



**Scope of Architectural Services and Fees**

CCA International Conference

Zagreb, Croatia

October 13-14, 2022

# Services of Architects in Slovakia in the European Context

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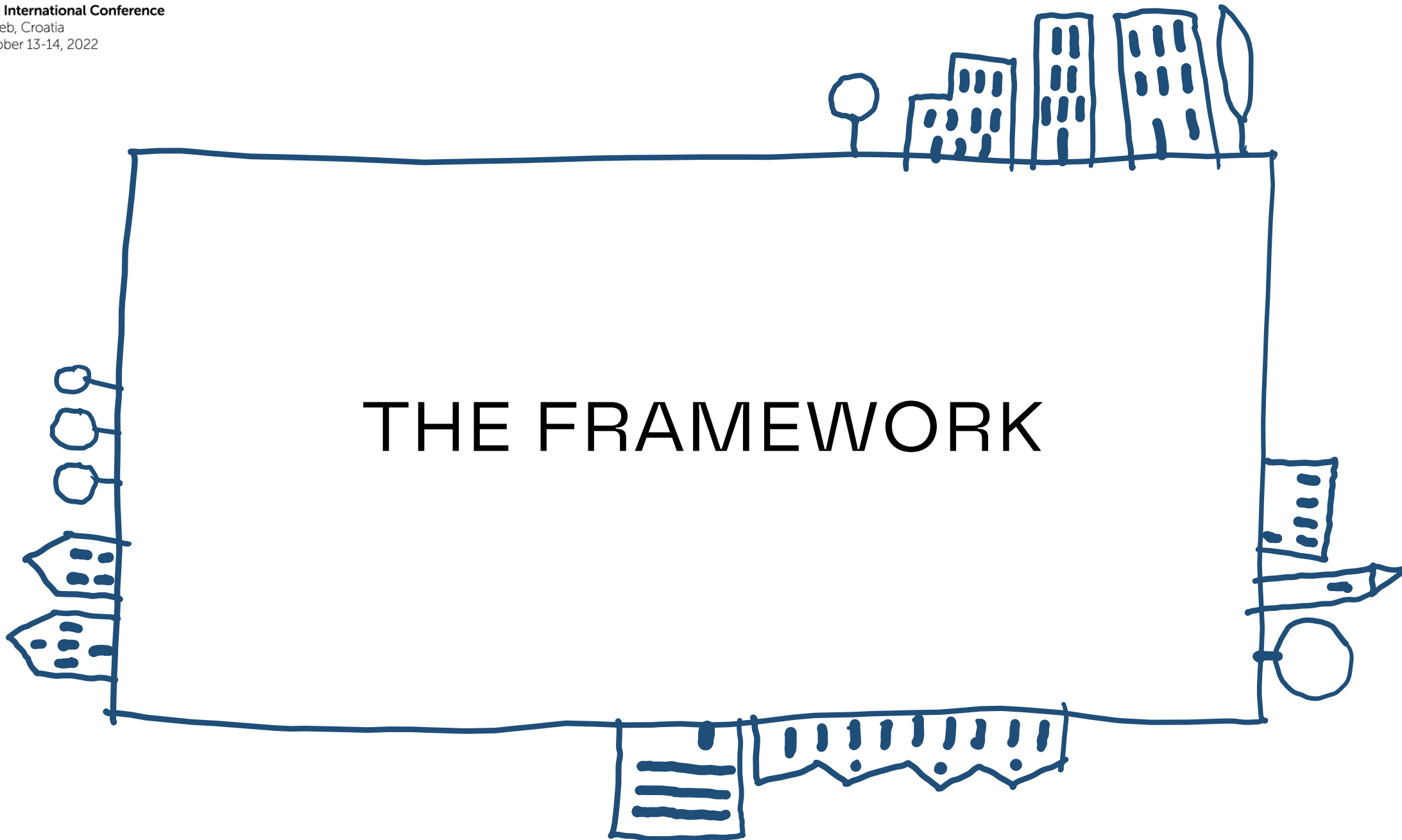
➔ THE FRAMEWORK

➔ THE SITUATION ON THE GROUND

➔ THE (SOCIAL) CONTRACT



# THE FRAMEWORK





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- Complex systems – systems with many entities interrelated by non-linear interactions, unpredictable emergent properties and behaviour (climate, global economy, global finance, social networks, cities... ...architecture?)
- Modelling of complex phenomena – biggest challenge of science, new fundamental task for architects/urban planners



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- During the last 30 years the architects’ profession has changed from the ground up - architecture became significantly complex
- Design and planning have stopped being an invariable, simplified model of reality (printed drawings, plans, sections)
- To capture the arising phenomena architects need to use new modelling techniques
- BIM – an attempt to deal with the combinatorial explosion of complexity in architecture and construction

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- Architects have to deal with
  - new tasks caused by exponential increase in relations, influences, feedback loops
  - rapid changes in technology – buildings are highly interconnected systems
  - disruptive changes in the physical environment (climate, sustainability, energy, materials...)
  - gamification of processes based on the digital world, AI (gamification of life in general)
  - handling huge volumes of highly precise information
  - severe overexploitation of available resources – reuse, renew, recycle
  - new types of risks and indemnity requirements





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This represents an important part of the global framework of the architectural profession.



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# THE SITUATION ON THE GROUND





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- 1 licensed architect/3 000 inhabitants

+ 500 Authorized Civil Engineers

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- most of architects' contracts are still signed solely for „deliverables“ = piles of printed drawings
  - permitting documentation and construction documentation
  - all other services are included in these „works“
  - the design phase is ignored in the Building Law and in contracts signed with Public Clients
  - most of the related services of architects are considered „extra work“
- abnormal situation – a marginal Fee Scale (UNIKA) published in print by a private person has become a benchmark for the whole industry (including public procurement)
  - a general planner „price“ calculation with very limited selection of parameters, design tasks not included
  - lump sum 2,5% - 4% of construction costs (10 - 20 mil. €)



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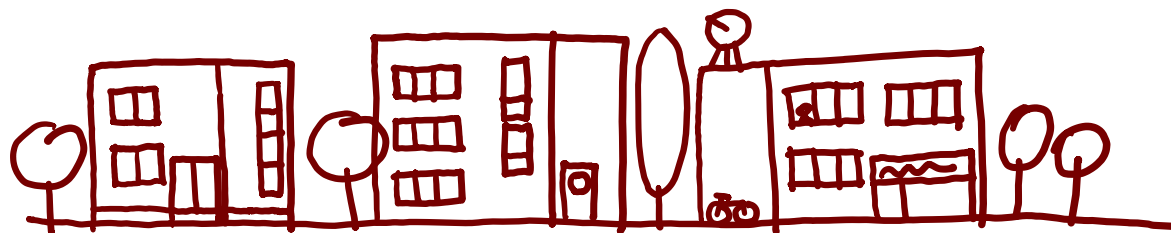
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Slovakia has the lowest share of its architectural services market on the construction market in the EU – estimate 0,19%\*

\*ACE Sector study 2020



# THE (SOCIAL) CONTRACT





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- New guidelines and documents in preparation
  - Standards of Services of Architects
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  - Standard Contract for Services of Architects
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We are still on the very beginning of the transformation – lots of bad practice and disruptive dynamics in the industry making it hard to bounce off and proceed with the changes.



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- new definition of the Scope of Work based on Services
- covering at least 2/3 of the architectural services market
- new type of Contracts between architects and their clients based on Services
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Looking forward to all interesting ideas shared on this Conference.



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