

Jordan+Bateman Architects



Client's Monitoring Architect

As Design and Build procurement is a very commonplace choice of procurement in the construction industry, the need to closely monitor the Contractor's design proposal has become unavoidable in order to ensure quality and compliance.

We have started major projects under this role, which saw us assisting our Clients in the delivery of mixed-use, residential-led developments as well as a complex Research & Development centre.



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Working to deliver quality

As the Client's Monitoring Architect our role typically starts at pre-tender stage, when we review the draft tender submission. We comment on the packages, check coordination, flag up issues and make suggestions to the Client on potential quality issues or savings that can be made.

After tender, during the technical design phase, we work alongside the other professionals that form the Client Monitoring Team and the Contractor's novated Design Team, reviewing drawing packages, technical submissions and assisting the Project Manager in respect of design, programme and any other key matter highlighted by the Client, such as checking the delivery of area target against Contract, both on plan and on site.

We continually look for opportunities to add value, both at the pre-tender design development and during construction stage. As an example, in a recently completed project we worked with the Team to find volume for an extra two units within the planning approved envelope.

Always eyes on site

By regularly visiting the site we are able to highlight any discrepancy between design and construction or quality issues so that these can be resolved effectively and in a timely manner, limiting disputes and delays.

We also inspect the works to assess the completion against the Contract on a plot-by-plot basis, typically structured on the establishment of a benchmark plot to set the standards, then a first inspection snag visit followed by a second de-snag inspection and a final inspection for lock-down.

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