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Rick Ryniak Architects / Services

Project Inception

- Site analysis before purchase of property
- Zoning Review
- Project Development/Scheduling
- Project Budgeting

Schematic Design

- Review Site Characteristics
- Review Alternate Design Approaches
- Architectural Schematic Design
- Drawings & Spacing Documentation
- Sketchup 3D Modeling
- Review Construction Contract Types & Costs

Design Development

- Architectural & Engineering Coordination
- Drawings & Documents
- Sketchup 3D Modeling
- Presentation to Design Review Committees

Construction Documents

- Architectural Construction Documents
- Statement of Probable Construction Costs
- Building Code Review
- Building Permit Submission
- Coordination of Engineering Services and Consultant Services

Bidding or Negotiation

- Coordinate Issue of Bid/Negotiation Documents
- Coordination/Issue Addenda
- Bid Evaluation
- Prepare Contracts

Construction Contract Administration

- Project Field Reports & Photographs of Progress
- Review & Certify Monthly Application & Certificate for Payment
- Coordinate with General Contractor
- Provide Instructions for Correction of Deficiencies
- Process Any required Change Orders