
ArchInt.

DESIGN PROCESS

INITIAL MEETING

COUNCIL PROPERTY
FILE

PROJECT
ESTABLISHMENT

RESOURCE CONSENT
SUBMISSION/ SIGNOFF

GEOTECH
INVESTIGATIONS

CONCEPT

INTERIOR DESIGN

STRUCTURAL
ENGINEER

DEVELOPED
DESIGN

ENGINEERING ADDED
TO DRAWING SET

PRELIMINARY PRICING

DETAILED DESIGN

SEARCH THE TITLE

BUILDING CONSENT
SUBMISSION

CONSTRUCTION PRICE

INITIAL MEETING

Our first meeting with you is for introductions and initial scope – this service is charged at \$270 plus GST. The meeting helps you ascertain if we are the right team for you and it gives us a chance to check that your project and budget are achievable. If you sign up with us, this fee is waived.

PROJECT ESTABLISHMENT

This stage includes measuring your site or building and producing as built plans/models. We also conduct our initial investigation into your site, buildings, and regulations.

CONCEPT

This stage involves us providing you with enough information to look at the feasibility of the project moving forward. Generally in-depth Floor Plans, Elevations and Cross Sections are provided.

INTERIOR DESIGN SERVICE

Our interior design service will allow you to consider the interior of your project. We tailor this service to meet your needs. Anywhere from selection of materials and finishes through to full cabinetry design and detailing for any joiner to price. We can do Kitchens, Bathrooms, Fireplaces, Window Seats, Laundries, Bar areas and the list goes on.

DEVELOPED DESIGN

This stage provides you with enough information for builders to accurately price the project. It's a great milestone to take a breather and check that everything is in order before proceeding with the final stage. For instance, we will provide all of the plumbing layouts, beams, bracing, roof plans, window schedules etc. Sometimes a preliminary engineering design may be sought (if heavily engineered), but usually after we get the go-ahead, we will be required all of the consultant's information.

ENGINEER DETAILING

This stage will be charged at an hourly rate as and where applicable to the job. It may be structural or foundations to meet the Geotech report/ results. The engineer will invoice the client direct.

ArchInt will prepare detailing to match the engineer's sketches and / or instructions and add additional details (i.e steel or connections) and information to the plans (i.e beam sizes or specific designed bracing)

DETAILED DESIGN

This stage will provide enough information to apply for building consent and you and your selected contractor's information to complete the project. Includes detailing, writing a specification and collating an appendix.

BUILDING & RESOURCE CONSENT

Building and Resource consent can usually be completed during the above process depending on the scope of your project. We can assist you with your applications and are happy to provide you with a quote for this additional service. You will need to provide us with a letter of authority to act on your behalf and a list of your external consultants/contractors with their contact details. Further administration costs may occur during the construction.

JOB RELATED GENERAL – ESTIMATE ONLY

- Meetings, phone calls, emails
- Organising and coordinating consultants and contractors
- Further research than required in above stages
- This estimate may vary depending on the amount of meetings and administration required
- Mileage will be charged after each visit at the standard rate of \$0.82 +gst per km

PROJECT OBSERVATION/ CONSTRUCTION PHASE

- Site meetings at stages to suit the builder/ main contractor to discuss progress and details moving forward.
- Amendments and CCC are charged separately (see below)
We take no responsibility or liability for contractors errors during construction. The idea is that there will be fewer errors if the communication is kept open between all parties.

The budget/ contract is between the builder and client and not of our concern. Happy to discuss budget if this is required. Costing is recommended prior to the build commencing.

PROJECT INFORMATION

Contact Name: _____

Name for Billing: _____

Postal Address: _____

Contact Phone number/s: _____

Email address: _____

Site Address & Description:

Do you have any existing information on your property?

Topographical Survey Geotechnical testing LIM report Drawings of existing buildings Contamination Report

Other: _____

Note: Geotech report/testing is required by council on all sites. Contamination report/testing is required on sites where a hazardous activity has occurred in the past –i.e. Orchard, Woolshed, Market Gardens. A survey is required for small sites or steep sites (to be confirmed) Please note: These are independent consultants and quotes / engagement are to be obtained by clients.

PROJECT OUTLINE

What do you intend to do?

WRITE A SHORT BRIEF THAT DESCRIBES YOUR PROJECT _____

What size building are you considering?

≤ 100m² 150m² 200m² 300m² Other: _____

When would you like to aim to start building?

Start building: ≤ 6 months 9 months 12 months 18+months

Note: Design Process takes around 6 months (varying depending on complexity) council take around 1 month Timeframes are indicative only. Lag time is not included (time waiting for clients to approve, or lead times for engineers etc)

Have you been compiling images and ideas for your project?

Scrap book Magazines Pinterest account Other: _____

Note: Please supply these ideas to Architecture & Interiors



SPACE HEATING

Wood Fire Gas Fire Heat pump/s Central heating Underfloor heating

Passive Solar Design Other: _____

WATER HEATING

Electric Hot Water Cylinder Wood Fire Wetback Instant Gas Hot Water

Solar Thermal Hot Water Solar Electric Hot Water Other: _____

WATER SUPPLY

Mains water supply Rainwater Collection Bore water Other: _____

WASTE WATER

Mains sewer Grey water system Septic/Bio-cycle system Other: _____

RENEWABLE ENERGY

Solar PV –Grid Tied Solar –off Grid Micro Turbine (Wind/Hydro) None

PREFERRED CONTRACTORS (Builder, Plumber, Electrician etc)

Contractor: _____

PREFERRED CONSULTANTS (Engineers, Geotech etc)

Consultant: _____

PROJECT BUDGET

Please indicate / circle a budget range:

≤ \$100k \$250k \$350k \$500k \$650k \$800k \$950k \$1mil \$1.5mil \$2mil \$2.5mil ≥

OR I have an exact Budget: \$ _____

Note: You may also have a budget per m²

Average m² rates are between \$3000 & \$4000 m² for new homes and \$4000 m² for alterations (will vary depending on complexity) – All costs are estimated **excluding GST**.

Alterations include the area of works being affected by the addition or alteration

All costs are indicative only. Obtained from qvcostbuilder.co.nz

TYPE OF SERVICE

What type of Service are you looking for?

- Full Architectural Design & Documentation to Consent stage
- Interior Design including kitchens, bathroom & laundry joinery –basic level for pricing
- Interior Decorating including colours, finishes mood board of ideas

Please discuss further requirements such as basic site survey or specific Project visualisation, sun studies etc.

WE ARE LOOKING FORWARD TO WORKING ALONGSIDE YOU ON YOUR PROJECT.

