Owens Architects is dedicated to designing buildings that create good function and inspiring beauty while demonstrating fiscal accountability and good earth stewardship. Our goal is to provide the highest level of professional service to institutional, commercial and residential clients that desire beautiful and durable buildings which can be built within the constraints of their construction budgets. Human needs design is the principle basis of our design philosophy.

Jeff Owens as principal has had a diverse internship leading up to his licensing in 2002. Prior to Owens architects Jeff received architectural training during employment with some prominent firms in Kentucky. He was provided a variety of commercial projects and institutional project experience with a broad range of project budget constraints. This work was preceded by 13 years of experience in the design build of custom single family homes including hands on construction work in most all trades, which has proven to be an invaluable source in understanding the construction and detail process.

The driving force behind the creation of Owens architects was the desire to take on a limited number of jobs at any one time and provide continuity of leadership for each project. This continuity of leadership from project beginning to project completion ensures that our commitment to design excellence and technical integrity affects every detail.

The Small Firm Owens architects Advantage.

**Continuity**... As a small firm with low overhead our team is permitted the luxury of time to remain intimately involved as lead designer throughout the design build process.

**Efficiency in decision making**... Jeff Owens is the lead designer on all projects and as the principal of the firm accountability is clearly and exclusively established with the clients. Faster results for the client are just one of the advantages.

**Value**... The small firm structure maintains a low overhead cost resulting in the client’s budget for professional fees invested into more experienced professional hours devoted to the project.

**Flat fee**... We prefer to offer a flat fee for our design service packages. The design services package is customize to meet the client’s needs and the fee is established based on a list of deliverables and schedule. It is our belief that client’s material selections should not be further taxed by a percentage based fee. Additional service work may arise during the design and construction process and is completed based on a flat fee for the services to be added and approved by the owner before additional fee work is completed.
Team network... We have established a working relationship with like minded professionals that are able to leverage the technology available today to maintain the small firm structure. This network allows for creation of custom teams which best fit the project in regard to expertise, schedule, and work production requirements. This network has provided successful teams that are able to seek the best value design solution.

Detailing for beautiful durability... Building and construction experience has resulted in an informed designer with a clear understanding of the realities of the construction process. A healthy respect for long term effects on the components and assemblies required to create a space designed to meet human needs and minimize maintenance cost.

Design build... Owens architects has experience and welcomes this method of teaming for success with a group of design professional and contractors. This ensures that the design exceeds the program needs while maintaining a balance between budget and construction market realities.

Technology... Our developed techniques and computer based tools make the process of model based design a reality. This allows for the professional to control the design in a single three dimensional (3D) model of the design and then extract the required basis for the contract documents from this central source. This also allows for the reduction in staff required to produce these documents while allowing the design professional to be in control of the design.

BIM design... BIM or Building Information Model is the architectural industries label for this revolution in the design process. Owens Architects is committed to developing a design work flow with these new tools. We have completed many varied types of projects using this now fully tested work flow whereby the direct placement of elements that physically constitute a building are represented and modeled virtually, and then tied into a database for simultaneous extraction into conventional ‘flat’ plans, sections, elevations, and details. In this manner, the representation of these building objects is transformed from a static portrayal to one that is highly interactive and self-analytical.

BIM is the present day ‘representation’ of building with the more informative ‘simulation’ of building. This is a methodology that gathers, models, visualizes, analyzes, and simulates the performance entailed in conceiving, constructing and maintaining a ‘virtual’ building—and inextricably links it to the conception, construction, and maintenance of a real building. Put another way, it’s what one might label as balance between the virtual and actual of the building entity and environment.

Striving to make a difference with each design opportunity
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 relations to the interior spaces, The context of the site can be studied in a quantifiable way to ensure the human needs design principles. We are currently simulating light movement and we are working towards more advanced simulation of air movement and energy consumption studies. This is made possible by this BIM technology and present itself as a promising future for design in these challenging times.

Digital Content..... To better communicate design ideas so that the client has a good understanding and can reach a level of comfort with the design early in the development process. The BIM design process makes possible cost effect options from the first sketches progressing on to a full walk through and fly around animation, This is needed very early in the design process for conscious building about the design concept. The virtual model is the source for all content and as the design process matures so does the model. This provides more detailed information about the design and then provides the means to communicate the design to the professionals that will make it a built environment. Owens architects has devoted resources to the development of this aspect of BIM design and provides visualization services to other firms and owners. These possibilities can be experienced on line at our website which is just one of the fluid media outlets that we have developed to deliver this content to a group of project stake holders located anywhere in the world. Owens architects website is a media portal that we employee to deliver this content from early black and white sketches and developing into materials and color studies, all posted to project web page that we create for each project. The DVD enclosed in this proposal is yet another means of delivering this content to anyone with a TV or computer equipped for DVD.

Tools for effective capital campaign... The model based design technologies allows for visual content that can be implemented to cerate and maintain excitement about a project from early design proposal on to the final crafted design solution. The goals set by a capital campaign committee are adopted as our own and we provide graphic design and production help for distribution of documents that can help catalyze the financial commitment of the funding community. See DVD portion of this proposal for examples for all visual content.
Environmental stewardship...Owens architects is striving to make a contribution with every design opportunity to conserve and help maintain the world’s resources and to promote a healthy living environment for our children. Jeff Owens, since 2002, 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 and principally include, but are not limited to, the following:

Utilize wherever possible on site renewable resources and energy to provide for the spiritual and practical human needs, thereby integrating the nurturing qualities of natural light and ventilation.

Minimize the importation of off site resources, labor, and energy thereby creating buildings of higher quality that are cost efficient.

Exterior building envelope and building systems balance that result in quality human need an environment that is energy and thus cost efficient.

Control the introduction and assimilation of toxins in buildings. Maximize indoor air quality and occupant health.

Link the greatest possible set of community concerns, criteria, and needs into the most efficient and effective assembly of building components. Our residential design experience prepares us well for detailing and implementing a human needs quality into all our commercial and institutional spaces and projects.
Visualization:

**Early design phase 3D line images**
- Photo realistic images.
- Real time walk of shaded model
- Panorama images.
- Natural light studies.
- Solar and shade studies.
- Animated movie of walk through, fly around, or drive by.

See our DVD or website to experience these services.

**Composite Sheets quickly define design**

**Design Options Explored**
Digital Content to Communicate Design
Delivery by fluid media outlets

Color and material studies

Early drive by fly over animation great overview

Connections to Exterior Spaces

Rendered image walk around

Content posted on your project website page
Your Green Design Source:

Site integrated into the design.
Material selections to protect indoor air quality.
Green construction standards guide.
Mechanical System integration.
Energy efficient design specialist.
Natural light control systems.
Ecological construction process.
Alternative energy design.
Green product selection.
Green specification writing service.

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.

- All drawings and images can be created in PDF format attached to email and ready for view or printing with no additional software required beyond the free Acrobat reader.
- The latest digital content consisting of drawings, image and video composed into a design studies presentation posted to project web page accessed by anyone on the client’s invitation list with internet access.
- Interactive DVD with the latest content overnighted for viewing on any computer or TV.
- We also have the ability to post the images and drawings to our mobile website that can be viewed from many smart cell phones.