



reynolds associate architects cc

## COMPANY PROFILE: 2016

REYNOLDS ASSOCIATE ARCHITECTS CC  
CK 2002/052791/23

**Contact Person**      **Steven Reynolds**

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### MEMBER

Steven George Reynolds – 100% Member  
Qualifications: B.Arch (UND) (1990)  
Pr.Arch (1992)

### PROFESSIONAL MEMBERSHIP

SA Council for Architectural Profession – SACAP  
South African Institute of Architects – SAIA  
South African Council for the Project and Construction Management Profession – SACPCMP  
KwaZulu-Natal Institute for Architecture – KZNIA

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### **About Us**

Steven Reynolds started working for Bruce Stafford Architects in 1996. Steven was awarded partnership four years later, after which Reynolds Associate Architects evolved into its current form. Steven and his professional team have extensive experience in architectural design, procurement procedures and project management for small and large scale projects. Steven's strengths are conceptual design and solutions that create affordable, perfect spaces suited to the site and the needs of the client. Reynolds Associate Architects also has established collaborative partnerships with BEE firms in Durban, and the firm works with local Council, engineers, surveyors and planners, as well as firms and consultants in Zambia. Together with Durban architects Rodney Choromanski of Choromanski Architects and Suren Indhul of i3LAB, Steven Reynolds was the winning architect of the Pan African Parliament design competition, awarded in 2007 in Cape Town by the South African Department of Foreign Affairs. Steven Reynolds is an External Tutor for Design and Technology at the University of KwaZulu-Natal, Durban, and provides in-service training to architectural students.

Reynolds Associate Architects has an experienced team of long-standing, dedicated professionals that consistently exceed client expectations in project delivery, professionalism and unique design innovation, from individual residences to large developments. All projects begin with a thorough period of design research and investigation. A full understanding of the client's needs in terms of budget, technology and sustainability is the basis upon which each project is begun. Sketch plans, working models and 3D computer analyses are carried out before final concept plans are presented to the client. An interactive design approach with the client at all stages, successfully translates the client's needs into the exceptional spaces and forms desired. Reynolds Associate Architects provides professional architectural solutions in the fields of residential homes, commercial buildings, luxury lodges and boutique hotels, retail shopping, motor dealerships and institutional developments.

### **Hotels and Boutique Hotels**

Reynolds Associate Architects has considerable experience in both large hotels, as well as boutique hotels. Current hotel work includes two new hotels in Zambia; the 4 Star Kafue River Cliff Hotel and the 5 Star Chakaka Country House Hotel, which are both due for completion in 2016/2017. Le Elementos Hotel, a new 5 Star Boutique Hotel in Zambia is currently under construction.

We are currently conceptualizing three projects in Lusaka – one, a mixed use development which includes a hotel; the other a hotel and conference centre; and a Hotel/Business Centre.

We are also the architects who designed the 5 Star Royal Livingstone Hotel and the 4 Star Zambezi Sun Hotel at the Victoria Falls, Zambia for Sun International Hotels.

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### **Commercial**

We have recently completed an office block in Zambia for the Madison Group; a new factory for Sir Juice in Umbilo, Durban; and are currently upgrading the offices of Tongaat Hulett Developments in La Lucia Ridge.

Projects in the construction stage include a new office block and a new warehouse complex for Madison Assets in Zambia; and alterations to an existing office block in Kitwe.

We are currently conceptualizing a new office block in Kitwe, a Medical Centre in Lusaka, and a new Head Office for Madison Life Insurance in Lusaka.

Some of the office buildings we have designed include office blocks at La Lucia Ridge Office Estate, the Illovo Sugar Head Office at Mount Edgecombe and three office blocks in Zambia for the Madison Insurance Company.

### **Motor Dealerships**

Reynolds Associate Architects has designed motor dealerships country-wide for brands such as BMW, Jaguar Land Rover, MINI, Volvo and Mercedes. The upgrading of BMW dealerships throughout South Africa, Angola, Swaziland and Mozambique to the worldwide BMW AG standards has been one aspect of this association and we have currently negotiated to take on the upgrading of Jaguar Land Rover dealerships throughout Africa.

We have recently completed a new Jaguar Land Rover dealership and a new Toyota dealership in Hillcrest, a MINI dealership in Umhlanga Rocks and a new BMW dealership in Port Shepstone. A new Jaguar Land Rover Motor dealership is currently under construction in Tokai, Cape Town. We are awaiting planning approval for a new motor dealership in Hillcrest and we are conceptualizing the design of another motor dealership for BMW & MINI in Umhlanga.

### **Residential**

We are currently conceptualizing the design for the Hillview Housing Estate in Kafue, Zambia; a new residential block of 26 hotel-apartments in Independence Avenue, Zambia; and three apartment blocks in Pinetown. We have completed two houses at the Simbithi Eco Estate; both of these houses have been designed to be energy-efficient, using 'green' technology and materials. Some of our residential work includes a beach cottage at Clansthal on the South Coast of KwaZulu Natal; two new houses at Zimbali Coastal Resort Estate; two houses and the main club-house at Prince's Grant Estate; Somerset Park where we sat on the architectural guidelines control board; and two houses at Hawaan Forest Estate.

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### **Institutional**

Our institutional work includes the upgrading of Wentworth Hospital, two Health Clinics in Zambia, and the new Students' Residence blocks for the University of KwaZulu Natal's Westville Campus, as well as alterations and additions to the Lusaka Trust Hospital and Madison Health Solutions in Zambia.

### **Retail**

We have recently completed The LINK Shopping Centre in Pinetown; we are awaiting town planning approval for another shopping centre in Pinetown; and conceptualizing the design for a Mixed Use Development in Kasangula Road, Zambia. We have completed the following projects in Pietermaritzburg: Servistar; The Coffee Shop; the Fly Fisherman Restaurant; Frankie Bananaz Restaurant and Fruit & Veg City.

### **Competitions**

In November 2007, Reynolds Associate Architects together with Choromanski Architects and i3LAB, under the Joint Venture of 'Earthlab Architects', won the Africa-wide competition to design the new Pan African Parliament in Mid Rand. This competition was open to all architects registered in Africa. Earthworks for the new Pan African Parliament started on 24 April 2009 in Mid Rand, and the project is pending.

### **Scope of Services**

We provide a complete professional service from inception to completion. The standard format of our architectural service is in accordance with the Stages as detailed in the South African Institute of Architects' Client-Architect Agreement 2008, and is set out below:

<b>Work Stage</b>	<b>Definition</b>	<b>Description of Definition</b>	<b>Proportion of Fee</b>	<b>Cumulative Total</b>
Stage 1	Inception	Receive, appraise and report on Client's requirements with regard to the brief, site, budget, consultants, program and contract	5%	5%
Stage 2	Concept and Viability	Prepare an initial design with regard to space, planning, materials, building services, technical functions, rights of the land, costs and program	15%	20%

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Stage 3	Design Development	Develop the design, construction system and materials and incorporate all services. Review design with the relevant authorities and design, costing and program with consultants.	20%	40%
Stage 4.1	Documentation & procurement	Prepare submission drawings and obtain approval from the relevant authorities.	20%	60%
Stage 4.2		Complete construction documentation, obtain offers for the execution of the works and arrange signing of the building contract.	10%	70%
Stage 5	Construction	Hand over the site, supervise the construction process and issue practical completion document.	27%	97%
Stage 6	Close Out	Complete the project close-out and issue final completion documents. Provide Client with as-built drawings	3%	100%

### **Procurement Roster**

We are on the Kwa-Zulu Natal Provincial Government Procurement Roster and have been involved in the Wentworth Hospital upgrade.

### **Consortium**

We have worked successfully on various projects with A+Urbantechnics Architects, Choromanski Architects; i3Lab; Dirksen; Blumenfield & Krause; Themba Mthetwa and Associates and Ambrose Adebayo and Associates. We have plans to work with other firms in the future and find working in collaboration a rewarding experience.

### **PI Cover**

Our present Professional Indemnity cover is R 25,000 000.00 held with Centriq Insurance Company.

### **Bankers**

Our Bankers are First National Bank.