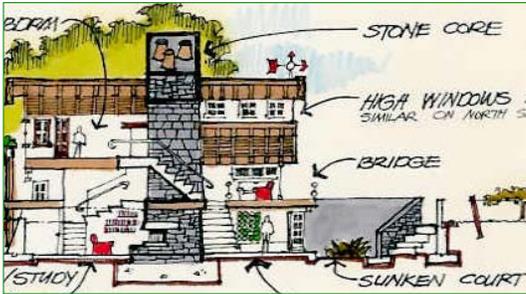


Fine Residential Architecture



▲ *Reviewing difficult sites in advance of purchase and developing solutions for utilities and road access is an important early service. Hough Residence, Mesa, AZ*



▲ *A quick "Programming Sketch" illustrates the scale and character of the design direction before more involved plans are generated.*



▲ *At the end of schematic design, a CAD drawing to scale has most space and size considerations finalized.*



▲ *The schematic design phase sometimes includes a rough cardboard model. For the Kirchner Residence, Queen Creek, AZ, a "Shade Dial" device is simulating solar angles and shading for winter and summer conditions.*

● Phase 1: Predesign Services & Project Programming

Programming is perhaps the **most important element** in initiating an Owner/Architect team. In essence, programming is a series of discussions, goal statements, and quick sketches leading to a clear statement of the architectural assignment and identifying many of the requirements to be met in offering a solution. Probing for the correct information to understand precisely the Owner's needs, programming is a cooperative process emphasizing client decision making. Watch out, though.....we will challenge you here and there !

During this phase **we tailor our efforts to meet your needs.** We often tour other projects as prototypes, review Owner requirements and convert them to quick, colorful idea diagrams, and normally conclude with an illustrated executive summary that is the basis for schematic design.

Programming is often the most effective phase in working with an architect because it eliminates costly guesswork during later phases of design.

Estimated Fee: normally undertaken hourly due to open ended nature of this phase. Some projects require between \$1000 to \$3000 or more for this phase, but will save thousands later on by establishing a firm direction, budget, and scope now.

● Phase 2: Site Analysis

Review of Owner supplied site survey, governmental agency data gathering, verification of utilities, review of CCR's, and other project specific research.

For residential projects this is often very straightforward. However, this phase dovetails with the Programming Phase; are future structures planned? Will the zoning ordinance and CCR's allow a guest house? How high are we allowed to build "accessory structures"? Can variances be obtained? Estimated Fee: hourly according to project specifics.

● Phase 3: Schematic Design

This phase is essentially the translation of all the design factors of site, client preferences, climate, budget and "art" into a unified whole. Early design layouts are often modified extensively to meet the Owner's desires. Often 3 dimensional models are constructed to simulate the ultimate form of construction. We often meet with general contractors at this stage to get early input on probable construction costs. At the completion of this phase, the Owner understands the project fully in terms of all materials, spatial arrangements, appearance inside and out and site development. As statement of probable construction cost is issued.

Estimated Fee: hourly according to project specifics.

● Phase 4: Design Development

This phase is where **the project is refined with special emphasis on technical details and level of quality.** During this phase, the technical drawings that will be used to construct the building are "roughed out" to that Owners, cost estimators and consulting engineers can fine tune every aspect of the building. Floor finishes, wall treatment, detail of cabinetry, exterior roofing materials, quality of windows are all examples of major elements that are closely reviewed and altered during this phase to meet the balance of economy and durability. Estimated Fee: again, depending on project specifics, normally hourly charges.



▲ *Design Development Drawings are CAD drawings with enough information to get rough pricing and get an early view on municipal plan checking and reviews.*



▲ *This detailed construction "blueprint" was colored in to help convey some lighting and interior design concepts.*



▲ *In the Construction Administration phase, we check the quality of the construction, approve monthly pay requests, and troubleshoot field conditions.*

● **Phase 5: Construction Documents**

During this phase, technical drawings and specifications are completed to secure a building permit and to be utilized as bid and construction documents. The thoroughness of these documents is critical to receiving accurate construction bids and preventing confusion in the field during actual building. In the case of a highly specialized residence, consulting engineers are often utilized. Estimated Fee: This phase can usually be estimated fairly well if previous phases are completed because most projects "givens" are fully identified. Depending on your approved program and extent of construction, a fixed fee will be determined upon "sign off" of Earlier phases. Estimated Fee: Architectural

Ranges between\$25,000.00 to \$55,000.00

Structural.....if needed	\$ _____
Mechanical.....if needed	\$ _____
Electrical.....if needed.....	\$ _____
Landscape Architect.....	\$ _____
Interior Design.....	\$ _____

● **Phase 6: Bidding / Negotiation Phase**

Using a select list of prequalified general contractors, we will competitively bid your project to insure the best construction price with a high quality builder. This process takes about 3 weeks and involves numerous meetings and phone conferences. The Owner will receive several qualified bids with our firms advise of award. We will prepare a detailed construction contract for signature by Owner and General Contractor. Estimated Fee:hourly

● **Phase 7: Construction Administration Phase**

Frequent visits to the construction site with written documentation of items for correction is a standard practice for our firm. We have an outstanding record of cooperation with general contractors to process Owner change requests promptly, review monthly pay requests fairly and management efforts to keep the project on schedule. Estimated Fee:.....hourly

Descriptions of the above elements of service are listed in the "Standard Agreement between Owner & Architect" AIA B141 and will be customized to your project for your signature upon request.

Fee Summary: Architects are often paid as a percentage of construction, Abell & Associates have always attempted to **tailor our fees to the actual assignment at hand**. We try to assess in advance the time impact on each phase of service; a good understanding of the project scope will allow for adjustments along the way. Standard Office rates are as follows: Principal ...\$125.00/ hr., Sr. Architect \$105.00/hr., Project Designer \$95.00/hr., Drafter/Detailer \$65.00/hr., Clerical \$35.00/hr.

Our firm's basic design philosophy is to develop an intimate, **close working relationship with the client** that results in architecture responsive to their needs, budget and personal tastes. We will **welcome the opportunity** to work with you!

Abell & Associates
ARCHITECTS, LTD.

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