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Preliminary Review of Public Building Projects 2014-2016 :
Achievements and Future Tasks

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'Preliminary Review of Public Building Projects 2014-2016' : Achievements and Future Tasks

National Public Building Center

In 2013, 『Architectural Service Promotion Act』 was enacted to stipulate the establishment of the ‘public building center’. In 2014, the National Public Building Center(NPBC) was inaugurated and was designated as ‘public building center’ by the ministry of Land, Infrastructure & Transport in accordance with the act. The NPBC has been established to assist the public sector in architecture related works and to develop national policies on public buildings.

Missions of NPBC consist of services and research works. Services are; preliminary review of public building project, professional advice on public building planning, design and management, training public sector staffs involved in public building projects, building and managing public building database.

The preliminary review is one of the most important services offered by NPBC. Preliminary Review is carried out to examine the outline brief of the public building projects. In preliminary review, NPBC examines 1)the organization’s overall vision and the project’s role in meeting it, 2)the project’s contexts : physical, historical, economic, ecological, social and political, 3)the urban design and town planning context : the building’s role in its setting, 4)the project parameters covering quality, time and cost and setting their priorities, 5)space program, an outline of the spaces, both internal and external, 6)user requirements, including accessibility, 7)performance requirements such as measurable sustainability targets, 8)a requirement for a life cycle analysis, 9)the project budgets, 10)a timetable giving target deadlines for key sign-off and completion date.

Once the application form is submitted, the review board which consists of

NPBC members and the expert advisors examines the document during the period of 30 days. NPBC reports examination result to the applicant. NPBC started this service in July, 2014, and carried out 541 projects. Of all the reviewed projects, a large portion comprises local and central governments' projects. By building types, office and educational buildings have the highest ratio.

Through the preliminary review, NPBC verified the necessity of the project, reviewed the proper budget and project schedule, identified the expected problems of the project. NPBC helped clients of the public sector to set up the right processes and procedures for a project. This has been largely confirmed in public agency personnel surveys.

Despite the fact that the preliminary review has been evaluated positively in many respects, there are still many problems and limitations; Since the most projects apply for preliminary review at the stage just before the design competition after the budget is finalized, it is difficult to reflect the review results. Some of the items in the preliminary review have overlapping with other reviews. Some review criteria are still ambiguous.

In order to improve this, it is necessary to make the review items more systematic and to establish objective review criteria. It should be divided into quantitative and objective verification items that can provide clear criteria and qualitative items that should reflect the opinions of experts. In order to improve the effectiveness of the preliminary review, it is necessary to adjust duplicate review items and strengthen monitoring of reviewed projects. It is necessary to operate it in conjunction with the similar system, and it is necessary to cooperate with related organizations such as the Public Procurement Service.

Keywords : public building, National Public Building Center, preliminary review of public building projects