



Gaver Nichols Architect has been designing buildings that solve client needs, enhance their lives, and work within client budgets since 1988. The Architect has developed a multi-phase process that allows for a great deal of client interaction.

Design Counsel Service: This on-site service is geared to the prospective homebuyer, realtor, developer, or those contemplating a new addition or custom home. In this first meeting, the architect will address issues of design feasibility, costs, timelines, zoning and building code requirements. In addition to providing preliminary design sketches, the architect will cover financial feasibility and preliminary construction budgets to assist the client in making the decision to proceed. At the conclusion of this 1 1/2-2 hour meeting, the Architect typically offers a design fee for additional services. However, no further obligation is required.

Existing Condition Phase: The initial phase of a renovation, adaptive reuse, or addition project starts with full-scale measurement of the existing building or home. Floor plans, elevations, and building sections are generated, existing exterior site and interior photos are taken, and this information is compiled into a set of Existing Condition documents.

Pre-Design Conference: Once Existing Condition drawings are complete, a 1 to 2 hour meeting is conducted to learn more about the client and their dream or vision for the project. From this discussion, a list of building requirements is developed, referred to as the project program. These mutually agreed-upon requirements form the basis for the final design.

Schematic Design/Design Development Phase: During this phase of the project, the Architect prepares preliminary designs that respond to the clients needs and the specific building requirements established in the predesign conference. Client interaction and modification to the proposed design plans is expected during this phase. Upon client approval of the final schematic design, the Architect will halt the project in order to establish preliminary cost projections with builders.

Prepricing—Budget Phase: In this phase, the Architect suggests that the client speak with two licensed Class A contractors. Typically, the Architect recommends two companies. The owner then interviews the principals and obtains a preliminary bid. It is suggested to offer the contractors a small fee to cover their time in prebid activities. Once preliminary construction costs are finalized, the client begins communication with a mortgage banker.

Financing Phase: In this phase of the project, mortgage bankers take the Architect's schematic design, the contractors' preliminary cost estimates, and an appraiser's determination of value, and work with the client to design a suitable financial mortgage package. Once the owner is satisfied with the design, the contractor price, and the mortgage loan, the approval for the final phase is given.

Construction Documents: At this stage, the Architect generates the construction documents. The final set typically contains ten to twelve sheets of drawings that illustrate zoning issues, plans, elevations, building sections, and other details such as kitchen design. Also included are electrical, mechanical and structural plans. Once complete, the owner, Architect, and contractor have a document that shows the owner how to construct their dream.

Permits: Once construction documents are completed, the Architect usually assists the owner in obtaining building permits for the project. Local jurisdictions have varying requirements and timelines for permit review.

Construction Phase: During the construction phase of the project, the Architect works with the contractor to implement design intent and related construction, and performs several site visits. If the owner feels additional services are needed, the Architect will provide construction administration services on either a fixed fee or hourly rate basis.

We hope the above discussion of Architectural design services provided by Gaver Nichols, Architect will be helpful to you as a prospective client in understanding the process to create your dream or vision. Please call us to discuss your project further.