

designcell
ARCHITECTURE

full-service

ARCHITECTURAL DESIGN FIRM

Multi-Family
Qualifications



WORKING TOGETHER

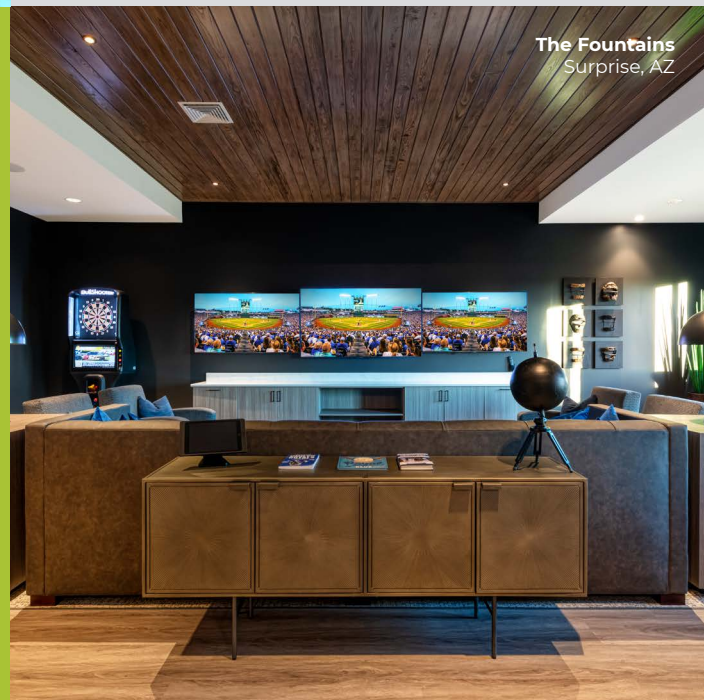
DesignCell Architecture is a premier leader in the design of multi-family projects. Our full-service architectural firm provides efficient and comprehensive design solutions for **market-rate apartment buildings, affordable housing, senior living, student housing, and professional athlete housing.**

For us, the human factor is an integral element of a successful project. Working together with clients, project owners and project teams, we provide design solutions that are smart, adaptable, and cost-effective.

The Grove
Phoenix, AZ

We focus on clear communication from the conceptual design phase through construction administration. Our multi-disciplinary team brings its experience, dedication, and standards of excellence to every project.

The Fountains
Surprise, AZ





CAPABILITIES

We partner with developers to design creative solutions, bringing their multi-family projects to life. Our leadership leverages expertise and industry experience to help clients and owners make smart and economic decisions about their properties. We have years of experience working on **market-rate apartment buildings, affordable housing, senior living, student housing, and professional athlete housing.** Our knowledgeable team brings the following strengths to every project:

- Due diligence and test-fit analysis.
- Entitlement process.
- Strong understanding of the impact of zoning opportunities and constraints in the early planning phases.
- Zoning and approval process.
- Thoughtful and deliberate master planning experience.
- Building codes and regulations governing the industry.
- ICF construction.
- Mid-rise, wood construction.
- Panelized structural systems.
- Quick turnaround to meet aggressive schedules.
- Construction administration services.

The DesignCell team understands that the success of every project ultimately depends on the ability to control the design process. Responsive leadership, collaboration and proactive approach is embedded into every layer of our work.

R93 Apartments
Las Vegas, NV



SERVICES

From pre-development feasibility studies to determine the best use of a site, to the completion of the project, our team partners with clients to ensure quality projects are delivered on budget and on schedule.

OUR SERVICES INCLUDE:

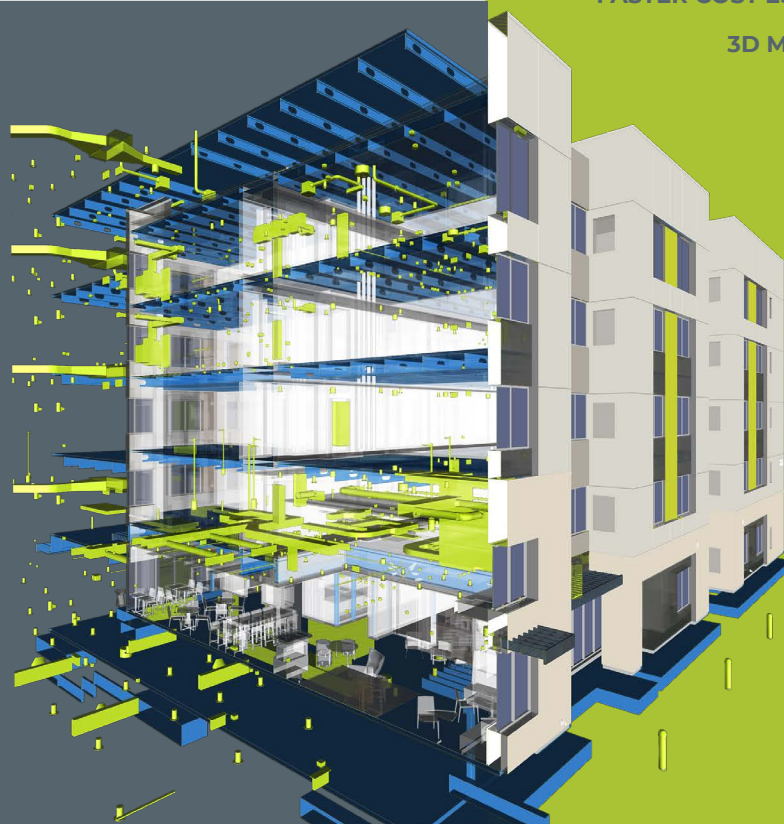
Pre-Design Services

- Master Planning
- Feasibility Studies
- Conditions Assessment
- Concept Design
- Programming & Needs Assessment
- Site Analysis
- Site Planning
- Building & Zoning Analysis
- Project Evaluation
- Sustainability Approach
- Urban Planning & Design
- Entitlements Package

Planning, Design & Construction

- Full Architectural Design Services
- Construction Documentation & Specifications
- Permitting
- LEED Certification
- Project Management
- Construction Administration

We use powerful BIM 3D tools to design, document, coordinate, manage, and deliver architecture projects. These tools allow the project teams to accurately visualize and design the project, giving us better understanding of the project cost, scheduling, performance and environmental impact.



BIM BUILDING INFORMATION MODELING

REDUCED CONSTRUCTION
CHANGES

ENHANCED
COLLABORATION

GREATER PREDICTABILITY

FASTER COST ESTIMATES

3D MODELING

3D
MODELING
FOR
BIM
BUILDING
INFORMATION
MODELING
REDUCED CONSTRUCTION
CHANGES
ENHANCED
COLLABORATION
GREATER PREDICTABILITY
FASTER COST ESTIMATES
3D MODELING

PROJECT EXPERIENCE



The Fountains
Surprise, AZ

The Fountains at Surprise Center Apartments is a housing facility and development center built specifically to house players and officials of a professional major league baseball team during spring training. It is located across the street from the team's spring training facility.

This project involves the design and development of a multi-building housing campus for seniors age 55 and older. The main building is a four-story, 160-unit apartment building that includes the campus club house, pool, spa, fitness room, conference room, business area, library, caterer's station, mail room, pet spa, snack bar and leasable storage lockers. Flanking the main building are 5 smaller two-story buildings, each comprised of 6 housing units and a private garage (for a total of 30 housing units).



Senior Housing
Las Vegas, NV

Vantage Lofts,
Henderson, NV



Vantage Lofts Luxury Apartment Condominiums is an upscale community offering impressive views of the Las Vegas valley and all the amenities for luxury living. Designed to take advantage of its setting, buildings within the site are stepped to allow unobstructed views of the valley. Large floor to ceiling windows connect interior and exterior spaces and create an openness of modern living. A two level parking structure is located directly beneath the units, leaving the majority of the site for outdoor recreation and landscaping.

The University Apartments is a market rate housing development designed to serve the needs of the staff and students of a private university in Phoenix valley, while at the same time attracting tenants from outside the university. This 282 unit project is located on a 7.23 acre site, across the street from the university campus.

University Apartments
Phoenix, AZ



ABOUT THE FIRM

FIRM PROFILE

DesigCell's nationally recognized studio designs award winning spaces for hospitality, multi-family, professional athlete housing and senior housing clients. Extensive knowledge and experience in the sectors we service make us the architect-of-choice for clients building on a mission.

Our team, comprising of 25+ professionals with diverse skills, global perspectives and critical thinking, partner with project teams to ensure designs are smart, adaptable, efficient and cost effective.

The firm, founded in 2007, is headquartered in Las Vegas, NV. We are licensed in 14 states, with the ability to get licensed in all.



THOUGHTFUL DESIGNS THAT DRIVE MEMORABLE RESIDENT EXPERIENCES

LEADERSHIP



SCOTT BROWN NCARB

As a founding principal at DesignCell, Scott's passion and motivation centers on building client relationships, developing talent, and delivering innovative project solutions.

With over 20 years of experience as an architect, Scott is a trusted advisor to his clients. He has a comprehensive understanding of complex hospitality and multi-family projects and is recognized for his exceptional ability to challenge design teams to think outside the box to develop a tailored solution for each client.

Scott's passion, leadership, and a broad perspective allow him to be an effective leader and inspiration to his team, delivering quality projects on time and within budget. He earned a Master of Architecture from the University of Utah.

REGISTRATIONS: NV, AZ, OR, CO, UT, ID, WI, FL

KASTYTIS CECHAVICIUS LEED AP

Kastytis is the Design Director and a founding Principal of the firm. He has earned a loyal client following because of his ability to uncover design value and outstanding guest experiences.



Throughout his career, Kastytis has earned and contributed significantly to more than 20 design awards for projects in Nevada. His design experience includes numerous multi-family, hospitality, high-end residential, public, and commercial projects in the US and Internationally.

Kastytis portfolio includes major hospitality brands, which whom he's worked to meet complex brand standard requirements and demanding budgets and schedules. He is responsible for conceptual and final design, coordination and development, and sustainable design strategies, where appropriate. He earned a Master of Architecture from the University of Las Vegas, NV.

REGISTRATIONS: NV, MD, CA, TX, WA, MT



JILL RUBIN

Senior Project Manager

Jill is an accomplished **project manager with over 20 years of experience in managing complex hospitality, resort, mixed-use, retail, educational facilities, offices, and casino projects.** She fosters a practical and collaborative management style that seamlessly connects teams to devise a cohesive set of construction documents. Jill has a professional degree in architecture from University of Wisconsin.



MASAO KOBAYASHI

AIA, NCARB

Senior Project Manager

Masao is a demonstrated leader in project management with a career spanning **over 30 years, with experience working in multiple jurisdictions.** His project experience includes a diverse portfolio of project types including hospitality, residential, manufacturing, office and commercial projects. His approach to successful project delivery is based on developing innovative solutions for complex construction issues, earning him a reputation among our clients for exceptional project delivery. Masao is a licensed architect in NV, AZ, TX, OH, and HI. He received his degree in Engineering/Architecture from Waseda University, Tokyo, Japan.



STEFAN STEPANOVIC

Project Manager

Stefan is a dedicated, forward-thinking project manager with **over 10 years' experience in delivering high-performance projects.** A resourceful, design-oriented manager, Stefan is capable of guiding global and local teams to deliver meaningful projects. **Over the years, he has worked on a variety of multi-family, mixed-use, retail, residential and industrial projects.** His excellent focus and attention to quality permeates every step of the architectural process. Stefan holds a Master of Architecture degree from University of Belgrade, Serbia.

RON DAVISON

In his **more than 30 years of professional experience,** Ron's work has encompassed a broad range of **projects including hospitality, gaming, municipal and private project sectors.** Ron skillfully blends technical expertise with project management skills and ensures that all design options are explored and the solutions thoroughly developed. He is a registered architect in Arizona and a University of Nevada graduate.





THANK YOU

**We look
forward
to hearing
from you!**

DesignCell Architecture
appreciates your time in
reviewing our qualifications.

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Multi-Family Projects:
[https://design-cell.com/
multi-family-projects/](https://design-cell.com/multi-family-projects/)

Explainer Video:
https://youtu.be/YkUI_qUEIo8

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