

Submitted by
Submitted on

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\$ Budgeted	Estim. Hours
35,869.00	

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	600.00		Designer will review your ideas and goals and verify what the city codes will allow. This phase includes Planning / Zoning Feasibility report of existing site conditions related to Planning regulations and planning related constraints for the proposed ADU. Also includes an over-the-counter review of Designers findings with a city Planner.
Architect/Client Meetings and Correspondence	300.00		This will be either in person, on the timeline or by phone.
Create and Review Initial Budget			It is advised that you speak with a GC to get an accurate cost to add the dormer and new stairway to the upper level
Printing and Document Fees	100.00		Receipts will be provided for reimbursable expenses
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)	300.00		Pre-submittal over-the-counter plan review with City of Vallejo Planner
As-Built Drawings and Site Assessment: Slope, Access	1,000.00		I will come out and field measure the existing conditions and generate background as-built drawings in AutoCad.
Coordination of Surveyor by Architect			
Surveyor	2,500.00		Estimate only. To be contracted directly with Owner. May or may not be required for Building Permit submittal, however it is recommended to properly identify the site and structures on the property
Jumpstart Architectural Schemes A1, A2, and A3	1,200.00		Up to 3 plan layout options provided. Additional options will be billed as an additional service
Verification with City Planning - In Person Meeting with Architect and City Planner	300.00		Once we have a design formalized, I will take it to the city to discuss with a Planner.
Schematic Designs B and C	600.00		Incorporate Owner feedback: floor plan, roof plan and elevation sketches.
Site Plan	300.00		This is an Architectural Site Plan showing existing conditions, set back requirements, lot lines and all required information for the planning department.
3-D Massing Model			Not Included unless requested by Owner
General Contractor - Design and Schematic Budget Review			It is advised that you speak with a New Avenue recommended GC to get a ballpark cost
Architect Discussion - Budget Review and Agreement			
Creation and Submittal of Planning Review Documents	2,400.00		Tailored drawing set to be submitted to the City of Vallejo for review and approval of proposed ADU
City Fee: Planning Permit Fees	1,043.00		CITY FEE - Estimate only per matrix
Printing and Document Fees	100.00		Printing for initial concepts to be reviewed with Owner. Receipts will be provided for reimbursable expenses
Architect/Client Meetings and Correspondence	300.00		Meet to discuss the plans and scope of work proposed
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	1,500.00		Estimate only, see Note #3 below
Furniture, Fixures and Equipment Recommendations	900.00		Finish and fixture recommendations. Final selections by Owner.
Printing and Document Fees	100.00		Receipts will be provided for reimbursable expenses
Architect/Client Meetings and Correspondence	300.00		
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	4,500.00		Significant detailing on all sheets is included in this phase. This is the set that the contractor will bid from and the permit will be obtained from. It is important that this set be detailed as to obtain an accurate bid from a contractor.
Civil Engineering			
Structural Engineering	1,500.00		Continuation of structural design to CD level. Estimate only, see Note #3 below
Professional Consultant Coordination			Not Included
Arborist Report			Not Included
Hydrology and Drainage Report			Not Included
Recycling Waste Diversion Plan			Not Included- to be provided by GC
Energy Efficiency Report	500.00		Fixed fee for title 24 report
Green Consultant and HERS Rating			Not Included
Hazardous Materials Report			Not Included
Geotechnical Engineering / Soils Report			Not Included. Owner will be notified if Structural Engineer requires Soils Reports.
Sewer Lateral Inspection			Not Included - to be contracted directly with Owner if required.
Responses to City's Plan Check Comments and Submittals	600.00		Should the city have comments from the permit set, they will be addressed in this phase.
Plan Check Services			
Printing and Document Fees	100.00		Receipts will be provided for reimbursable expenses
Architect/Client Meetings and Correspondence	300.00		
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits	300.00		Prepare permit package and submit to city.
City Fees: Building Permit Plan Check Fee			Not Included or required per matrix
City Fee: Building Permits	2,800.00		CITY FEE - Estimate only per matrix
City Fee: Mechanical, Electrical, and Plumbing Permits			Not Included. GC to notify Owner of fee's at time of permit submittal
City and County Impact Fees			
Sewer or Public Works Fee	443.00		CITY FEE - Estimate only per matrix
School Fee	1,735.00		CITY FEE - Estimate only per matrix
Fire Department Plan Check	446.00		CITY FEE - Estimate only per matrix
Water Fee	4,049.00		CITY FEE - Estimate only per matrix
Other Fees	163.00		CITY FEE - Estimate only per matrix: Flood and Waste Water
Custom			
Custom	4,590.00		CITY FEE - Estimate only per matrix: Solano County & State Fee

Reimbursement			
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Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration			This phase will be billed hourly at \$150 per hour as needed.

It was great meeting with you. I am very excited about your project and look forward to the opportunity to work with you.

Please review the provided proposal as well as the following notes:

Professional fees including all MW design consultants = \$20,600, approximately 15% of an estimated \$140K budget. Note permit fees estimated at approximately \$15,269 are not included in the above calculation. Surprisingly Solano County Permit fees are elevated compared to other counties. We typically see fees ranging between \$5k & \$10k. \$15k is not what I anticipated when we spoke on site.

Architectural fee estimates are based on previous projects of similar scope and nature.

New Avenue's format allows the homeowner to see other costs in addition to design fees associated with developing an ADU, such as City of Vallejo design review and permitting fees, printing costs, and consultants who are typically contracted directly with Owners, such as Surveyor, etc.
Notes:

1. The professional design services provided by myself (MW design) and my consultants include architectural and structural design, structural calculations, and building energy analysis per Title 24 requirements.
2. Additional consultants that may be required for this project include the following consultants, with whom the homeowner shall contract directly:
 - Surveyor, to provide boundary and topographic map with the main house and all structures located, driveway location, etc.
 - Geotechnical Engineer, to provide soils analysis and reports if required by the structural engineer.
3. All consultant fees, either those contracted with either MW design or homeowner, are estimates only, based on past projects or similar scope and nature. Once a schematic design is approved, we will solicit firm fee proposals from each consultant. Without drawings showing project scope, it is difficult for some consultants to provide a firm fee.
4. Should the city of Vallejo require other consultants other than those noted above, those services shall be considered "Additional Services" to the Base Contract as proposed in the New Avenue proposal.
5. Civil engineering is excluded from New Avenue and MW design fees, as there is no foreseen need for site grading & drainage, driveway, or retaining wall design.
6. Paint color selections are excluded from MW design scope of work and can be provided as an "Additional Service".
7. All printing costs are estimates only.
8. Landscape design excluded from MW design scope of work.
9. Phase IV Construction Documents and Building Permit Drawings will be suitable for building permit submittal. The selected builder will be responsible for establishing appropriate construction methods and detailing, and selecting construction materials beyond finish materials. All building permit related fees to be established and paid for by the GC at time of permit issuance and included in the GC budget.

I look forward to hearing from you soon!

Matt