project Strategies , preliminary Cost Information and Final Project	Developed Design, including the coordinated architectural, structural and building services design and updated Cost Information .	Completed Technical Design of the project.	'As Constructed' Information .	Updated 'As Constructed' Information .	'As Constructed' Information updated in response to ongoing client Feedback and maintenance or operational developments.