

MPDT

Model Production and Delivery Table

SPECIFIC MODELS	RICS NRM GROUPS	RICS NRM SUB-GROUPS	RICS NRM ELEMENTS
	<i>*alternatively specific models can be broken down into systems/ products according to Uniclass 2015</i>		

ARCHITECTURE

0 Facilitating works	1. Toxic/Hazardous/contaminated material treatment	1. Toxic or hazardous material removal 2. Eradication of plant growth
	2. Major demolition works	1. Demolition works 2. Soft strip works
	3. Temporary support to adjacent structures	1. Temporary support to adjacent structures
	4. Specialist groundworks	1. Site dewatering and pumping 2. Soil stabilisation measures 3. Ground gas venting measures
	5. Temporary diversion works	1. Temporary diversion works
	6. Extraordinary site investigation works	1. Archaeological investigation 2. Repetitive/wildlife mitigation measures 3. Other extraordinary site inv. works

STRUCTURE

1 Substructure	1. Substructure	1. Standard foundations 2. Specialist foundations 3. Lowest floor construction 4. Basement excavation 5. Basement retaining walls
	1. Frame	1. Steel frames 2. Space frames/decks 3. Concrete castings to steel frames 4. Concrete frames 5. Timber frames 6. Specialist frames
	2. Upper floors	1. Floors 2. Balconies 3. Drainage to balconies

MEP

2 Superstructure	3. Roof	1. Roof structure 2. Roof coverings 3. Specialist roof systems 4. Roof drainage 5. Roof lights, skylights and openings 6. Roof features
	4. Stairs and Ramps	1. Stair/ramp structures 2. Stair/ramp finishes 3. Stair/ramp balustrades and handrails 4. Ladders/chutes/slides
	5. External walls	1. External enclosing walls above gr. lvl. 2. External enclosing walls below ground level 3. Solar/rain screening 4. External soffits 5. Subsidiary walls, balustrades and proprietary balconies 6. Facade access/cleaning systems
	6. Windows and external doors	1. External windows 2. External doors

CIVILS

3 Internal finishes	1. Wall Finishes	1. Wall finishes
	2. Floor Finishes	1. Finishes to floors 2. Raised access floors
	3. Ceiling Finishes	1. Finishes to ceilings 2. False ceilings 3. Demountable suspended ceilings

FF&E

4 Fittings, Furnishings & Equipment	1. Fittings, furnishings and equipment	1. General fittings, furnishings and equipment 2. Domestic kitchen fittings and equipment 3. Special purpose fittings, furn. & equipment 4. Sign/notice 5. Works of art 6. Non-mechanical and non-electrical equipment 7. Internal planting 8. Bird and vermin control
	1. Sanitary installations	1. Sanitary appliances 2. Sanitary ancillaries
	2. Services equipment	1. Services equipment
	3. Disposal installations	1. Foul drainage above ground 2. Chemical, toxic & industrial liquid waste dr. 3. Refuse disposal
	4. Water installations	1. Mains water supply 2. Cold water distribution 3. Hot water distribution 4. Local hot water distribution 5. Steam and condensate distribution
	5. Heat source	1. Heat source
	6. Space heating and air conditioning	1. Central heating 2. Local heating 3. Central cooling 4. Local cooling 5. Central heating and cooling 6. Local heating and cooling 7. Central air conditioning 8. Local air conditioning
	7. Ventilation	1. Central ventilation 2. Local and special ventilation 3. Smoke extract/control
	8. Electrical installations	1. Electrical mains and sub-mains distribution 2. Power installations 3. Lighting installations 4. Specialist lighting installations 5. Local electricity generation systems 6. Earthing and bonding systems
	9. Fuel installations	1. Fuel storage 2. Fuel distribution systems
	10. Lift and conveyor installations	1. Lifts and enclosed hoists 2. Escalators 3. Moving walkways 4. Powered stair lifts 5. Conveyors 6. Dock levelers and scissor lifts 7. Cranes and unenclosed hoists 8. Car lifts, car stacking systems, turntables 9. Document handling systems 10. Lift and conveyor systems
	11. Fire and lighting protection	1. Fire fighting systems 2. Fire suppression systems 3. Lightning protection
	12. Communication, security and control systems	1. Communication systems 2. Security systems 3. Central control/building management systems
	13. Specialist installations	1. Specialist piped supply installations 2. Specialist refrigeration systems 3. Specialist mechanical installations 4. Specialist electrical/electronic installations 5. Water features

LANDSCAPING

6 Prefabricated b. & building Units	1. Prefabricated buildings and building units	1. Complete buildings 2. Building units 3. Pods
	1. Minor demolition works and alteration works	1. Minor demolition and alteration works

OTHERS

7 Work to existing buildings	2. Repairs to existing services	1. Repair to existing services
	3. Damp-proof courses/fungus and beetle eradication	1. Damp-proof courses 2. Fungus and beetle eradication
	4. Facade retention	1. Facade retention
	5. Cleaning existing surfaces	1. Damp-proof courses 2. Protective coatings to existing surfaces
	6. Renovation works	1. Masonry repairs 2. Concrete repairs 3. Metal repairs 4. Timber repairs 5. Plastic repairs
	1. Site preparation works	1. Site clearance 2. Preparatory groundworks
	2. Roads, paths, pavings and surfacings	1. Roads, paths and pavings 2. Special surfacings and pavings
	3. Soft landscaping, planting and irrigation systems	1. Seeding and turfing 2. External planting 3. Irrigation systems
8 External works	4. Fencing, railings and walls	1. Fencing and railings 2. Walls and screens 3. Retaining walls 4. Barriers and guardrails
	5. External fixtures	1. Site/street furniture and equipment 2. Ornamental features
	6. External drainage	1. Surface water and foul water drainage 2. Ancillary drainage systems 3. External chemical, toxic and industrial liquid waste drainage 4. Land drainage
	7. External services	1. Water mains supply 2. Electricity mains supply 3. External transformation devices 4. EI distribution to external plant and equip 5. Gas mains supply 6. Telecommunications & other communication systems 7. Ext. fuel storage and piped distribution syst. 8. External security systems 9. External/street lighting systems 10. Local/district heating installation 11. Builder's work in connection with ext. serv.
	8. Minor building works and ancillary buildings	1. Minor building works 2. Ancillary buildings and structures 3. Underpinning to ext. site boundary walls
	1. Employer's requirements	1. Site accommodation 2. Site records 3. Completion and post-completion requirements
	2. Main contractor's preliminaries	1. Management and staff N/A 2. Site establishment 3. Temporary services 4. Security 5. Safety and environmental protection 6. Control and protection 7. Mechanical plant 8. Temporary works 9. Site records 10. Completion and post-completion requirements 11. Cleaning N/A 12. Fees and charges N/A 13. Site services 14. Insurance, bonds, guarantees & warranties N/A

DATA DROP / PROJECT STAGE

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DATA DROP / PROJECT STAGE

DATA DROP / PROJECT STAGE

DATA DROP / PROJECT STAGE

DATA DROP / PROJECT STAGE

STRATEGY

BRIEF

CONCEPT

DEVELOPED DESIGN

CONSTRUCTION

HANDOVER

OPERATION

MODEL ORIGINATOR

LOD

LOI

MODEL ORIGINATOR

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MODEL ORIGINATOR

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