

Správa Železnic Headquarters

**P15.2 Czech Chamber of
Architects: Standard
Scope of
Architect's
Services**

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Stage 2 – Concept Design

A Concept Design (study) is the first graphic representation of the spatial rendering of the client's brief. It gives the client a concrete idea of the design concept (e.g. urbanistic, architectural, layout, operational, structural, technical, technological, interior, and material). It should be clear from the Concept Design how the building is situated in the area, as well as its mass, internal layout, facades, and primary materials. It is the architect's principal creative work in the beginning of the entire design process and crucially predetermines the resultant building. A quality building always requires continual work from the architect, from the concept to the detail because the details remain merely indicated in a design. The design also shows the economic and time limits of the future construction process. Another main design purpose is helping the client with strategic decision-making and checking the suitability of a construction plan in a given area. The Concept Design can also be used for preliminary consultations with relevant state authorities and other institutions. Documents are usually submitted in three hard copies (A4 to A2 format) and digitally in PDF. If the Participant is formed by several legal entities or individuals jointly that form a partnership for the purposes of filing a competition entry then they are obligated to submit a partnership agreement enclosed to this document (the partnership agreement must identify a leading partner authorised to act on behalf of the partnership).

Architect's services

The contractual performance of the design stage 2, Building Design, includes the following type of services:

- a) standard services**
- checking and analysing project preparation and project groundwork
 - defining the client's objectives,
 - delivering concept drawings and sketches,
 - determining basic material solutions,
 - developing project documents (technical report, site plan, floor plans, sections, elevations),
 - involving specialists (e.g. structural design, HVAC) including coordination,
 - preparing preliminary budget based on m² and m³.