

\$ Budgeted	Estim. Hours
23,170.00	302.33

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	250.00	3.50	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	150.00	1.50	This will be either in person, on the timeline or by phone.
Create and Review Initial Budget	100.00	1.50	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)	350.00	4.50	
As-Built Drawings and Site Assessment: Slope, Access	3,500.00	50.00	note most work not done by principal-lower drafter rates 60-85/hr
Coordination of Surveyor by Architect	100.00	1.00	
Surveyor			est. 2500-3000: pay by owner
Jumpstart Architectural Schemes A1, A2, and A3	950.00	12.00	
Verification with City Planning - In Person Meeting with Architect and City Planner	200.00	2.00	
Schematic Designs B and C			add service if requested: hourly
Site Plan	450.00	6.00	
3-D Massing Model	720.00	12.00	drafter rate mostly
General Contractor - Design and Schematic Budget Review	100.00	1.00	
Architect Discussion - Budget Review and Agreement	200.00	2.50	
Creation and Submittal of Planning Review Documents			
City Fee: Planning Permit Fees			by owner
Printing and Document Fees			reimbursable if required: Berkeley digital print mostly
Architect/Client Meetings and Correspondence	350.00	3.50	
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	1,800.00	20.00	
Furniture, Fixures and Equipment Recommendations	700.00	8.00	may vary widely based on client preferences: DDB to submit typical and recommended client buy/order list

Printing and Document Fees			reimbursable if required: Berkeley digital print mostly
Architect/Client Meetings and Correspondence	350.00	3.50	
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	8,500.00	120.00	
Civil Engineering			
Structural Engineering			TBD: est. 4500-6500 w/Ashley Vance Engineering
Professional Consultant Coordination	500.00	8.00	
Arborist Report			Not required
Hydrology and Drainage Report			Assume not required
Recycling Waste Diversion Plan	250.00	2.00	
Energy Efficiency Report	400.00	2.00	(typical cost 250-400) (2 hrs to coordinate)
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Engineering / Soils Report			Assume not req. (if in liquefaction area city may require) reimbursable + 15%
Sewer Lateral Inspection	100.00	1.00	by owner: facilitation by architect only noted
Responses to City's Plan Check Comments and Submittals	1,200.00	12.00	
Plan Check Services	500.00	5.00	
Printing and Document Fees			reimbursable if required: Berkeley digital print mostly
Architect/Client Meetings and Correspondence	650.00	6.50	
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits	800.00	13.33	
City Fees: Building Permit Plan Check Fee			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
City Fee: Building Permits			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
City Fee: Mechanical, Electrical, and Plumbing Permits			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
City and County Impact Fees			
Sewer or Public Works Fee			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
School Fee			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
Fire Department Plan Check			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
Water Fee			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
Other Fees			by owner: Permit Calculator needed during planning: except 12-15K total for permits and fees
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration			included in price if using DDB to build: hourly @ 110/hr if using a different builder

Hi all!

Please see attached fee estimate to design your ADU with you and facilitate engineering and the permit process based on a \$250,000 construction

price. (Estimated total soft costs with consultants and permits 40-50k) I've also attached the Berkeley Fee Calculator (where I plugged in 150K build cost for now to reduce costs)

Looking forward to working with you on this project! Please let me know if I can shed light on any of the above assumptions or offer an hourly 'Gross Max Price' up to our estimate fee here so if we work less you can pay less.

Tyler