

This presentation was live at:



Smart Buildings

SHOW

18-19 October 2023 • ExCel London

RIBA – Smart Buildings Overlay

Smart Buildings Show

OCTOBER 2023

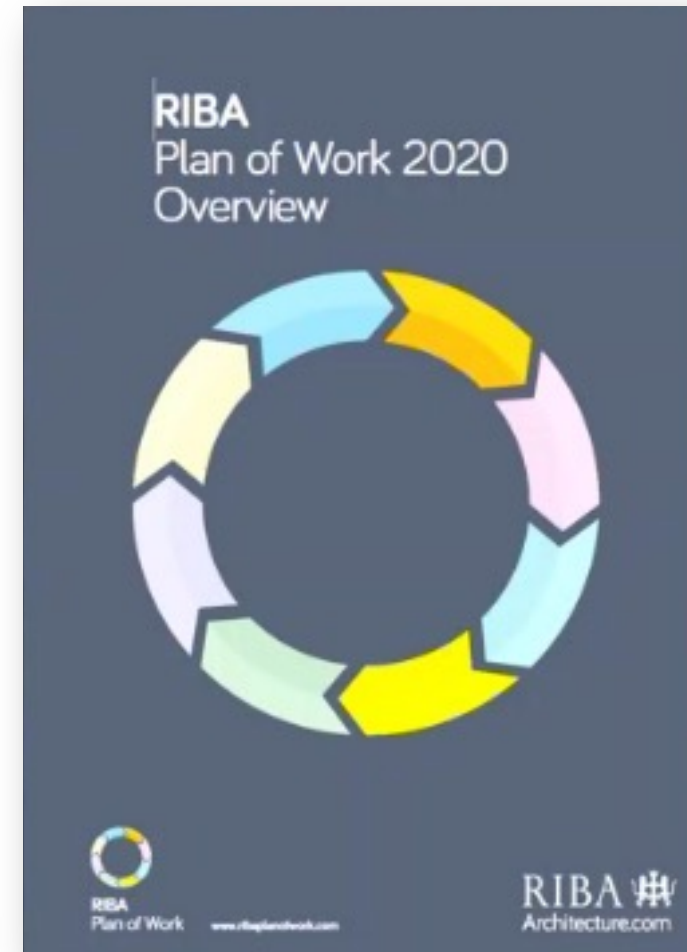
PRESENTED BY CIARAN KELLY



The RIBA Plan of Work

Organising the Process

- The RIBA Plan of Work organises the process of briefing, designing, constructing and operating building projects into eight stages presented in a template.
- Each stage explains the stage outcomes, core tasks and information exchanges required. Guidance is available in the RIBA Plan of Work 2020 Overview.
- The Plan of Work was updated in 2020, following nearly seven years of feedback from the construction industry.
- As we work in an evolving and innovative industry, the RIBA identified an opportunity to expand on the Plan of Work by introducing 'Overlays', to address specific areas of specialism.



Plan of Work Overlays

The Specifics

- The RIBA, with industry input, releases overlays for detailed guidance in design and built environment considerations throughout RIBA Plan of Work stages.
- Published Overlays include Design for Manufacture & Assembly, Passivhaus, Security, and Inclusive Design.
- Upcoming Overlays include **Smart Building (end 2023)** and Engagement (Jan 2024).
- Smart Building Overlay aims to coordinate smart technologies and specifications, aiding informed decisions for improved built asset outcomes.





Smart is an Add-On

Where we are now

- Smart Engagement often late to the party
- Smart is seen as an 'uplift'
- Digital is not baked in
- Difficult to demonstrate value
- Main Contractors and Cost Consultants have not yet had enough experience
- 'Smart' has many meanings.
- Often Gets Value Engineered



Do We Really Need Another Overlay?

Can this Apply to Smart Buildings?

- Essential for global adoption
- Helps create better understanding
- Can drive early engagement
- Assigns a framework
- Clearly defines roles and responsibilities
- Assists with procurement



The Intention of the Overlay

Not a Silver Bullet

- Not get bogged down in technology
- Focus on user outcomes instead
- Highlighting the importance of that early engagement
- Allow it to be woven into a schemes program
- Not intended as a 'How to Design a Smart Building'



How can the Industry Align?

Steps to Adoption

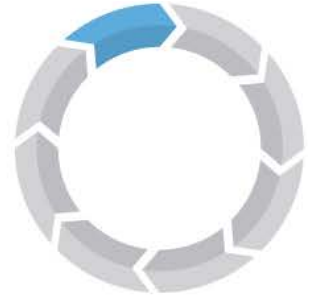


- Education is key
- Remove the focus on technology
- Highlight the importance of infrastructure
- Split into Day 1 vs. Day 2 deliverables
- Introduce consistency across delivery
- Embrace the change, it is inevitable!



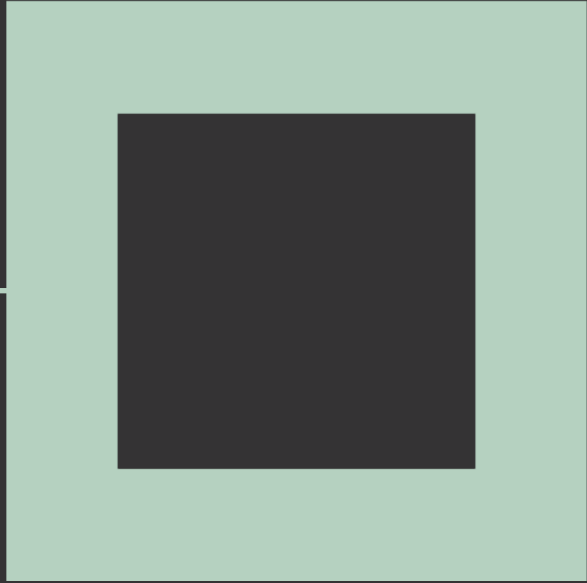
Helping Procurement

When is the right time to buy?



- Hardware procurement is well understood
- Operational technology hardware procurement is a little different.
- Software procurement requires a different approach
- How the 'As A Service' model fits into construction





Thank you.
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9-10 October 2024 • ExCeL London

We look forward to seeing you in 2024