

\$ Budgeted	Estim. Hours
26,103.00	

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			
Coordination of Surveyor by Architect			
Surveyor	2,000.00		Typically \$2,000-\$3,500 but ranges from \$1,500 to \$5,000.
Jumpstart Architectural Schemes A1, A2, and A3	4,020.00		Estimated 31 hours
Verification with City Planning - In Person Meeting with Architect and City Planner			
Schematic Designs B and C			
Site Plan			
3-D Massing Model			
General Contractor - Design and Schematic Budget Review			
Architect Discussion - Budget Review and Agreement			
Creation and Submittal of Planning Review Documents			
City Fee: Planning Permit Fees	1,952.00		
Printing and Document Fees	338.00		
Architect/Client Meetings and Correspondence			
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	3,300.00		Estimated 25 hours
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	5,160.00		Estimated 43 hours
Civil Engineering			
Structural Engineering	2,500.00		Estimated 26 hours, also includes \$300 for Title 24 Energy
Professional Consultant Coordination			
Arborist Report			Additional reports typically not required by may include: Civil engineering, hydrology, drainage, energy efficiency, recycling, demolition plans, HazMat (asbestos) testing, sewer lateral inspection/video, mechanical engineering
Hydrology and Drainage Report			
Recycling Waste Diversion Plan			
Energy Efficiency Report			
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Report			
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals			
Plan Check Services			
Printing and Document Fees			
Architect/Client Meetings and Correspondence			
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits	2,830.00		
City Fee: Mechanical, Electrical, and Plumbing Permits	563.00		MEP permits
City and County Impact Fees			
Sewer or Public Works Fee			
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	940.00		