

Designing and Building a Renovation and/or Addition to your Home

1. What services are typically provided by Samsel Architects when designing a residence?

Pre-design (Deciding what to build)

- Identify both the opportunities and constraints of the existing house and site
- Meet with the Owners and listen to your ideas and expectations
- Understand the Owners anticipated project budget
- Inform Owners of potential energy savings strategies

Schematic Design (Developing the Concept)

- Prepare initial design schemes or concepts via drawings and/or models on information gathered during Pre-design
- Meet with the Owners to review concepts
- Refine the design until the Owners approve a design concept
- Update the budget to reflect the approved Schematic Design

Design Development (Refining the Design)

- Meet with the Owners to develop and refine details in the design
- Add detail to the approved design (i.e. interior elevations, house sections as required)
- Update the budget and potentially bring contractor on board to review the drawing set and confirm estimated cost of construction

Construction Documents (Drawings and Specifications)

- Prepare detailed drawings and specifications that will be used for construction of the renovation/addition

Construction Procurement (Hiring the Contractor)

- Assist Owners in selecting a qualified renovation Contractor, getting final cost estimate and negotiating a construction contract

Construction Contract Administration (Observation during Construction)

- Oversee the construction work for conformance to Construction Documents
- Meet the Owners and Contractor at appropriate intervals during the construction process
- Review Contractor's shop drawings, product data and pay requests
- Administer project close-out

2. Do all renovations and additions include all of the services above?

Most do. However, we can adjust our services and fees to meet an Owner's individual requirements.

3. How can we achieve the best outcome for each project?

- Attentive listening, clear communications and teamwork by all parties
- Working through the process together to ensure that all parties clearly understand the design
- Constantly reviewing the design and the budget while moving through the design process

4. Who is on the 'team' when designing a renovation and/or addition with Samsel Architects?

The Owners and the Architect, initially. Affiliated design professionals, such as an Interior Designer and a Landscape Architect, are also often involved in projects depending on the scope and the budget.

5. How are your fees determined?

Our fees are negotiated according to our role and level of service desired. We can structure our fee as a fixed amount, percentage of construction cost, or hourly rate fee based on the Owners' needs. The project scope, size, and location are also factors that may affect our fees.