

\$ Budgeted	Estim. Hours
25,470.00	315.00

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	600.00	10.00	This step is essential to make sure what you want to do is within legal code standing per Portland Bureau of Planning and Sustainability regulations. List of required documentation for project is attained during this phase and kept in close view throughout the schematic design development phase II.
Architect/Client Meetings and Correspondence	240.00	4.00	Cumulative during Phase I.
Create and Review Initial Budget	180.00	3.00	Line by line review of budget. Q&A with clients.
Printing and Document Fees	75.00		All prints and copies will be charged to client "at cost".
Other			
Custom			
Reimbursement	-250.00		Initial meeting with clients paid in full on 11/08/17

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)	960.00	16.00	Integral with the Jumpstart Architectural Schemes A1, A2, and A3.
As-Built Drawings and Site Assessment: Slope, Access			
Coordination of Surveyor by Architect			
Surveyor			As per existing site plan, a new survey will most likely not be necessary.
Jumpstart Architectural Schemes A1, A2, and A3	2,400.00	40.00	Design schematic introducing three possible options for project.
Verification with City Planning - In Person Meeting with Architect and City Planner	240.00	4.00	Once a Design scheme as been chosen with clients, meeting with city planning will verify feasibility of said design proposal.
Schematic Designs B and C	960.00	16.00	Alterations and modifications to Schematic A and/or B.
Site Plan	480.00	8.00	New site plan with proposed ADU (Existing site plan provided by Clients)
3-D Massing Model	1,920.00	36.00	After design schematic is chosen and confirmed, a 3D computer generated model will be introduced and become an integral part of design detailing and construction document phase of project.
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			
Printing and Document Fees	75.00		All prints and copies will be charged to client "at cost".
Architect/Client Meetings and Correspondence	480.00	8.00	Cumulative during Phase II.
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	1,920.00	36.00	Includes research and verification with specific trades for most efficient integration of said building systems into proposed design.
Furniture, Fixures and Equipment Recommendations	960.00	16.00	Also known as Interior design planning and detailing.
Printing and Document Fees	75.00		All prints and copies will be charged to client "at cost".
Architect/Client Meetings and Correspondence	240.00	4.00	Cumulative during Phase III.
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	4,800.00	80.00	Production of all drawings necessary to aquire building permits for project.
Civil Engineering			
Structural Engineering	2,500.00		Outsourced: Residential engineering cost can range from 1600-3000.
Professional Consultant Coordination			
Arborist Report			
Hydrology and Drainage Report			
Recycling Waste Diversion Plan			
Energy Efficiency Report			
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Engineering / Soils Report			
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals	480.00	8.00	Time allotted to correct and/or modify comments from city.
Plan Check Services			
Printing and Document Fees	75.00		All prints and copies will be charged to client "at cost".
Architect/Client Meetings and Correspondence	240.00	4.00	Cumulative during Phase IV.
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits	360.00	6.00	Time allotted to submit drawings in person at city.
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits	3,000.00		Estimate of Building permit fees based on costs per 2017
City Fee: Mechanical, Electrical, and Plumbing Permits	1,500.00		Estimate of Building permit fees based on costs per 2017
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	960.00	16.00	Revisions, Modification, and Clarifications

