

Putting you
in control: the
**RIBA Client
Design Advisor**



Do you have a strategy or masterplan in place for all your buildings and premises?

Have you fully weighed up the pros and cons of all the options – for example new-build, refurbishment, extension?

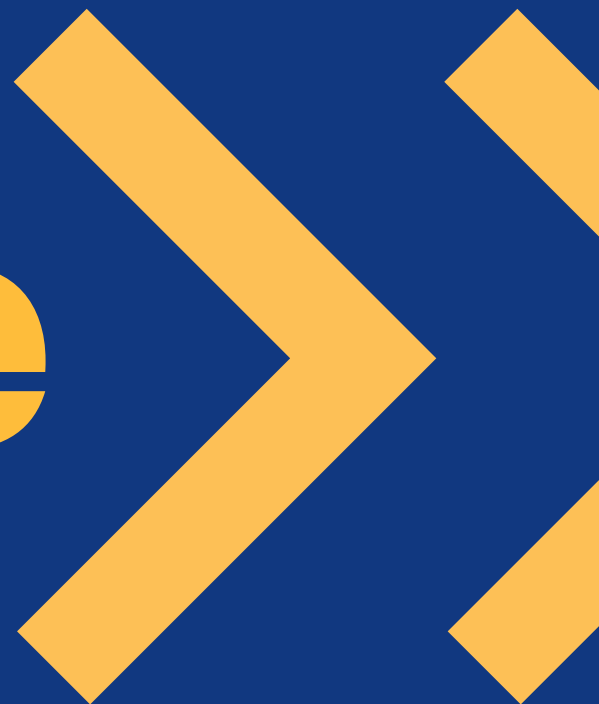
Do you know whether the chosen option will answer all of your needs?

Are you confident of getting best value at every step of the project?

How future-proof will the project be? And how sustainable?

Do you know the best procurement route to take?

define



RIBA Client Design Advisors a service promoting high quality and best value in building

When considering the built environment, the most important decisions are the ones made at the very inception, before the planning and design stages and long before any bricks are laid. It is at this early stage that the success, or otherwise, of your project is decided.

Getting answers to questions such as those listed opposite is a challenge for any construction client, whether it is their first project or their fiftieth.

You need sound, impartial and informed advice. For many of the world's most successful clients, that role is filled by an experienced construction professional with the job of overseeing both the procurement process and its product. Having this advisor on board from the earliest stages can help bring certainty and control to the whole enterprise, and safeguard your investment.

You can do the same. An RIBA Client Design Advisor will work with you to help define and then help deliver the best long-term solution for your organisation, one that will fulfil all the original aims and requirements of the project.



deliver





BUDGET

DESIGN

DEAL

RESOURCES

STRAT

interface

What is an RIBA Client Design Advisor?

An RIBA Client Design Advisor is usually an architect (but not the one designing the building) sitting on the client's side of a project, independent of the supply team, monitoring and helping to manage the design process from its earliest stages.

It's a vital role on all projects, for example Private Finance Initiative or Design and Build where the clients access to the executive design team is often limited.

Through your RIBA Client Design Advisor you can maintain control over issues affecting the quality, value, sustainability and lifecycle of your building or project. An RIBA Client Design Advisor provides a single, effective interface with the design team and other professionals, working closely with you to understand your business objectives and articulating your needs with absolute clarity and consistency. An RIBA Client Design Advisor can also advise on other consultants and professionals in the construction, business, government and academic sectors.

RIBA Client Design Advisors are selected by the Royal Institute of British Architects from its international membership for their all-round procurement expertise, design experience, business knowledge and track-record of delivering results in construction projects. The RIBA evaluates and accredits all of its Client Design Advisors on an annual basis.



team

How an RIBA Client Design Advisor will work with you

The high-level, expert advice and support of an RIBA Client Design Advisor can be crucial in establishing a strong, sound framework for your project.

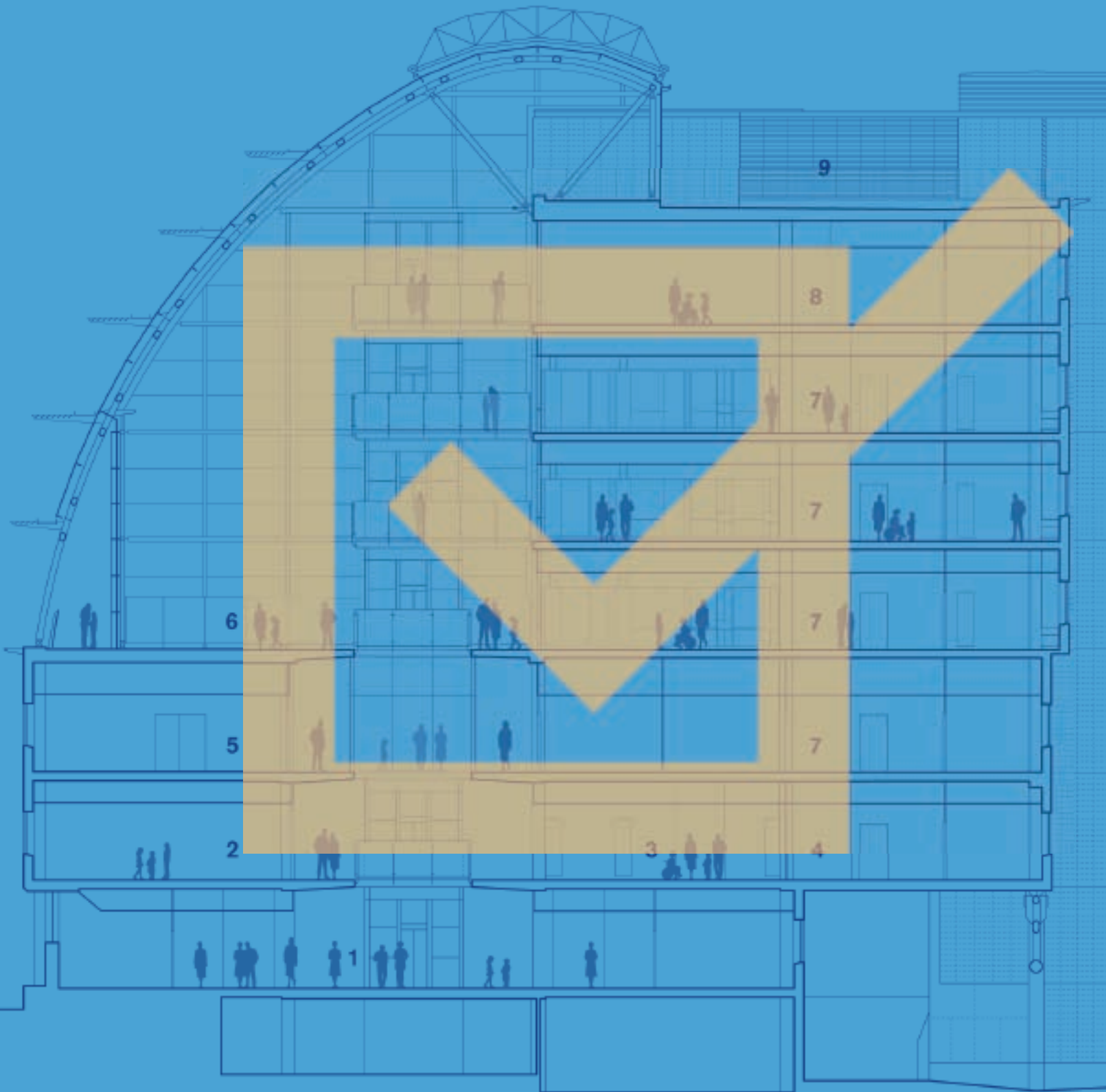
Your needs will depend greatly on your existing in-house expertise. You should plan jointly with your RIBA Client Design Advisor precisely where and when in the whole development process you'll need their input. The RIBA Client Design Advisor will then be able to plan how they will resource the project, which may include putting together a team of their own.

You should appoint your RIBA Client Design Advisor as early in the process as possible – the Office of Government Commerce (OGC) recommends the appointment of an independent client advisor (such as an RIBA Client Design Advisor) prior to that of a project manager. They will gain an understanding of the drivers and the challenges of the project, help to develop the business case and procurement strategy, and review designs for their affordability and quality.

Evelina Children's Hospital
Client Evelina Children's Hospital

Architect Hopkins Architects
Gross internal area 16,500 sq m
Contract value £41.8 m

Photographer Paul Tyagi/VIEW (right)



RIBA Client Design Advisor Skills Checklist

Working with other members of the project team, your RIBA Client Design Advisor will be able to make sure that the following tasks are carried out effectively. You could use this list to identify when and where their input would be valuable. (Please note that this is not an exhaustive list and not all items will be relevant to your project).

An RIBA Client Design Advisor will:

- Explore high-level options for meeting your business or strategic need. Is a new building the best solution or can better use be made of your existing estate?
- Carry out strategic risk assessments of the project.
- Identify lessons learned from previous experience of similar projects.
- Define an agreed set of project outcomes.
- Consult key stakeholders to identify significant project issues.
- Prepare feasibility studies and a strategic business case for the project.
- Help set a budget and propose a funding strategy, taking into account whole project-life costs.
- Identify and develop the most appropriate procurement strategy for completing the project on time, to budget, to the quality required.
- Ensure that the project is compliant with the original brief to ensure that you, the clients, are getting what was originally asked for. Where changes are unavoidable, divergencies or modifications will be agreed and reported as necessary.
- Prepare the outline business case.
- Prepare a full project brief, output specification and sustainability goals.
- Apply for planning permissions.
- Manage the invitation and evaluation of tenders from design and construction teams.
- Check budgets, design proposals, construction details and project documentation.



National Assembly for Wales
Client National Assembly for Wales

Architect Richard Rogers Partnership
Gross internal area 5,308 sq m
Contract value £41 m

Photographer Richard Bryant/Arcaid

value

Making the case for an RIBA Client Design Advisor

The case for an RIBA Client Design Advisor is simple: it pays to have an independent expert on your side.

Without proper control, construction projects can easily unravel, with costly consequences. An RIBA Client Design Advisor will ensure you, the client, stay in the driving seat by overseeing not just the procurement process but also its product.

- Advice from an RIBA Client Design Advisor is a sound investment. An RIBA Client Design Advisor challenges the brief until it reflects precisely what you, the client, require, so that the project delivers long-term value to you. The emphasis will be on achieving the quality of design appropriate to your needs and anticipating the future demands on and of the building.
- An RIBA Client Design Advisor is not just 'one more consultant' to add to the others on your project. An RIBA Client Design Advisor will act as a lynchpin for the whole process, and help you to take control of the project, continuously monitoring and evaluating designs as they progress and making sure you get the very best value from the final product.

- While other construction and real estate professionals on your project will be focused on their own specialisms, your RIBA Client Design Advisor will provide you with the full picture: an all-embracing, lateral view of events that will allow you to make balanced, informed decisions in your best interests.
- RIBA Client Design Advisor advice will be premised on your long-term, strategic objectives, and focused on identifying the best solution for your organisation, the users of the building and other stakeholders.
- By using an RIBA Client Design Advisor, the client's interests are assured as the Client Design Advisor cannot at a later date be commissioned as the project architect.



Evelina Children's Hospital

Photographer Paul Tyagi/VIEW

How much might this service cost

The cost of employing an RIBA Client Design Advisor will vary depending on the type, size and duration of the project. The RIBA is unable to provide definitive cost guidelines as RIBA Client Design Advisor input will vary widely from project to project and therefore there are no standard fees or rates for their work.

RIBA Client Design Advisors will agree terms and appointments on an individual basis, and whilst the cost of employing one will vary, the net result should far exceed the consultants cost in terms of quality, value and sustainability.

I have benefited enormously from my CDA and can't recommend her highly enough! With no experience or understanding of capital projects or the construction sector, in hindsight it would have been even more beneficial if I had appointed her at a much earlier stage of my project.

Health & Social Care Client, London



Appointing an RIBA Client Design Advisor

National Assembly for Wales

Photographer Richard Bryant/Arcaid

To find out more about how to appoint an RIBA Client Design Advisor, contact the RIBA Client Services team who provide a bespoke service which will advise you about why, how and when you should recruit an RIBA Client Design Advisor.

Contact the RIBA Client Services team:
Telephone: +44 (0)20 7307 3700
Email: cs@inst.riba.org
www.architecture.com/clientdesignadvisor

They maintain a register of accredited RIBA Client Design Advisors and, after discussing your needs with you, will be able to provide a shortlist of advisors with the most appropriate skills and experience.

It is recommended that you meet and interview your shortlisted RIBA Client Design Advisors before making your final selection.

**for more information contact
the RIBA Client Services team:
+44 (0)20 7307 3700
[www.architecture.com/
clientdesignadvisor](http://www.architecture.com/clientdesignadvisor)**

