

1) DESIGN PHASE

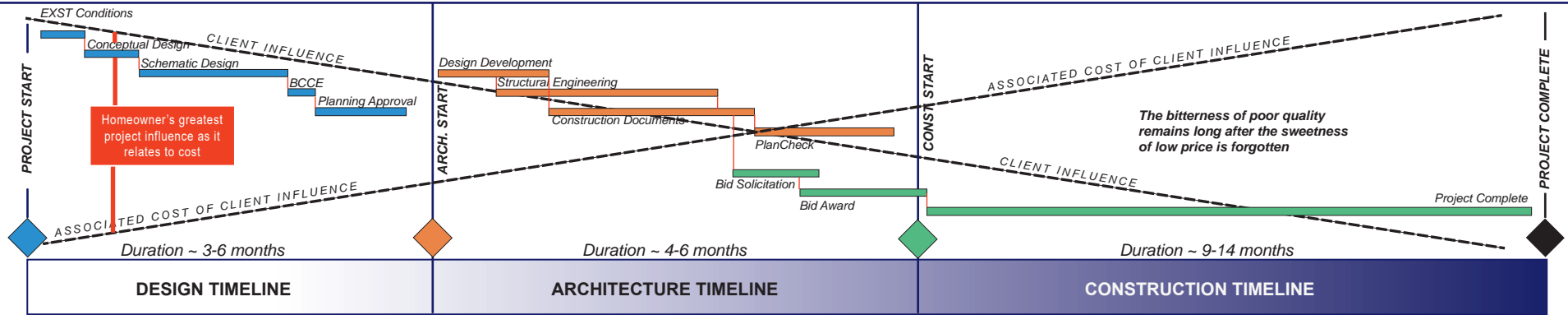
2) ARCHITECTURE PHASE

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



DESIGN TASKS

ARCHITECTURE TASKS

CONSTRUCTION TASKS

(typically an hourly agreement)

1.1) Existing Conditions

- Ordinance Review
- Field Measure
- Existing Conditions 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

(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 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