

Submitted by
Submitted on
To be approved by
Status

Architect
April 1, 2015
Client
Approved by Client

\$ Budgeted	Estim. Hours
33,150.00	195.00

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	1,500.00		Architect will review your ideas and goals and verify what the city codes will allow. This is a delicate process that requires an expert's ability to talk to the city.
Architect/Client Meetings and Correspondence	500.00		This will be either in person, on the timeline or by phone.
Create and Review Initial Budget	500.00		New Avenue will pull costs from the recent and applicable projects to provide the best possible initial budget.
Printing and Document Fees			
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)			
As-Built Drawings and Site Assessment: Slope, Access	1,000.00	10.00	
Coordination of Surveyor by Architect	100.00	1.00	
Surveyor	2,500.00		Estimate. Actual fee T.B.D.
Jumpstart Architectural Schemes A1, A2, and A3	2,000.00	20.00	May take form of three schemes or multiple iterations of one scheme
Verification with City Planning - In Person Meeting with Architect and City Planner	200.00	2.00	
Schematic Designs B and C	1,000.00	10.00	Modifications reflecting City Planning input and fine-tuning of design.
Site Plan	600.00	6.00	
3-D Massing Model			\$2000 if 3-D model is desired
General Contractor - Design and Schematic Budget Review	200.00	2.00	
Architect Discussion - Budget Review and Agreement	200.00	2.00	
Creation and Submittal of Planning Review Documents	2,000.00	20.00	
City Fee: Planning Permit Fees			T.B.D. To be paid by Client
Printing and Document Fees	300.00		T.B.D. Estimated Reimbursable Expense
Architect/Client Meetings and Correspondence	400.00	4.00	
Other			
Custom			
Reimbursement			

Phase III: Design Development and Details	\$ Budgeted	Estim. Hours	Note
Feature and Detail Selections			
Structural, Mechanical, Plumbing, Heating, Cooling and Electrical Systems Integration	500.00	5.00	Architectural only: coordination with Structural Engineer regarding cantilevered bridge and support from existing house structure. Services may need to occur prior to Planning submittal

Furniture, Fixures and Equipment Recommendations	500.00	5.00	Estimated minimum of 5 hours for interior finish and general equipment and system type determination depending on degree to which Client would like to resolve these items during DD vs. with Contractor during construction. Does not include furniture.
Printing and Document Fees			
Architect/Client Meetings and Correspondence	500.00	5.00	
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	5,000.00	50.00	Architectural plus light, switch, outlet and detector layout only. Remainder assumed provided by listed consultants or design build portion of construction cost. Based on no revisions to design after Schematic Design
Civil Engineering			T.B.D. if necessary
Structural Engineering	6,000.00		Estimate. Actual fee T.B.D.
Professional Consultant Coordination	500.00	5.00	
Arborist Report			T.B.D. if necessary. Depends on removal of existing trees.
Hydrology and Drainage Report	500.00		Estimate. Actual fee T.B.D.
Recycling Waste Diversion Plan			T.B.D. if necessary
Energy Efficiency Report	300.00		Estimate. Actual fee T.B.D.
Green Consultant and HERS Rating	300.00		Estimate. Actual fee T.B.D.
Hazardous Materials Report			T.B.D. Contractor to obtain during construction if necessary. Client to pay contractor.
Geotechnical Report			T.B.D. if necessary
Sewer Lateral Inspection	750.00		Estimate. Actual fee T.B.D. Does not include lateral repair / replacement if required
Responses to City's Plan Check Comments and Submittals	1,000.00	10.00	Billed hourly. Estimated at 10 hours
Plan Check Services	300.00	3.00	
Printing and Document Fees	500.00		Estimated Reimbursable Expense
Architect/Client Meetings and Correspondence	500.00	5.00	
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			Permit fees T.B.D. - to be paid by client
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits			
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			Impact fees T.B.D. - to be paid by client
School Fee			
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	3,000.00	30.00	Hourly. Estimate based on 30 hours.

Hi,

I'm looking forward to working with you guys. Please let me know if you have any questions regarding the proposal.

The proposal includes Architectural services only (along with estimates for some of the consultant fees). The consultant fees are estimates only (based on recent projects of similar scale and scope). We'll find out what they actually are when the time comes to engage the various consultants.

City fees are not included and will be determined when we submit.

Thank you,