

Our Specialty: Renovations and Fit-outs

Unfolding Architecture, PLLC, specializes in working on existing commercial and multi-family buildings. We differentiate ourselves from other firms with our practical focus on the technical aspects of space planning, budgeting, construction detailing, and strong project management. We enjoy partnering with clients, contractors, and other design professionals to bring visions to life as efficiently and smoothly as possible.

- Gut renovations
- Tenant fit-outs
- Feasibility studies, including custom pro formas
- Maintenance, repairs and general improvements
- Changes of use and legalizations
- Construction administration and management

Experience of Firm's Principal, Nathan Wight, AIA

Unfolding Architecture, PLLC, was founded in 2018 by Nathan Wight, a registered architect in the State of Michigan. Prior to that, Nathan worked for over ten years at architecture firms in Detroit and New York City, as well as at a construction and development firm in Philadelphia. Notable projects are shown below.

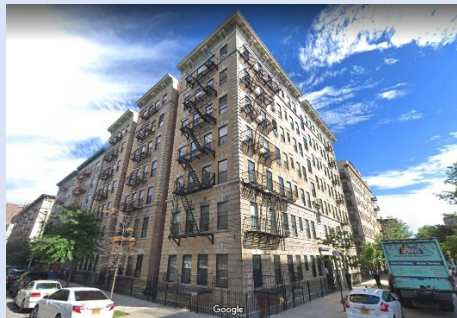
Architecture Projects



115-119 W. 137th St. & 2228 7th Ave.
Harlem, NY

Gut Renovation and New Construction
59 Affordable Apartment Units

Project Lead During Construction
For William Q. Brothers, Architect



305 W. 150th St.
Harlem, NY

Gut Renovation
83 Condominium Units

Project Lead
For Rex A. Heuermann, Architect

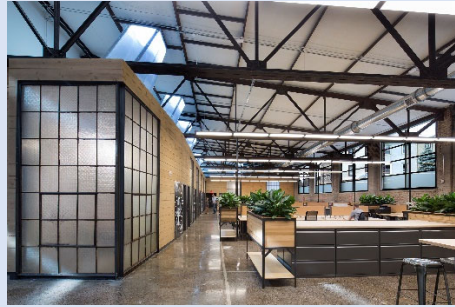


118 W. 112th St.
Harlem, NY

Gut Renovation
24 Condominium Units

Project Lead
For Rex A. Heuermann, Architect

Construction Management Projects



Project Manager and Field Supervisor
for over \$4.6 million in construction projects
for D3 Real Estate Developers

Project Types:
Adaptive Reuse of Commercial Buildings
New Residential Townhouses

Pictured: Honeygrow Headquarters,
Philadelphia PA.
Architect: Richard Stokes, AIA

How We Determine Fees

Arriving at a fee and scope for an architect's services takes time. We are trying to understand not only the state of the building and the work that needs to be done, but also the client's expertise and desire for assistance in planning and executing the project, which can vary considerably. On every potential job we ask questions that break down our services into three categories:

How much planning and design is needed?

- Does the client know the exact layout they want, or do we need to analyze the program requirements and create different options?
- Are the financials of the project such as construction budget and projected income well understood, or can we help by creating a pro forma to identify and track these costs?

How detailed should the construction documents be?

- Does the client want drawings simply to secure a building permit? Or do the construction drawings and specifications form the basis of the contract with the General Contractor (G.C.)?
- How much detail needs to be included in the drawings? What decisions, such as finishes and fixtures, will be coordinated between the client and G.C. directly, without the architect?

How much assistance would the client like during construction?

- Will some of the detailed decisions of the project be put off until demolition and construction begins, to get a better sense of field conditions? If so, how regularly might the architect be on site to review these conditions?
- Will the client hire one G.C. to perform all work, or do they plan on splitting the work up and hiring subcontractors themselves? Do they need help managing budgets and schedules?

Please give us a call to discuss your next project. We offer a free on-site consultation and quote based on your project needs.

Sincerely,

Nathan Wight, Architect, AIA | Principal, Unfolding Architecture, PLLC

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