

RIBA Client Design Advisor **Case study**

**Ordnance Survey New Head Office,
Southampton**



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Ordnance Survey

New Head Office case study

The project

Ordnance Survey (OS) were seeking to move to a new Head Office Facility by, either demolition of their existing buildings and re-development of their existing site in Southampton; or by moving to a new facility on a green-field site, and selling off the existing site to part fund the new.



The client set-up an internal Project Board to oversee the project with a Programme manager, and the clients Head of Facilities leading a team of consultants including a Client Design Advisor (CDA) with particular expertise in relevant fields, to advise on all aspects of the project from initiation.

The client remained open to development options and sought 'expressions of interest', followed by tenders, from Developers for 'Solutions' to a well defined Brief through the OJEU procurement route. Tenders were evaluated for both the redevelopment and new build options and Contracts are currently being finalised with the favoured bidder for a new facility on a Greenfield site, based upon a design, construct and maintain basis. This will give the Developer responsibility for maintaining, on a whole life cycle basis, all works that he delivers for 25 years. The existing 24 acre Ordnance Survey site, will be developed, subject to Planning consent, for mixed use development.

Why an RIBA Client Design Advisor was employed

The CDA role was recognised as contributing to:

- Consultations with stakeholders on design issues and project requirements
- Contributing to the preparation of the project programme
- Preparation of Feasibility Options including Phasing and development options
- Advising on financial planning, cost analysis and value for money aspects
- Preparing the Development Brief, co-ordination and development of the Tender documents
- Advising on procurement, bid evaluation, construction and design teams
- Checking budgets, design proposals, construction details and contract documentation

How the project benefited from having an RIBA CDA involved

In order for a meaningful and suitable Brief to be written to meet the Clients Business objectives, the Client needed to gain better understanding of the options and solutions that could be achieved for either the existing or a green-field site. Therefore numerous feasibility options were considered for both sites and orders of cost were developed for each. This also resulted in a greater understanding of value for money and the standard that could be achieved for a given price range and the effect on Residual Value.

The Client had a clear understanding of their Business Benefits Plan for a new Head Office and a Brief was developed between the client representatives and the team of Consultants. The CDA was ideally suited to write the technical aspects of the Brief and co-ordinate all other elements of the document for tender purposes.

The CDA was also able to advise and contribute to the procurement process:

- In seeking 'Expressions of interest' followed by Tenders from Developers through the OJEU process
- Contributing to the preparation of an evaluation matrix and the evaluation processes.
- Assessment of Developer's proposals, including designs, construction, contract documentation and prices

Once the project is in Contract the CDA, will continue in a monitoring role in Contract administration, Design development, construction, cost management and completion processes.

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