

\$ Budgeted	Estim. Hours
12,400.00	

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report			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			This will be either in person, on the timeline or by phone.
Create and Review Initial Budget			New Avenue will pull costs from the recent and applicable projects to provide the best possible initial budget.
Printing and Document Fees			
Other			
Custom			\$300 Initial fee includes this phase. If proposal is accepted we move into Phase II.
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)	250.00		
As-Built Drawings and Site Assessment: Slope, Access	600.00		
Coordination of Surveyor by Architect			
Surveyor			
Jumpstart Architectural Schemes A1, A2, and A3	1,500.00		
Verification with City Planning - In Person Meeting with Architect and City Planner	225.00		
Schematic Designs B and C	500.00		
Site Plan	250.00		
3-D Massing Model			
General Contractor - Design and Schematic Budget Review	150.00		
Architect Discussion - Budget Review and Agreement	150.00		
Creation and Submittal of Planning Review Documents	75.00		
City Fee: Planning Permit Fees			
Printing and Document Fees	125.00		
Architect/Client Meetings and Correspondence	450.00		
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	600.00		
Furniture, Fixures and Equipment Recommendations	450.00		
Printing and Document Fees	75.00		

Architect/Client Meetings and Correspondence	225.00		
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	1,800.00		
Civil Engineering			
Structural Engineering	2,000.00		OUTSOURCED professional: Typical range for similar project scope: \$1500-\$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	300.00		
Plan Check Services			
Printing and Document Fees	75.00		
Architect/Client Meetings and Correspondence	150.00		
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits	2,000.00		TBD based off of final design (Similar projects run between \$1500-\$3000)
City Fee: Mechanical, Electrical, and Plumbing 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	450.00		