1) DESIGN PHASE	2) ARCHITECTURE PHASE	3) CONSTRUCTION PHASE
Surveyor fee ~ \$3-5K (if required) Geotech fee ~ \$3-5K (if required) Arch fee ~ Construction Budget x 2-4%	Arch fee ~ Approved BCCE x 6-8% Eng fee ~ Approved BCCE x 2% Various Consultants ~ Approved BCCE x 1-2%	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
EXST Conditions Conceptual Design Conceptual Design Conceptual Design Conceptual Design BCCE Planning Approval Planning Approval Planning Approval Planning Approval Planning Approval Duration ~ 3-6 months	Design Development Structural Engineering Construction Documents Bid Solicitation Bid Award Duration ~ 4-6 months	ASSOCIATED COST OF CLIENT INFLUENCE The bitterness of poor quality remains long after the sweetness of low price is forgotten CLIENT INFLUENCE Project Complete Duration ~ 9-14 months
DESIGN TIMELINE	ARCHITECTURE TIMELINE	
DESIGN TASKS	ARCHITECTURE TASKS	CONSTRUCTION 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 Schematic Design (CAD) 3D CAD Renderings 1.4) Budgetary Construction Cost Estimate Estimate Construction Costs 1.5) Planning Approval Design Entitlements 	 (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 	 (typically firm-fixed fee) 3.1) Bid Solicitation (starts during Arch Phase) Solicit Subcontractor/Vendor Bids Develop Construction Schedule 3.2) Bid Negotitation 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