

SERVICES SELECTIONS

ADDITIONS & ALTERATIONS

PHASE 1 SCHEMATIC DESIGNS

PROJECT REQUIREMENT ANALYSIS	✓	✓	✓
SITE VISIT	✓	✓	✓
REGULATORY REQUIREMENTS		✓	✓
MEASUREUP & COMPUTER MODEL		✓	✓
DESIGN OPTIONS		✓	✓
MEETINGS & REVISIONS		✓	✓
PERCENTAGE OF COMPLETION 15%			

PHASE 2 DESIGN DEVELOPMENT

DEVELOPED DESIGN PLANS	✓	✓	✓
DEVELOPED ELEVATIONS & 3D EXTERIORS	✓	✓	✓
DEVELOPED SITE LAYOUT & TOPOGRAPHY	✓	✓	✓
MEETINGS & REVISIONS	✓	✓	✓
BUDGET PLAN SETS FOR PRICING		✓	✓
BUDGET DRIVEN REVISIONS		✓	✓
PERCENTAGE OF COMPLETION 50%			

PHASE 3 CONSTRUCTION DOCUMENTS

ARCHITECTURAL DOCUMENTS	✓	✓	✓
SITE DOCUMENTS	✓	✓	✓
STRUCTURAL DOCUMENTS	✓	✓	✓
EXTERIOR DETAILING		✓	✓
INTERIOR GEOMETRY PACKAGE		✓	✓
INTERIOR DETAILING			✓
GREEN & SUSTAINABILITY DETAILING			✓
BIDDING & SPECIFICATION PACKAGE			✓
PERCENTAGE OF COMPLETION 90%			

PHASE 4 CONTRACT & CONSTRUCTION

BID ASSISTANCE			✓
CONTRACT ASSISTANCE			✓
AVAILABILITY THROUGH FRAMING	✓	✓	✓
SITE VISITS		✓	✓
PERCENTAGE OF COMPLETION 100%			

BASIC SERVICE
CUSTOM SERVICE
PREMIUM SERVICE

FEES FOR SERVICE COST PARAMETERS

BASIC SERVICE FEES:
4% OF CONSTRUCTION VALUE
CUSTOM SERVICE FEES:
6% OF CONSTRUCTION VALUE
PREMIUM SERVICE FEES:
8% OF CONSTRUCTION VALUE

PRICING OVERVIEW

PERCENTAGE FEES ARE BASED ON MARKET CONSTRUCTION VALUE, OR A REALISTIC CONSTRUCTION BUDGET. IT IS AN AVERAGE GUIDELINE FOR MEDIUM AND LARGE PROJECTS. SMALLER PROJECTS REQUIRE SPECIFIC EXAMINATION & QUOTATION.

HOURLY FEES ARE APPROPRIATE WHEN A PROJECT SCOPE IS SMALL OR IF THE SCOPE OF A PROJECT CANNOT BE DETERMINED AT THE OUTSET. THE TYPICAL HOURLY RATE IS \$90.00. THAT RATE IS SUBJECT TO ADJUSTMENT TO ACCOMMODATE SPECIAL CONDITIONS.

COMMENTS

ADDITION & ALTERATION PROJECTS VARY SIGNIFICANTLY IN SCOPE & COMPLEXITY. IN ORDER TO SET ARCHITECTURAL FEES IT IS NECESSARY TO DISCUSS BOTH APPROPRIATE SERVICES AND THE PROJECT'S COMPLEXITY. THE "A LA CARTE" FORMAT IS DESIGNED TO INCORPORATE ONLY DESIGN & DRAWING SERVICES THAT ARE BENEFICIAL TO THE PROJECT. WE JOINTLY SELECT THE APPLICABLE SERVICES AT PROJECT START UP AND SET THE FEES ACCORDINGLY. THE PACKAGED SERVICES LISTED ABOVE ARE GUIDELINES AND REPRESENT SELECTIONS FOR "TYPICAL" PROJECT TYPES..

*BASIC SERVICE IS APPROPRIATE FOR SIMPLER PROJECTS. IT REQUIRE THE CLIENT HAVE A PRETTY CLEAR IDEA OF THE DESIGN DIRECTION AND THE ARCHITECTURAL/STRUCTURAL SOLUTION MUST BE STRAIGHTFORWARD.

*CUSTOM SERVICE IS APPROPRIATE FOR MORE COMPLICATED PROJECTS. THESE PROJECTS NECESSARILY DEMAND GREATER DESIGN EFFORT AND COMPREHENSIVE CONSTRUCTION DOCUMENTS.

*PREMIUM SERVICE IS APPROPRIATE FOR THOSE MORE COMPLICATED PROJECTS WHERE VERY SPECIFIC DESIGN AND DESIGN DETAILING IS VALUED BY THE CLIENT. CONSTRUCTION AND CONTRACT DOCUMENTS ARE CORRESPONDINGLY MORE COMPLETE.