Licensed Architect

Full-time · On-site, Maui · $110,000 – $125,000 per year, DOE

ABOUT US

We're an established design-build construction company on Maui. We build high-end custom homes and renovations, plus some commercial work. We plan carefully, build it right, and own the outcome. Our in-house design team works side by side with our project managers and field team.

THE ROLE

You'll provide the architectural design and technical expertise on every project. You'll own the coordinated plan set so every job is built right the first time; on our construction jobs, that comes first. You'll also manage design-only client projects.

You'll report to our Senior Project Manager. You'll work closely with our in-house drafter, our Development Project Manager, Project Managers, Superintendents, and outside engineers. You make the technical and code decisions on the drawings you seal. The Senior PM sets priorities and schedule, and approves fees, client commitments, and anything that affects cost or schedule. You'll direct the technical work of our in-house drafter. The Senior PM sets the drafter's priorities and schedule, so bring competing requests to the Senior PM.

WHAT YOU'LL DO

- Produce architectural design and construction documents for in-house projects, directing the drafter's production of drawing sets
- Own the coordinated plan set on every job. Direct the drafter's coordination of the foundation, steel, framing, truss and MEP shop drawings, and resolve conflicts with subcontractors before work is released to the field. Foundation and steel are coordinated before the pour, and the full set before framing starts.
- Review consultant and subcontractor drawings for accuracy and code compliance
- Give the Development PM clear requirements before any consultant work is ordered, and advise on feasibility, setbacks and site constraints during due diligence
- Set the permitting strategy and coordinate with Maui County agencies through approval. The drafter prepares submittals and tracks permits in MAPPS.
- Make sure drawings meet Maui County and applicable building codes, and direct revisions to answer county and HOA comments
- Present designs to clients and to HOA and design review committees
- Answer design RFIs during construction and review as-builts drafted from field redlines
- Manage design-only client projects: prepare scope and fee proposals for Senior PM approval, then deliver the work
- Deliver drawings by the dates in the project schedule and keep the Weekly Project Tracker current

WHAT YOU BRING

- Active Hawaii architect license, with the ability to serve as architect of record and seal drawings
- Architectural design and construction documents experience on residential projects
- Strong Revit skills, including 3D clash detection
- Knowledge of Maui County codes and the IBC/IRC
- Experience working with structural, civil, landscape and MEP engineers
- Experience directing the work of drafters or junior designers

- Meets deadlines and works well within a defined team structure and approval process

NICE TO HAVE

- Design-build or general contractor experience
- Commercial or tenant improvement experience
- Experience preparing client design services agreements

WHY JOIN US

- A clear role with a written scorecard, clear metrics, quarterly coaching reviews, and room to grow
- Medical, dental and vision for the employee (100% company-paid); 401(k); 11 paid holidays; 10 days PTO (15 after 3 years)