

## 1) DESIGN PHASE

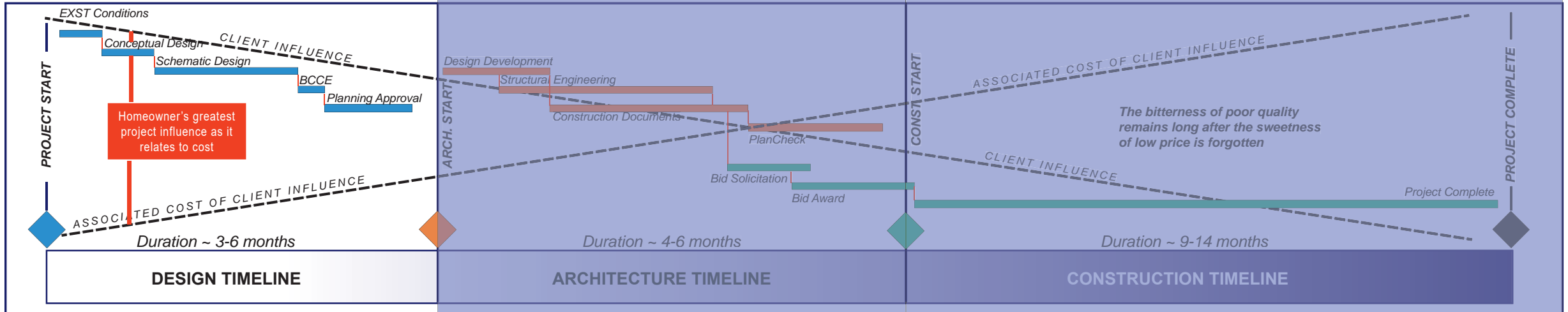
Surveyor fee ~ \$3-5K (if required)  
 Geotech fee ~ \$3-5K (if required)  
 Arch fee ~ Construction Budget x 2-4%

## 2) ARCHITECTURE PHASE

Arch fee ~ Approved BCCE x 6-8%  
 Eng fee ~ Approved BCCE x 2%  
 Various Consultants ~ Approved BCCE x 1-2%

## 3) CONSTRUCTION PHASE

Permit Fees (varies by City and/or County)  
 Construction Contingency = Construction Budget x 3-5%  
 Landscaping = varies, often ranges from 10-15% of Construction Budget



### DESIGN TASKS

(typically an hourly agreement)

#### 1.1) Existing Conditions

- Ordinance Review
- Field Measure
- Existing Conditions survey/plans/elevations

#### 1.2) Conceptual Design

- Program
- Conceptual Design Sketch

#### 1.3) Schematic Design

- Schematic Design (CAD)
- 3D CAD Renderings

#### 1.4) Budgetary Construction Cost Estimate

- Estimate Construction Costs

#### 1.5) Planning Approval

- Design Entitlements

### ARCHITECTURE TASKS

(typically a firm-fixed fee)

#### 2.1) Design Development

- Specify Appliances
- Specify Cabinetry
- Specify Doors and Windows
- Specify Finishes (Interior/Exterior)

#### 2.2) Engineering

- Geotechnical (if required, engage during design)
- Structural (drawings & calcs)
- Civil (if required)

#### 2.3) Construction Documents

- Architectural Drawings
- Title 24
- Green Building
- Landscape (if required)

#### 2.4) Plan Check

- Plans Reviewed/Approved for Permit

### CONSTRUCTION TASKS

(typically firm-fixed fee)

#### 3.1) Bid Solicitation (starts during Arch Phase)

- Solicit Subcontractor/Vendor Bids
- Develop Construction Schedule

#### 3.2) Bid Negotiation Firm-Fixed Fee (complete during Arch Phase)

- Negotiate Construction Contract

#### 3.3) Construction

- Mobilize, Clear & Grade Site
- Foundation
- Framing
- Roof
- Rough MEP
- Insulation/Drywall
- Paint/Flooring
- Cabinets/Tile/Stone
- Paint
- MEP Trim

**NOTE: "Project Budget" consists of all costs associated with your project (architect, engineer, permit fees, furniture, landscaping, contingency, etc.). Construction Budget covers**