

Submitted by  
 Submitted on  
 To be approved by  
 Status

\$ Budgeted	Estim. Hours
14,300.00	

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	250.00		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	250.00		This will be either in person, on the timeline or by phone.
Create and Review Initial Budget	150.00		New Avenue will pull costs from the recent and applicable projects to provide the best possible initial budget.
Printing and Document Fees	100.00		
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)	350.00		
As-Built Drawings and Site Assessment: Slope, Access	2,500.00		
Coordination of Surveyor by Architect			n/a -presumably not required by planning
Surveyor			n/a -presumably not required by planning
Jumpstart Architectural Schemes A1, A2, and A3	450.00		
Verification with City Planning - In Person Meeting with Architect and City Planner	200.00		
Schematic Designs B and C	450.00		
Site Plan	350.00		
3-D Massing Model			n/a
General Contractor - Design and Schematic Budget Review			n/a if in-house contractor only
Architect Discussion - Budget Review and Agreement			
Creation and Submittal of Planning Review Documents	300.00		
City Fee: Planning Permit Fees	1,200.00		to be determined and adjusted
Printing and Document Fees	350.00		reimbursable: 3.50/page
Architect/Client Meetings and Correspondence	250.00		
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	450.00		
Furniture, Fixures and Equipment Recommendations			n/a
Printing and Document Fees	150.00		

Architect/Client Meetings and Correspondence	150.00		
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	3,500.00		
Civil Engineering			n/a-drainage by foundation by structural
Structural Engineering			3000-4500 not included for clarity:
Professional Consultant Coordination	400.00		
Arborist Report			
Hydrology and Drainage Report			not required
Recycling Waste Diversion Plan	250.00		
Energy Efficiency Report	400.00		
Green Consultant and HERS Rating	250.00		typical from our consultant
Hazardous Materials Report			add hourly if needed
Geotechnical Engineering / Soils Report			3000 if required: to be by owner if needed
Sewer Lateral Inspection	400.00		by owner if non-compliant: assume need new sewer
Responses to City's Plan Check Comments and Submittals	350.00		typically 2 responses req.
Plan Check Services	300.00		in-person
Printing and Document Fees	350.00		remimbursable expense @3.50/sheet and \$1/sheet for 11x17
Architect/Client Meetings and Correspondence	200.00		
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			by owner: city calculator in future: see typical fees below
City Fees: Building Permit Plan Check Fee			by owner: city calculator in future: see typical fees below
City Fee: Building Permits			by owner: city calculator in future: see typical fees below
City Fee: Mechanical, Electrical, and Plumbing Permits			by owner: city calculator in future: see typical fees below
City and County Impact Fees			
Sewer or Public Works Fee			by owner: city calculator in future: see typical fees below
School Fee			by owner: city calculator in future: see typical fees below
Fire Department Plan Check			by owner: city calculator in future: see typical fees below
Water Fee			by owner: city calculator in future: see typical fees below
Other Fees			by owner: city calculator in future: see typical fees below
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration			hourly only if needed: \$100/hr est. hours 40 hrs, not needed if construction done by DDB too

Hi all!

This has all been created under the assumption your scope of work for this work will be pegged around 200K as discussed. If you would like the architecture to extend beyond the 'phase 1' scope and be for a total of about 3-350K in work (as it sounded was your total build-out) I can increase this proposal somewhere around 60-70% more for the architecture (architectural fees we typically charge are between 6-9% of construction not including engineering and permit fees). Please read the detail columns to understand additional fees for engineers that will probably be required for foundation work.

Otherwise this proposal is made with 'bare-bones' structural and conditioned space conversion in mind for 180-200K in work. Please let me know if you have any further questions. If we decide to work together, an initial in-person review of the as-builts and proposed with the city of Alameda will give us some more def. understands of permit fees that typically total 3% of the total project cost for this size project. Be well,

Tyler

Typical permit fee list here:

I would expect a design review for the exterior door and window add, but not too much more, probably between 2-2500.

<https://alamedaca.gov/permits/permit-application-fees>