

\$ Budgeted	Estim. Hours
14,000.00	128.00

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	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	200.00		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	Includes measuring/documenting existing house and drafting plans and elevations of existing house
Coordination of Surveyor by Architect	100.00	1.00	
Surveyor			\$2,500 estimate. Actual fee T.B.D.
Jumpstart Architectural Schemes A1, A2, and A3	800.00	8.00	May take form of three schemes or multiple iterations of one scheme
Verification with City Planning - In Person Meeting with Architect and City Planner	100.00	1.00	
Schematic Designs B and C	400.00	4.00	Modifications reflecting City Planning input and fine-tuning of design.
Site Plan	500.00	5.00	
3-D Massing Model			\$1000 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	1,800.00	18.00	
City Fee: Planning Permit Fees			T.B.D. To be paid by Client
Printing and Document Fees			\$200 estimated reimbursable expense. Actual cost T.B.D.
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			

Furniture, Fixures and Equipment Recommendations			Assumes Client will resolve these items with Contractor during construction.
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	3,500.00	35.00	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			\$4000 Estimate. Actual fee T.B.D.
Professional Consultant Coordination	500.00	5.00	
Arborist Report			T.B.D. if necessary. Depends on removal and status of existing trees.
Hydrology and Drainage Report			\$500 estimated if necessary. Actual fee T.B.D.
Recycling Waste Diversion Plan			T.B.D. if necessary
Energy Efficiency Report			\$300 estimated. Actual fee T.B.D.
Green Consultant and HERS Rating			\$300 estimated. 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 estimated if necessary. Actual fee T.B.D. Does not include lateral repair / replacement if required
Responses to City's Plan Check Comments and Submittals	500.00	5.00	Billed hourly. Estimated at 5 hours
Plan Check Services	300.00	3.00	
Printing and Document Fees			\$300 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	2,000.00	20.00	Hourly. Estimate based on 20 hours.

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

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.

The Project Programming and Research is a deposit, a maximum of \$600 of which would be charged (billed hourly) if it is determined that the project is not feasible.

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

Thank you, Brad