PROPOSAL DATE: 4-20-10

Proposal for: Architectural Visualization Services

Agreement Between:

Owner: Broadway Baptist Church
2500 Harrodsburg Road
Lexington, Kentucky 40503

The Architect: Owens architects
Jeffrey L. Owens, AIA
1271 Rice Road
Lawrenceburg, KY 40342

For the Following Project:
Owens architects will provide the following services for the lump sum fee stated. If at any point during the design and construction service any additional services are requested Owens architects will amend this proposal to include those services at a flat fee.
**Document Existing Conditions**

Creation of Planning Documents starts with overall plans of existing conditions.

**Revitalization**

3d Model completed of required existing conditions to illustrate the concept design and communicate the plans.

This work was completed for Christian Camp revitalization to multiple existing building additions and renovation.

**Digital Images**

**Digital Video**

**Existing**

**Future Options**

**Isometric Plan**

**Plans**
Early line content illustrates the options and provides a visual language for design considerations.

Composite sheets communicate complete design proposal.

- Roof Isometrics
- The Plan
- Perspective
- Image walk around
- Interior Perspectives
- Exploded Isometrics
- Systems Incorporation
- Early Content Animation
BIM Design

Building Information Model

Design concerns tested... These computer based tools allow for a flexibility and cost effective approach to ensure that all concerns expressed by the client can be studied and confirmed through people friendly models, drawings, and images. The movement of natural light can be simulated and tested within the context of the real world site conditions to ensure shade devices will control the extremes of the light in the spaces. This ability to simulate conditions within the design can provide a more balanced design between the envelope of the building in relation to the interior spaces. The context of the site can be studied in a quantifiable way to confirm design principles. We are currently simulating light movement and we are advancing toward simulation of air movement and energy consumption studies. These tools are made possible by this BIM technology and presents itself as a promising future for design in these challenging times.

A: Assembly
B: Classroom
C: Administration
D: Food Preparation
E: Entry
F: Gathering
G: Sun Rise Porch
H: Play Court
I: Meditation
J: Outdoor meeting

Key Plan

Site Isometrics

Striving to make a difference with each design opportunity
Concept Design Presentations

Stand Alone self contained Web and DVD presentation
This link will take you to our web page to see this full presentation

**Digital Content**
Visualization: A key to communicating concept design

Rendered image walk around

Rendered plan from above
Environmental stewardship...Owens architects is striving to make a contribution with every design opportunity to conserve and help maintain the world's resources promoting a healthy living environment for our children. Jeff Owens is a Leadership in Energy and Environmental Design (LEED) accredited professional. LEED is a system of tested design strategies that can be employed during the design and construction process to create a more environmentally friendly construction process and structure. These strategies are employed with careful consideration in regard to the constraints of the budget.
Digital Content to Communicate Design

We offer some unique service with regard to the creation and review of the digital content produced during all phases of the design process to communicate the design as it matures through the interaction between team members and the client. The delivery of this content through many fluid media outlets allows for a truly collaborative process and can reach a global group of stakeholders for review and comment.

**3D PDF**

3D PDF is a great tool for communicating offering the advantage of BIM content contained in one file that can view by anyone with Acrobat free reader. The link above will take you to example PDF

**DVD creation for your project**

We can provide our DVD information packet as example of this great tool that can be created for each phase of a design development.

Email links provide access to the content posted to the project web page on our site which can be accessed anywhere with an internet connection.

Interactive PDF

Link above to this interactive PDF example

[www.owensarchitects.com](http://www.owensarchitects.com)
1. **Scope of Work Architectural Visualization Services**

Scope of work for Owens architects.

**Document of the Existing Conditions**

Oa will create a composite 3D model of the lower level of the complete church facility.

Digital video and images will be used in support of documentation of the existing conditions and this information will be made available on DVD for the use of the committee.

We will also use the plans available in conjunction with onsite survey to document the existing condition. This process will also include an inventory of the use of each space. This will serve as a base to gain an understanding of the opportunities present in the existing space conditions and what changes may be made to better the space use and the quality of the space. We will also obtain information about the mechanical systems during this documentation process in order to consider the impact they may have on planning for the new design. With these documents in hand we will conduct a brainstorming meeting with the committee to obtain objectives and issues that need to be explored.

**Concept Design Development**

With the information gained from the documentation of existing conditions and the input from the committee. We will then begin the design work to explore the options. We will provide several options for consideration and present those options to the committee for review and comment. The committee will then provide us with directions in regard to the options that they feel will best serve the congregation as a whole.

**Concept Design Presentation**

The options that are selected will be further developed and comments will be incorporated in the chosen options. These will then be reviewed by the committee and approved. The need to communicate and reach all the stakeholders to create excitement about the future of the facility changes to better serve the congregation. Oa will help you celebrate your commitment to serve. These approved options will be finalized into the concept design presentation that will include the following:

**DVD**

This can be handed out to those in the congregation as means to reengage those that had been involved in the past or as part of an information packet to prospective members.

**Website ready stand alone movie**

This can be hosted on our site or yours and will make this presentation to anyone with access to the internet.
2. Architect’s Additional Services

A. Additional services shall be provided if authorized or confirmed in writing by the owner. Additional services shall be compensated in accordance to an agreed to rate by both the owner and architect.

B. Additional Services shall be defined as work outside the scope of basic services as described in this proposal or modifications to the design after substantial completion of the design documents.

C. This proposal presumes that soil conditions will permit design and construction of shallow spread footings.

3. Termination, Suspension or Abandonment

A. This Agreement may be terminated by either party upon not less than seven days’ written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

B. In the event that the project is suspended or abandoned for more than 60 days by the owner, then the owner shall immediately compensate the architect for his services completed prior to the act of, suspension or abandonment. Owner shall provide written notification to the architect.


A. Unless otherwise provided, this Agreement shall be governed by the law of the principal place of business of the architect.

B. The owner and architect, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither owner nor architect shall assign this Agreement without the written consent of the other.

C. This Agreement represents the entire and integrated agreement between the owner and architect and supersedes all prior negotiations, representations or agreements, either written or oral.
5. Payments to the Architect

A. Reimbursable Expenses:

1. Reimbursable expenses include expenses incurred by the architect in the interest of the project. All reimbursable expenses shall be approved in writing by the owner prior to the architect incurring such costs. Reimbursable expenses include but are not limited to the following:
   
   - Fees paid for the securing of approval of authorities having jurisdiction over the project.
   - Postage and handling of drawings and specifications.
   - Final printing for multiple copies of completed packages.

B. Payment on Account of Basic Services

1. The owner shall compensate the architect for basic services in the amount of $6,280.00 (six thousand, two hundred eighty dollars, and no cents) for the services associated with the referenced project design and development as described above.

C. Compensation for Additional Services and Reimbursable Expenses

1. Compensation for basic services shall be due within thirty (30) days of date of architect’s invoice, which shall be submitted on a monthly basis, based upon the status of completion as the design work progresses.

2. Reimbursable expenses shall be invoiced to the owner at a multiple of 1.10 times the actual expense incurred by the architect.

D. Retainer not required.

Owens architects is prepared to offer a flat rate fee based on the scope of work as outlined above. Owens architects would welcome the opportunity to amend this fee if other services are required.

Fee schedule listed by phase of work

<table>
<thead>
<tr>
<th>Document Existing Condition</th>
<th>$2,240.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Concept Development</td>
<td>$1,840.00</td>
</tr>
<tr>
<td>Concept Design Presentation</td>
<td>$2,200.00</td>
</tr>
<tr>
<td>Total Lump Sum Fee</td>
<td>$6,280.00</td>
</tr>
</tbody>
</table>
The above constitutes our understanding of the scope of work required for your projects as per your direction. If the Agreement as described herein is found acceptable, please sign where indicated below and send one copy to Owens architects. Receipt of signed agreement will be considered as authorization to proceed, unless notified otherwise in writing by the Owner.

If you have any questions, need any additional information, or would like to discuss our proposal further, please do not hesitate to call.

Architect: Owner:

Jeffrey L. Owens, AIA
Owens Architects
4/20/09 Date: