PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

AN ARCHITECTURAL PROJECT

Whilst subjective, we believe the role of an architect is to serve a community.

Our aim is to leave a meaningful and lasting contribution with our clients and those around them.

As architects, the medium we model is space. We explore ways to maximise space, to define it, bring light and ventilation to it, imbue it with surprise and joy, tailor it to our clients' needs.

We have a belief that good architecture has the ability to uplift and inspire, even has a responsibility to do so.

Undergirding our philosophy are our systems. Architecture is a pragmatic art that ultimately comes down to negotiating councils, laws, neighbours, site constraints, cost, time, nuts and bolts.

We spend a lot of time on site working with trades and builders to ensure the physical outcome meets ours and our clients' expectations.

Finally, architecture is a collaborative undertaking. Whilst we are quite happy to deliver projects, we prefer to co-author them.

PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

ARCHITECTURAL SCOPE OF SERVICE

A full architectural service progresses through the following project phases:

PROJECT PHASE:	%
BRIEFING / CONCEPT	15
SCHEMATIC DESIGN	20
DESIGN DEVELOPMENT	15
WORKING DRAWINGS	20
PRICING	5
CONTRACT AWARD	5
CONSTRUCTION	20
TOTAL	**100**

As a guide each of the above phases include the following critical components (refer to Client – Architect Agreement for additional breakdown). Not all items may be relevant to every project.

Please find below is a list of tasks that would typically occur as part of respective project phases:

Concept / Feasibility:

- client start-up meeting & detailed briefing
- statutory review (Town Planning Scheme, R-Codes, Dial Before You Dig)
- review site constraints + opportunities
- arrange site contour + feature survey
- investigate design options / concepts
- preliminary order of probable cost

PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

Sketch Design:

- agree on design direction and components
- develop preferred design option
- cardboard model to assist in communication of design
- obtain cost estimate based on developed design
- refine design further to cost input
- prepare package for Development Application submission
- submit, monitor and liaise as required to obtain approval

Design Development:

- arrange for engagement of structural engineer + soil classification
- liaise with engineer to design structure
- develop detailed design aspects
- finalise materials selections with client (interior + exterior)
- finalise fixture selections with client (eg: kitchen appliances, taps, sinks, etc)
- arrange for engagement of energy efficiency assessment
- arrange for engagement of building certifier

Working Drawings:

- prepare detailed drawings & schedules as required to obtain Building Permit
- submit, monitor and liaise as required to obtain approval
- further develop detailed drawings & schedules for purpose of tendering to builder / individual trades

Pricing:

- source suitable Builders / trades for the project
- provide tender package for pricing
- receive tenders + negotiate to arrive at an acceptable contract price

PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

Contract Award:

- prepare contract documents for execution between Client and Builder
- assist in formalising various trade packages if Owner Builder

Construction:

- day to day queries from contractor
- weekly site meetings, or additional as required
- review of builder's cost claims, provision of formal certification to Client
- workmanship quality review
- review of general compliance with documents
- defects lists during and upon completion
- certificates as required by the contract to demarcate various construction milestones, eg: Practical Completion;
- return at end of Defects Liability Period for final completion

PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

TOTAL PROJECT COST

The TOTAL PROJECT COST is the sum of all project related expenses. The following breakdown demonstrates how the total budget is allocated to various components.

The following list is intended as a guide only.

A. DESIGN + PROJECT MANAGEMENT COSTS:

Architectural Fee:
- full service architectural fee

Other Design Costs:
- structural engineering fee
- cost estimation
- energy efficiency assessment
- contour & feature survey
- soil classification / geo technical report
- sundries (submission printing, utility searches, etc)

Statutory Costs:
- planning approval fee
- building permit fee
- utility headworks charges

B. CONSTRUCTION COST:

This is the sum available for construction. It includes the builder's margin for profit and overheads, preliminaries and supervision.

C. CONTINGENCY SUM:

The Contingency Sum is set aside for costs that cannot be anticipated by the Builder or Architect prior to construction commencing. For instance, when excavating, old footings are discovered which need to be removed. The cost of such removal cannot be allowed for in the Builder's tender and would therefore reasonably lead to an adjustment of the contract sum. The contingency sum exists to cover such unforseen costs.

TOTAL PROJECT COST = A+B+C

PHILIP STEJSKAL ARCHITECTURE
www.architectureps.com
ARCHITECTURE \ INTERIORS \ LANDSCAPE
ABN: 93 854 818 466
ABR # 2486

ARCHITECTURAL FEE

An architect's fee is traditionally worked out as a percentage of construction cost. This type of fee best represents the connection between project size or complexity and the time commitment required of the architect in order to project manage it from start to finish.

Architectural fees for residential projects range locally from about 6% - 20% dependant on the project size.

This fee is initially based on the *estimated* construction cost. In the course of the project, as costs are verified by the professional estimate and eventually through the tender process, the fee will be adjusted according to the agreed percentage. Any movement in project cost will require the client's approval, so these fee adjustments will be made in the client's full knowledge and not without their prior consent. A final adjustment will be made at the end of the project.

Services that are outside a standard scope (as defined by the Client-Architects Agreement) are charged at a rate of $150 / hour.