



PROFESSIONAL PRACTICE

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Important Issue:

Note

That in this semester it will be introducing topics that often consume the vast majority of a senior architect's day.

It is **not possible to cover any of these important topics in any depth in one semester**, but it is essential that all of you get an introduction to the most important subjects so that you can gain the skills required to be an effective professional.

Architecture both defines and is defined by **social, cultural, political and financial constraints**: this is where the discipline and the profession of architecture meet.

This **mutual influence** occurs wherever **interventions in the built environment are considered** and can be strengthened or undermined by the many ways in which the practice of architecture can be undertaken.

The practice of architecture is complex and its complexity is increasing each year.

The knowledge required to **plan, design, and administer** the construction phase of a new building or major renovation has always required **a depth of knowledge** but **each year new building types, design concepts, materials, systems, digital tools, construction techniques,** and many other important areas of technical knowledge have to be mastered by architects.

At the same time, architects have to be **effective managers** of both **their projects** and **their practices**.

Today the situation has changed and it is necessary to examine **every single building project** to determine the appropriate fee for an **Architect's services**.

The practice of architecture and the provision of architectural services have evolved considerably.

Today, the Architect and Client must agree upon a wide range of project requirements and negotiate an appropriate fee **based on the unique aspects of each project**.

Some of the reasons for this include:

- Widely different Authorities Have approval processes based on building type.
- Increasingly complex and *sophisticated* building systems and technologies; (modern and recently developed.)
- Different forms of project delivery;
- Project phasing with multiple building occupancies at various different times;
- Numerous additional specialists to consult and coordinate;
- Additional (or reduced) levels of services depending on each project and its method of delivery;
- Wide variations in construction costs;
- New project design and documentation requirements such as Building Information Modeling;

(BIM) is a process involving the generation and management of digital representations of physical and functional characteristics of places.

- Requirements for third-party certification (such as LEED);

LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Available for virtually all building, community and home project types, LEED provides a framework to create healthy, highly efficient and cost-saving green buildings.

LEED, is a certification program focused primarily on new, commercial-building projects and based upon a points system. **The more points you earn, the higher your rating.**

- New demands for rapid construction and tight schedules;
- Greater overhead costs as a result of extensive and complex “Requests for Proposals” and new marketing expenses;
- Greater expectations for energy conservation and building performance;
- Extensive submissions at various stages of project documentation.

Because of these significant changes in the design and construction industry, it is impossible to assume that the same professional fee will be appropriate for all projects even if the projects are of the same size and the same building type.

Requirements will vary and this document will help all parties in determining the appropriate fee for an Architect's services for their unique building project.

The fees of the architect should be considered as a *wise investment and not just an added expense.*

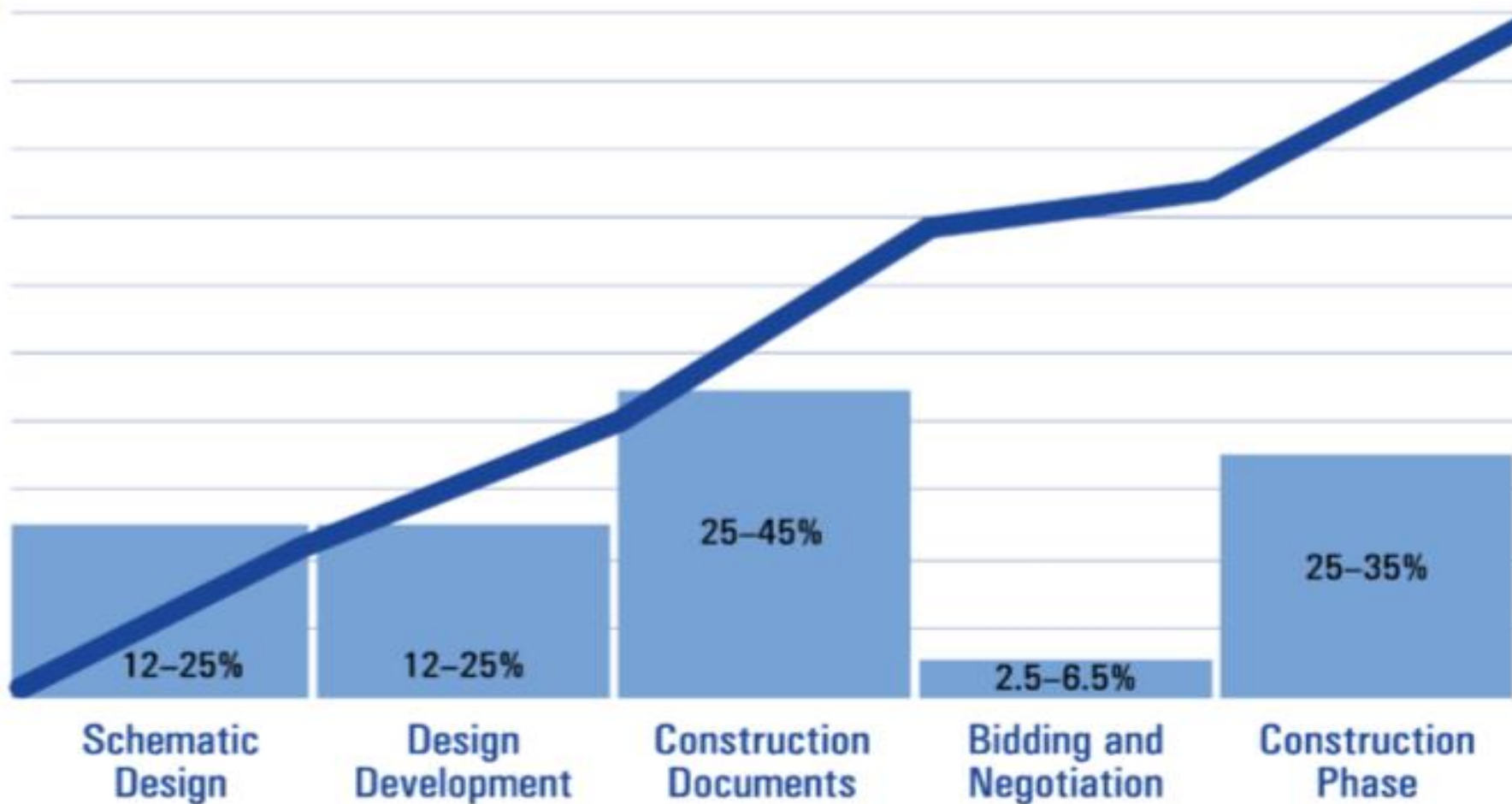
*Architects need to educate clients about the value of architectural services and how an architect's ideas and knowledge can result in significant increases to the **real estate value** of a building as well as **savings in the building's operating and maintenance costs.***

The next pie chart illustrates that the architect's fees upfront investment in professional services can have very significant impact on future cost of the ownership of any building.

Typical Allocation of Fees for a "Traditional" Design Project

100%

0%



Schematic
Design

Design
Development

Construction
Documents

Bidding and
Negotiation

Construction
Phase

Architectural Fee Breakdown

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Architectural Fee Breakdown

PHASE	%
Schematic Design	15%
Design Development	20%
Construction Documents	40%
Bidding	5%
Construction Administration	20%
TOTAL FEE	100%

DISCIPLINE	%
Structural Engineer	11%
M/E Engineers	22%
Architect	67%
	100%



THANKS

QUESTIONS ?