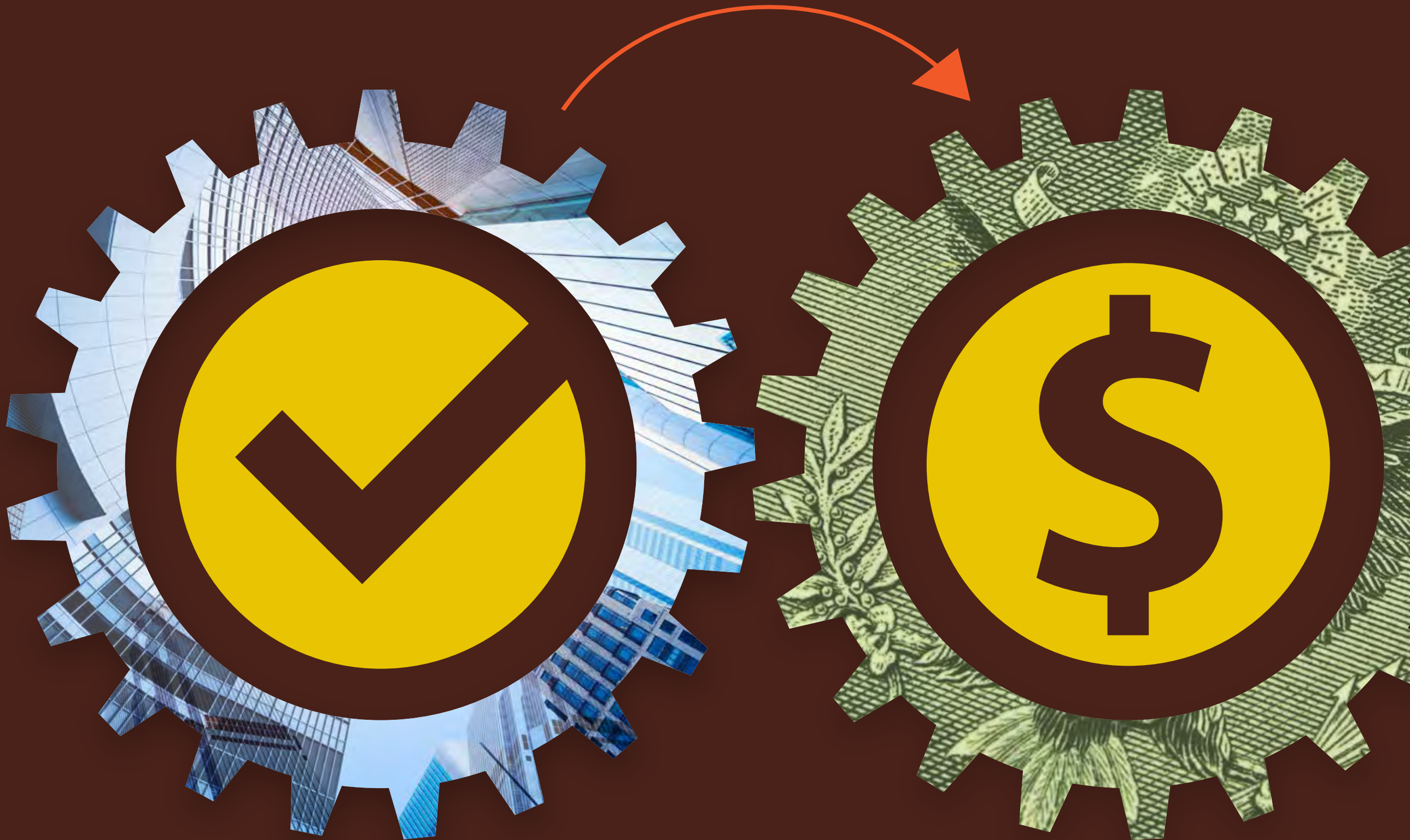


How to Choose an Architect

Qualifications + Price



Fees for Architectural Services

1

Operations + Maintenance
Energy
Water
Replacements

2

Land Acquisition
Construction Materials
Construction Labor
Furniture, Finishes, and
Equipment

3

Architectural Services



Programming

Function

Maximum number
Individual identity
Program/area
Hierarchy of values
Prime activities
Security
Progression
Segregation
Encounters
Transportation/parking

Statistical data
Area parameters
Personnel forecast
User characteristics
Community characteristics
Organizational structure
Extent of potential loss
Time-motion study
Traffic analysis
Behavioral patterns
Space adequacy
Type/intensity
Physically challenged guidelines

Service grouping
People grouping
Activity grouping
Priority
Hierarchy
Security controls
Sequential flow
Separated flow
Mixed flow
Functional relationships
Communications

Area requirements—
by organization
by space type
by time
by location

Parking requirements
Outdoor space
requirements
Functional alternatives

Unique and
important
performance
requirements
that will in
building s
design

Form

Bias on site elements
Environmental response
Efficient land use
Community relations
Community improvements
Physical comfort
Life safety
Social/psychological
environment
Individuality
Wayfinding
Projected image
Client expectations

Site analysis
Soil analysis
FAR and GAC
Climate analysis
Code survey
Surroundings
Psychological implications
Point of reference/entry
Building or layout efficiency
Equipment costs
Area per unit

Cost parameters
Maximum budget
Time-use factors
market analysis
Energy source costs
Activities and climate factors
Economic data
LEED rating system
IGCC & other codes

Enhancements
Special foundations
Safety
Neighbors
Home base/officing concepts
On-premise: fixed, free, group
Off-premise: virtual office
Orientation
Accessibility
Character
Quality control

Budget estimate analysis
Balance budget
Cash flow analysis
Energy budget
Operating costs
Green building rating
Life cycle costs

Major form
considerations
that will
affect building
design

Economy

Extent of funds
Cost effectiveness
Maximum return
Return on investment
Minimizing operating costs
Maintenance and operating costs
Reduction of life cycle costs
Sustainability

Initial Budget
Operating Costs
Life cycle Costs

Adaptability
Tolerance
Convertibility
Expansibility
Linear/concurrent
scheduling
Phasing

Cost control
Efficient allocation
Multifunction/versatility
Merchandising
Energy conservation
Cost reduction
Recycling

Attitude
toward the
budget
and its
influence
on the
fabric and
geometry
of the
building

Time

Past
Present
Future

Historic preservation
Static/dynamic activities
Change
Growth
Occupancy date
Availability of funds

Significance
Space parameters
Activities
Projections
Durations
Escalation factors

Escalation
Time schedule
Time/cost schedule

Implications
of changes
and growth
on long-range
performance

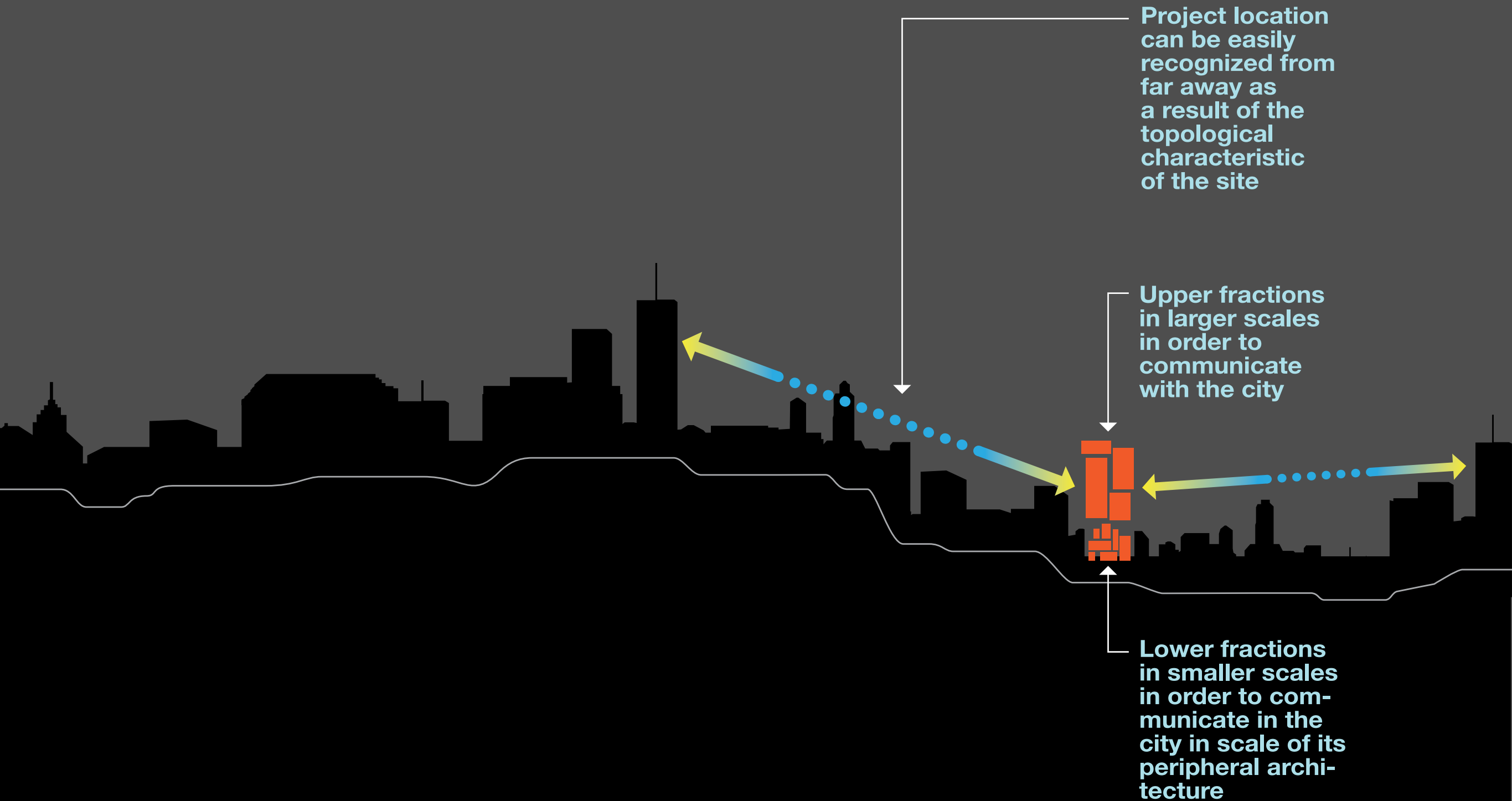
Site Analysis



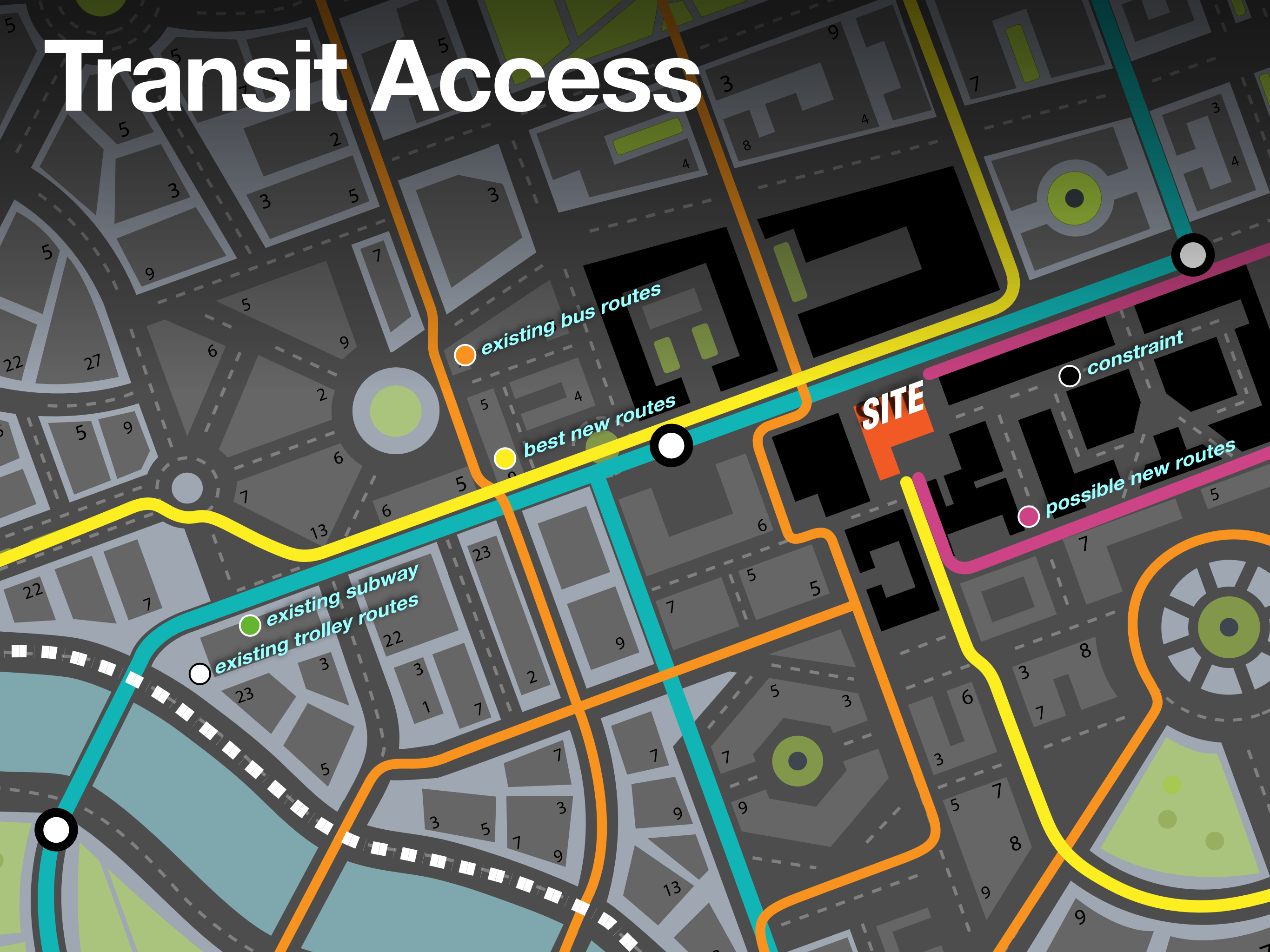
Zoning



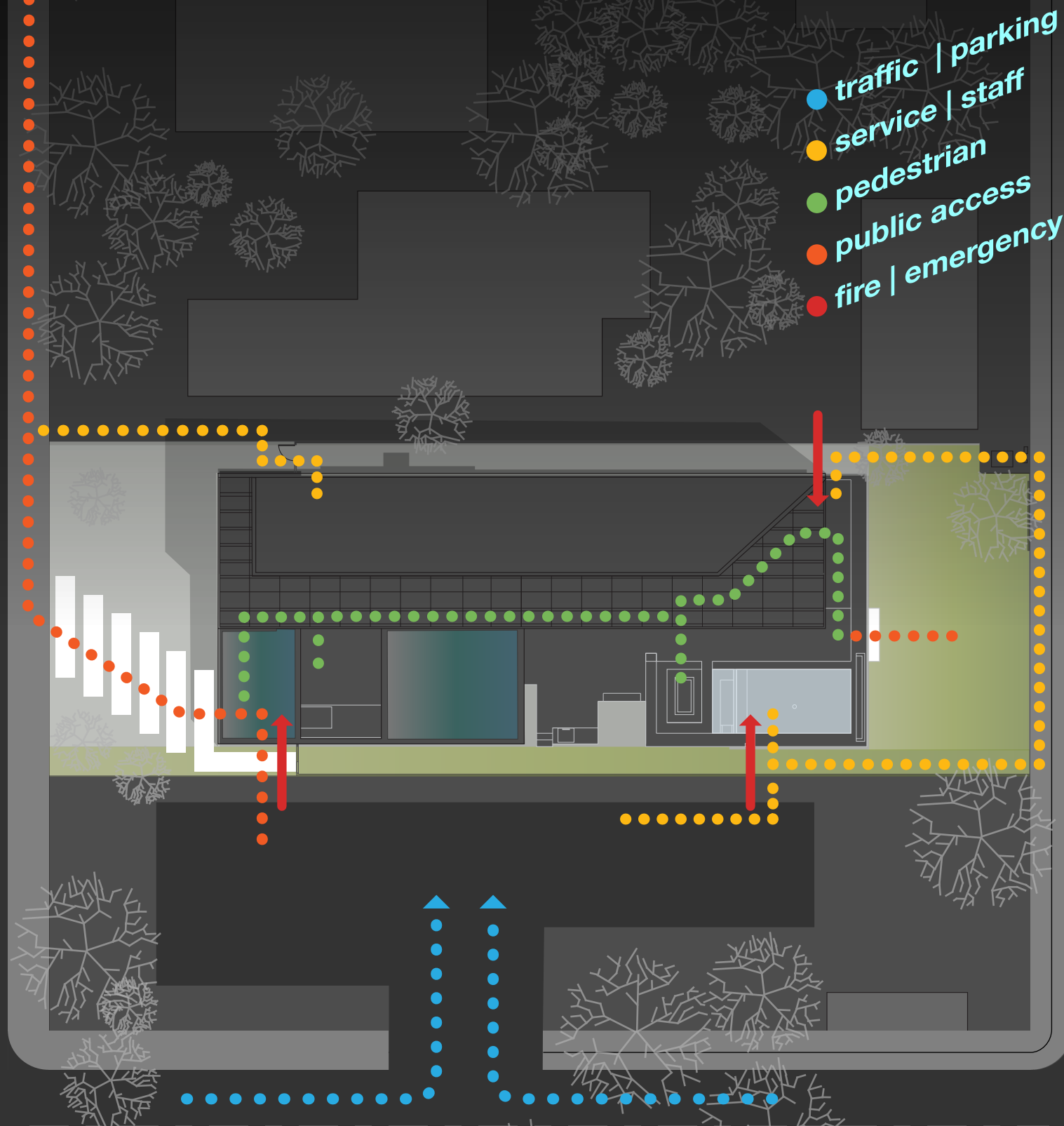
Scale



Transit Access



Circulation + Accessibility

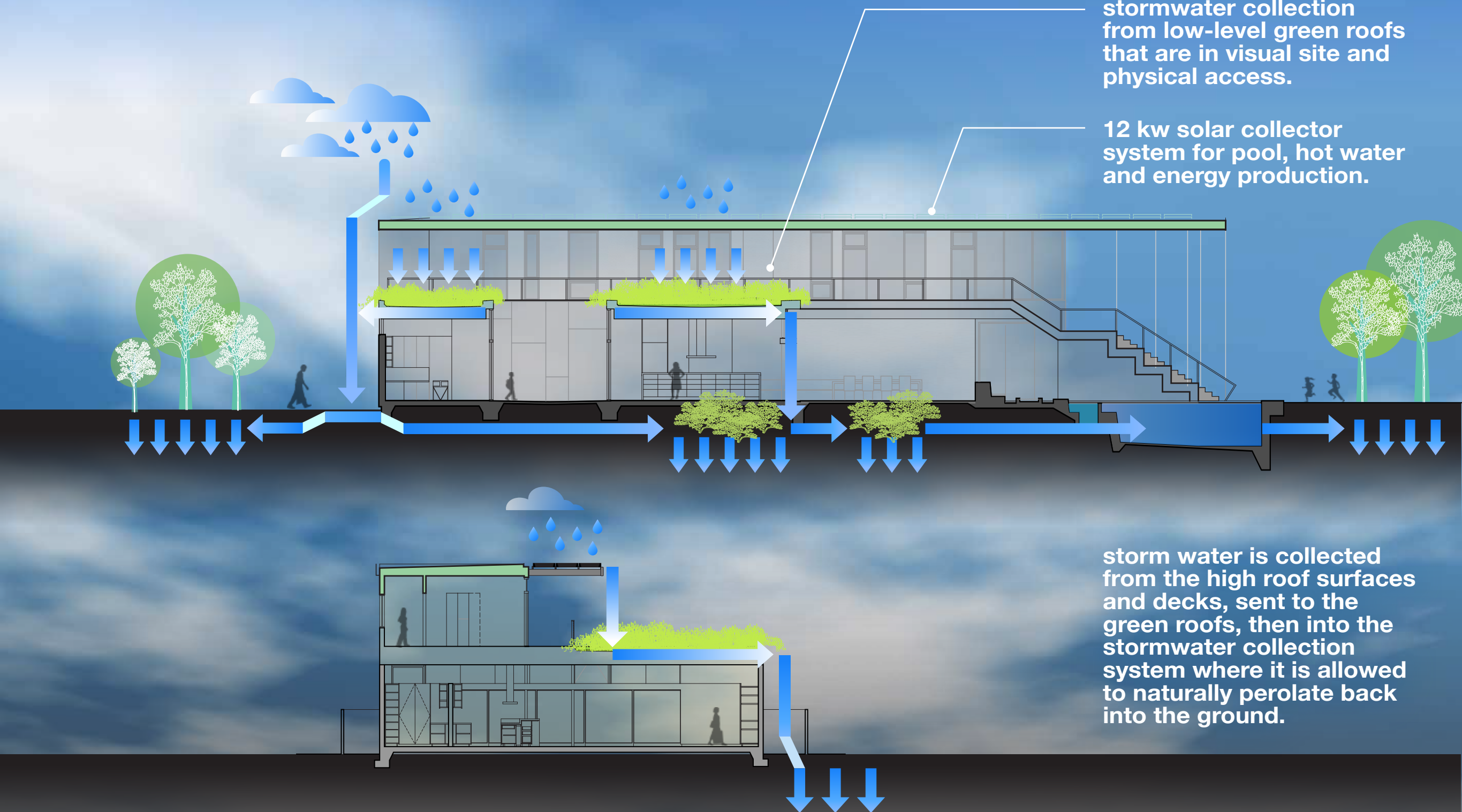


Water Management

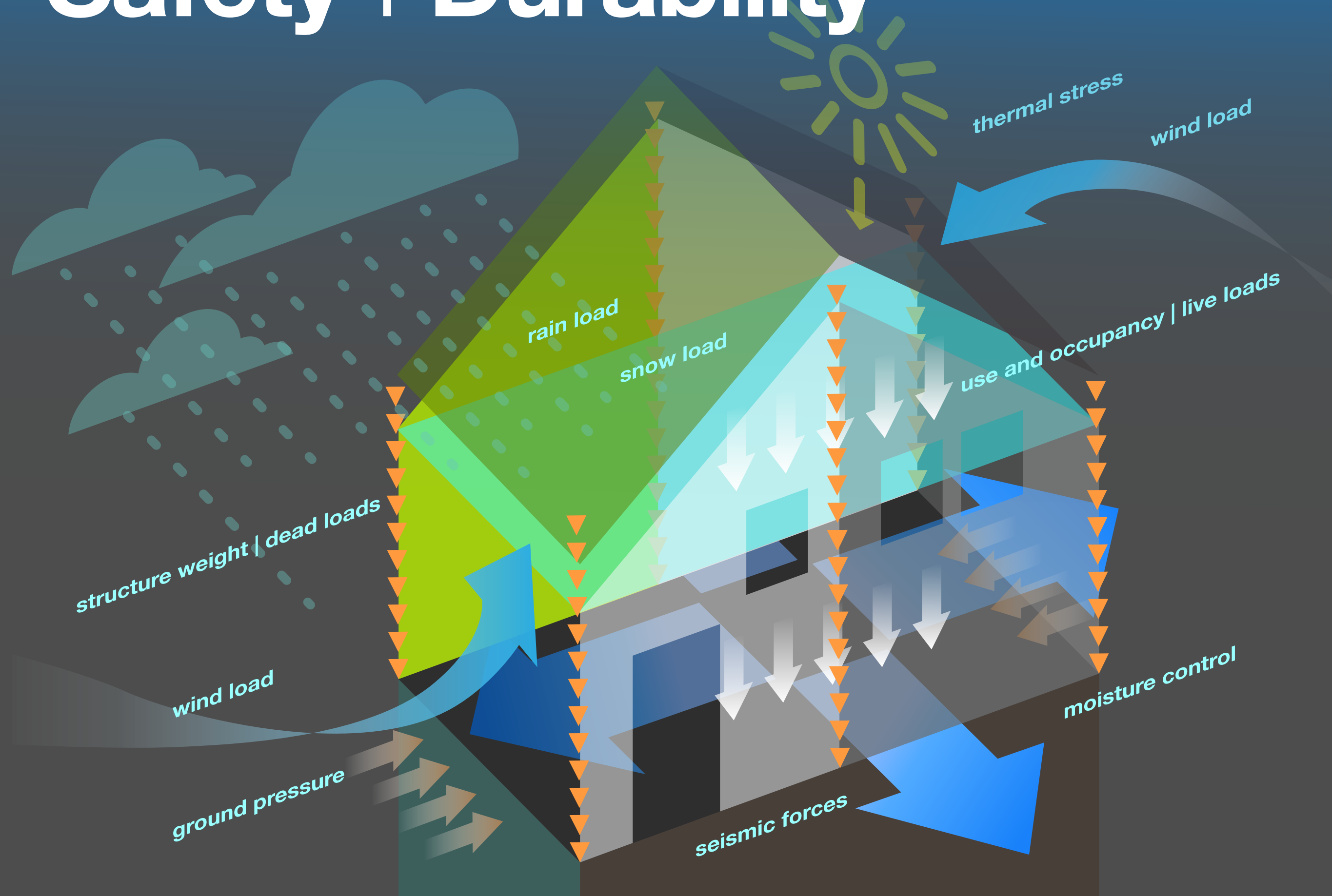
stormwater collection from low-level green roofs that are in visual site and physical access.

12 kw solar collector system for pool, hot water and energy production.

storm water is collected from the high roof surfaces and decks, sent to the green roofs, then into the stormwater collection system where it is allowed to naturally percolate back into the ground.



Safety + Durability



Ventilation+ Air Quality

Single room deep plan layout allows for maximum light, views and ventilation.

narrow floor plates increase natural daylight while cross ventilation reduces cooling loads and energy usage

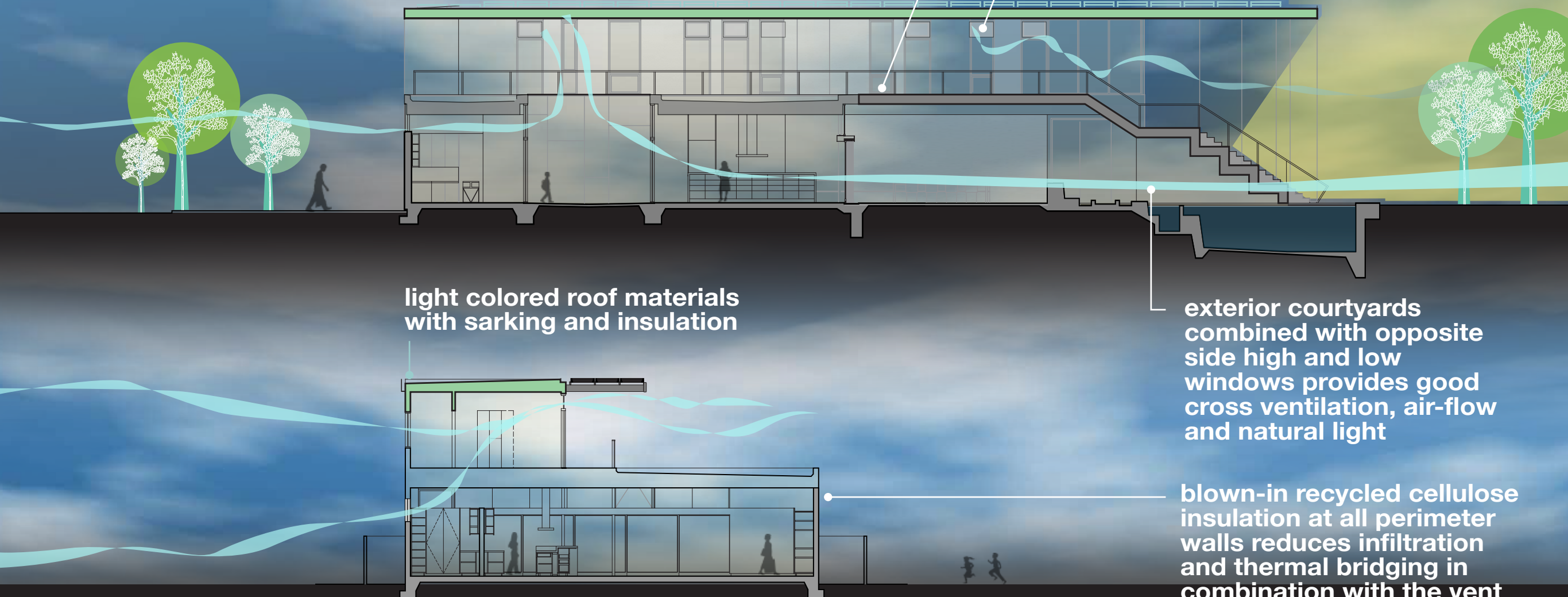
louvered vents

large roof overhangs provide maximum shade, reducing heat gain and increasing thermal comfort

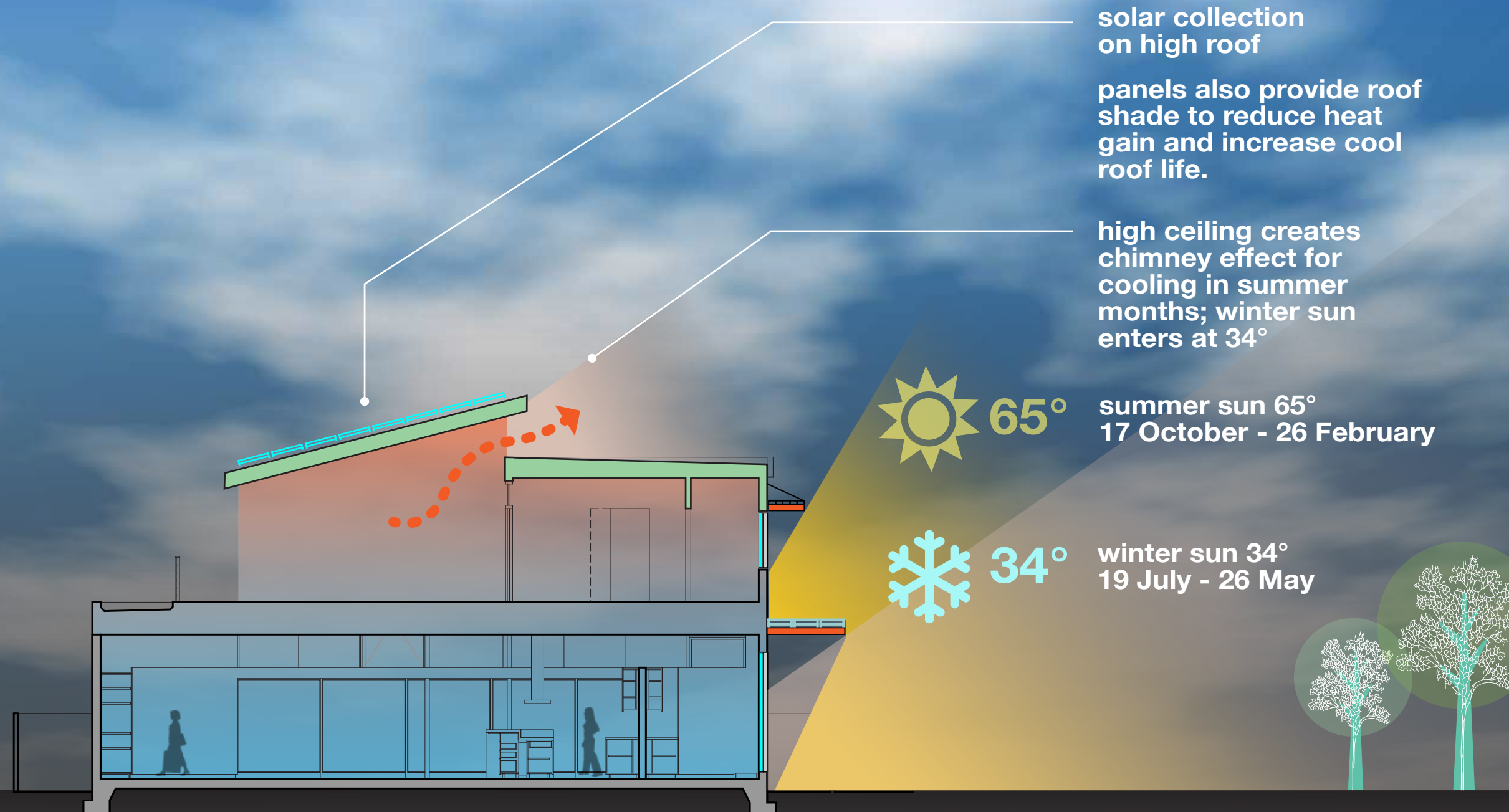
light colored roof materials with sarking and insulation

exterior courtyards combined with opposite side high and low windows provides good cross ventilation, air-flow and natural light

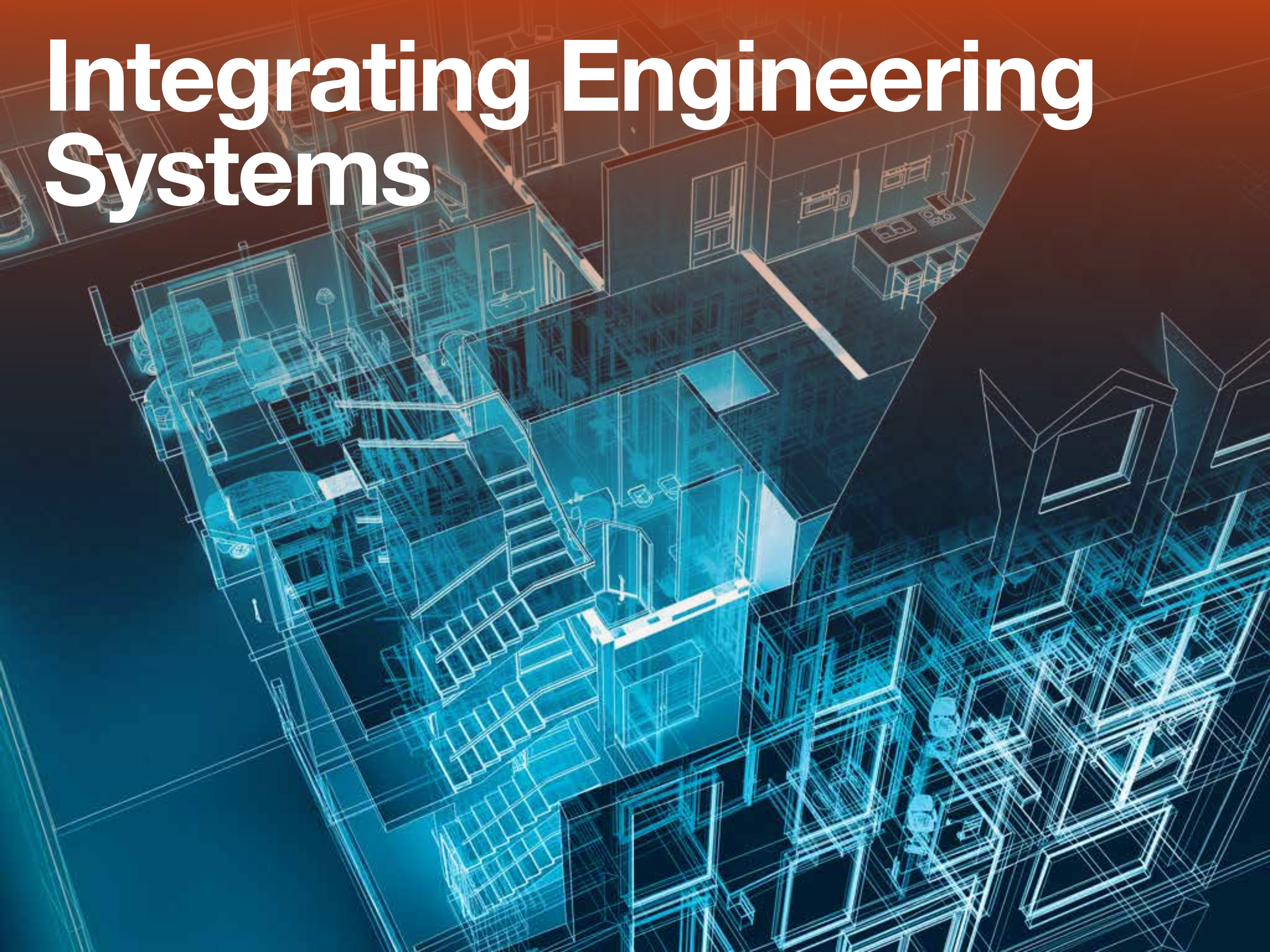
blown-in recycled cellulose insulation at all perimeter walls reduces infiltration and thermal bridging in combination with the vent skin cement board siding system



Maximizing Daylight to lower operational costs



floor plan



Integrating Engineering Systems

17



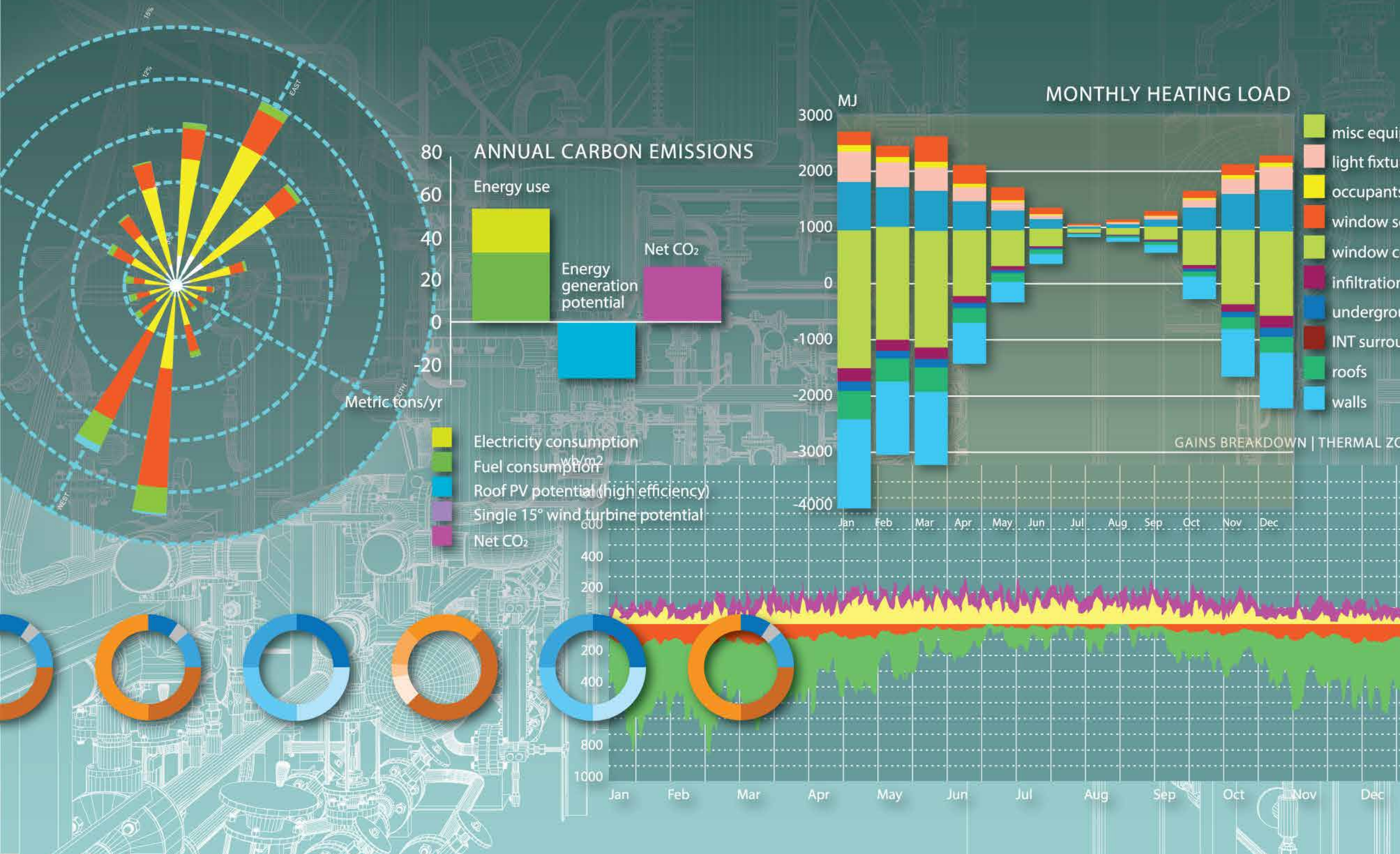
Interviewing Contractors



Managing Change Orders



Maintenance+Operation



What Makes an Architect Qualified?

Experience:

Public Projects

Building type

Local codes, standards,
and permitting practices

Track Record:

Strong references

Budget and schedule adherence

Ability:

Design skill

Knowledge of building science



**Selecting Based
on Qualifications:
High Return
on Investment**



Selecting Based Solely on Lowest Bid: Low Return on Investment



Low Bid Procurement Limits Scope



High Quality at a Fair Price for the Public



High quality public buildings come from **high quality design.**

Developed by the
State & Local Government Relations
staff and volunteers,
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

Design: Splice Design Group



THE AMERICAN
INSTITUTE
OF ARCHITECTS