



### AIA VERMONT'S LIST OF USEFUL, TYPICAL SERVICES ARCHITECTS MAY PROVIDE

AIA Vermont (AIAVT), a Chapter of the American Institute of Architects, has nearly 250 licensed Vermont-resident architect members in the state that can provide a scope of small and large planning, building and design-related services. While the services listed below are generally available from most of our licensed architects, some members may have specialties (e.g., residential, commercial, retail, historic). You may have to contact more than one architect to find the best fit for your project. Please see the “Find an Architect” tab on this website to find an AIAVT member architect in your region.

1. **Building Design:** Professional and efficient development of new construction or renovation plans that successfully resolve a client’s space planning and design requirements.
2. **Facility/Building Analysis | Existing Conditions Report:** Evaluation of an existing building including components such as walls, windows, roofs, floor plans, room layouts, building science audits and equipment resulting in a summary report of the findings.
3. **Code Analysis:** Project-specific review of applicable codes including building codes, accessibility standards, energy standards, local zoning ordinances, land use plans, and other regulations.
4. **Energy-Efficiency Assessments:** Review of building components, insulation levels, heating and lighting systems, and operational features to assess current performance levels and opportunities for energy savings.
5. **Feasibility Study with Cost Estimating:** A report outlining options and associated costs for potential solutions to a stated project goal, for example, change of use for an existing structure. Often includes basic drawings or sketches explaining the solutions.
6. **Space Planning:** Graphic study showing arrangement of spaces, room layouts, and activities making up a floor plan. Studies will show room dimensions, shapes, number and types of spaces, and relationships (adjacencies) for all desired spaces. Multiple arrangements can be developed and evaluated for efficiency and functional success.
7. **Site Planning:** Development of site plan options showing boundary lines, potential development boundaries, building location(s), pedestrian access, sidewalks, parking, landscaping, lighting, surrounding context and other features.
8. **Permitting:** Production of drawings and permit applications necessary to submit for zoning or building permits. May include formal presentations to review boards or informal negotiation with regulators, zoning/planning administrators, fire marshals, and other officials.
9. **Contractor Selection/Construction Administration Assistance:** Professional and experienced assistance with the selection of qualified General Contractors or Construction Managers. This may include the preparation of competitive bid packages, review of bids, recommendations for award of bids, preparing owner-contractor agreements, and construction administration.
10. **Creative, Artistic & Technological Design:** Imaginative, functional and aesthetic solutions to a client’s stated needs. Assistance with envisioning new, creative solutions to problems that have been difficult to solve.

**A more complete list of services provided by architects can be found on the AIA Vermont website at <https://www.aiavt.org/about/architects/architect-services/>**

## **Other services provided by architects:**

- Historic preservation research, evaluation and design
- Existing building measurement; preparation of existing building drawings
- As-Built record drawings documenting existing or recently completed work
- Master planning research and analysis
- Cost estimating related to design options
- Project information surveys
- Design team and process/integration management
- Conceptual design and regional/cultural context
- Sustainability and energy use/production analysis and design
- Water and wastewater use analysis and design
- Project programming, pre-design planning
- Rating system (LEED, WELL, Passive House, etc.) coordination and management
- Space utilization, functionality, economic and pre-design analysis
- Indoor air quality and interior analysis
- Interior design
- Accessibility (ADA, Vermont Access Rules) reviews and design
- Site selection, studies and design
- Land use analysis and design
- Landscape design
- Specifications writing, bid package preparation
- Consultant coordination and management
- Construction administration, time, cost and quality management
- Public hearing and data collection assistance
- Contractor bidding, negotiation, contract and process assistance to the owner
- Project-related public agency coordination and management
- Illustration rendering and 3D design modeling