



OLIVIERI, SHOUSKY & KISS, P.A.

ARCHITECTS AND LAND PLANNERS

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Founder: JOHN J. OLIVIERI, A.I.A., P.P. (1956-1999)

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Principal: PAUL A. KISS, A.I.A., P.P., NCARB**

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A Clear Difference...

You've made the decision to design a unique, one of a kind legacy home. How do you differentiate the design firms and select the right person with whom to work?

Summary

For over twenty-five years OSK has provided the highest quality architecture and land planning services available in the region with over \$ 1 billion worth of successfully completed projects. We have been privileged to work with the best clients, consultants, contractors, and suppliers in many varied geographical locations to bring forth the best solution to all building and project types. Our wide range of completed works in eleven states and the Caribbean allows us to bring a wealth of experience to every project.

Value

There is a great deal of value added to a project when utilizing a full service architectural firm such as OSK. We strive to keep our clients' best interests first and foremost in the process. The client's needs, the function, fit, and performance of the building, and the client's goals are our guide. We have many resources available to convey design concepts to our clients including renderings, sketches, color studies, furniture plans, virtual imagery and walk-throughs, etc. This helps our clients understand the design intent and helps us understand our client's needs, current and long term, and helps us meet those needs.

Documentation

OSK is known throughout the industry for its thoroughness in creating detailed drawings and specifications. We take the time to provide the drawings and details necessary to convey the intent of the design to our clients and the builder.

Bidding and Contractor Selection

Most high quality builders prefer to work with clear and detailed drawings and specifications. This allows for more accurate bids with less chance that something is misunderstood or omitted. By integrating mechanical systems, lighting layouts, plumbing, etc into the design there can be greater accuracy in pricing and less chance for change orders during construction. Contractor selection can therefore be a fair and balanced process, and costly change orders can be avoided, which also limits delays during construction.

Permitting

Research is done before the design begins so that the sequence of required approvals may be established to help create an orderly sequence of events. Clear, well detailed drawings and specifications also help facilitate building permits. Code officials who must review the documents appreciate clear and complete documentation. This prevents delays in getting the project started, which can save our clients time and money.

Construction

Good design+clear complete drawings and specifications+accurate pricing=less change orders, proper sequencing and ordering of materials, and an orderly progression of construction, which can save time, money, and aggravation for our clients.

The bottom line

The fee for a true full service architect might be a bit higher than just buying plans, but there are many areas where there is distinct value added. Simply put, the fee paid to a full service architectural firm such as Olivieri, Shousky, and Kiss more than pays for itself.

- Better Design
- Full Service
- Greater Accuracy
- Ability to work to our clients' schedule
- Greater understanding of construction costs
- **Better end result**

