

RIBA Client Design Advisor Case study

Nomura Japanese Investment Bank



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The project

The Client Design Advisor, Nigel Maynard, worked with the Head of Premises at the Japanese investment bank Nomura in the City of London from 2004 to 2006 on a variety of project starts. The projects encompassed:

- Managing the remodelling, refurbishment and extension of the bank's restaurant to incorporate a new retail area and kitchen. The role delivered value engineering, design team management and strategic financial review which enabled project initiation leading to a successful completion on time and to an agreed budget of £0.5m.
- Nigel Maynard took the initial brief from the Japanese client team and worked with Woolf Construction Management to strip out and refurbish 15,000 sq ft of office space with new conference suites and open plan space. APIA, the lead designers, incorporated a striking etched glass screen wall which divided the investment from the research teams. Nigel Maynard worked closely with an art consultant and the client to purchase a significant body of contemporary art for the space. The project completed on time and to budget (£3.5m).
- The final project with Nomura was for the appraisal of the refurbishment of the executive level of the Bank. See proposals opposite and back cover images.

Why an RIBA Client Design Advisor was employed

The client employed the services of a Client Design Advisor to bolster its existing team, whose skills were predominantly engineering based. The CDA was able to discuss selection of the design team, take client group briefings, chair meetings on behalf of the client and represent the client as and when appropriate. The CDA was able to report strategic design, financial, process, and business critical questions and to bridge the construction and business interfaces, enabling the client team to focus directly on their core business requirements. The CDA and client retained a close, effective and rewarding relationship throughout the 18-month assignment.

How the project benefited from having an RIBA Client Design Advisor involved

The client realised that there was a gap in the skill sets of his team. He needed independent advice about the procurement and management of design services and of existing services across a raft of projects. Review of both enabled informed decision making and options to be appraised and effected. The involvement of the CDA enabled the team to concentrate on its core activities and to operate effectively across a wider project platform, actually broadening the projects which the team could deliver to the business. Involvement at the outset ensured that the best benefit was made of the CDA's specialisms during the start-up phase of the work. This facilitated brief making, design development review and strategic management to set the project on the right course from the outset. Involvement through the delivery phase ensured a continuity of independent management through the project which could challenge assumptions from the various team members without confrontation. The common design language facilitated proactive relationships across the delivery team.

RIBA Client Services

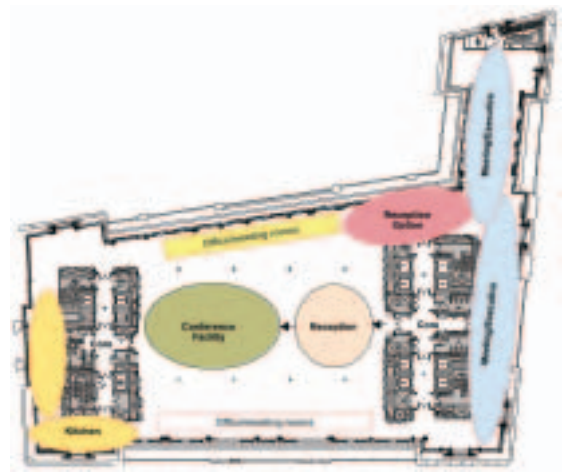
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Client Nomura
www.nomura.com

Client Design Advisor Nigel Maynard
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nmaynard@mace.co.uk
(formerly with Clayton Maynard Limited)

Architect TTSP

Other consultants

Project Manager Capita Symonds

Construction Management Woolf Limited

Interior Designer APIA

Contractor Interior

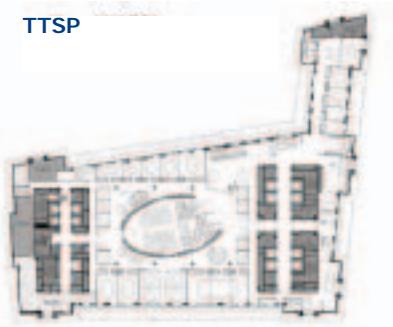
Cost Consultant Bigham Anderson Partnership

Refurbishment of the executive level 9 case study

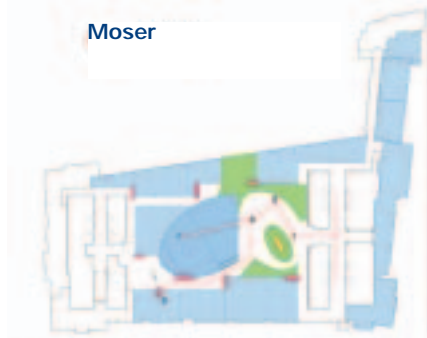
A design competition was held between six shortlisted practices all of whom were paid an honorarium. Nigel Maynard worked with the client through the competition phase to ensure that the designs were proceeding in accordance with the brief and at the review stage to score and award the design development phase. The exercise allowed the client to review options for the project and its feasibility which were then deferred until the following financial year.

Competition submissions showing plan options for the executive floor

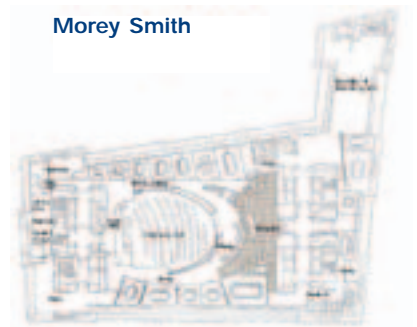
TTSP



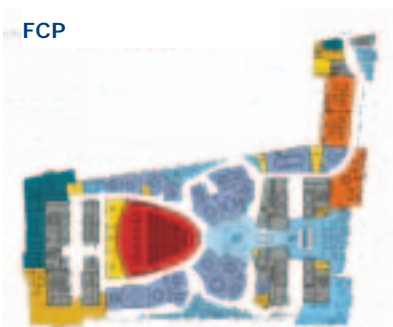
Moser



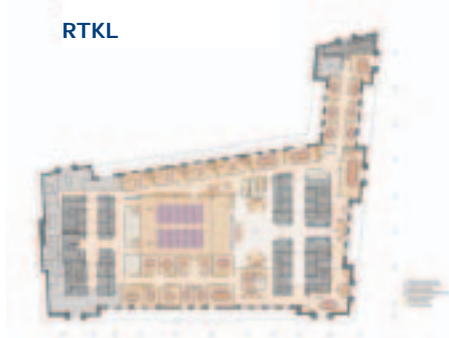
Morey Smith



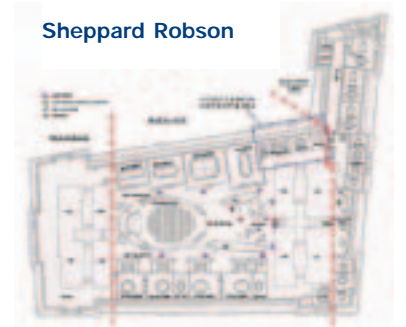
FCP



RTKL



Sheppard Robson





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