



ADM Architecture, LLC
 5819 NE Minder Rd
 Poulsbo, WA 98370-5824
 360-881-0282
 accounting@adm-architecture.com
 www.ADM-Architecture.com

INVOICE

BILL TO

Oran Root
 Re: OMR Mixed Use
 5706 Bethel Rd. SE
 Pt. Orchard, WA 98367

INVOICE # 22-117-04
DATE 07/21/2023
DUE DATE 08/04/2023

DATE	ACCOUNT SUMMARY	AMOUNT
06/16/2023	Balance Forward	1,507.75
	Other payments and credits after 06/16/2023 through 07/20/2023	0.00
07/21/2023	Other invoices from this date	0.00
	New charges (details below)	10,048.75
	Total Amount Due	11,556.50

	DESCRIPTION	QTY	RATE	AMOUNT
Licensed Architect	Client - Meetings & Correspondence Jurisdictional - Codes/Research includes correspondence Project Coordination - Lead Design & Project Oversight, & Review/Direction Design - Architecture, Codes, Research & Findings * Includes ACAD & Revit design progress; site coord. w/ CE info in hand; sheets setup for Pre-App mtg.	13	195.00	2,535.00
Staff Designer & Project Mgmt.	Design - Document Review & Sub-Consultant Coordination Client - Meetings, Site Visits, & Correspondence * Includes client corresp./design reviews/inputs/edits/send outs.; consultant rvws/corresp.	16.75	165.00	2,763.75
Drafting & Project Admin.	AutoCAD - Production of Design & Permit Drawings Printing/Plotting - Creating PDF's, Hardcopy Prints * Includes parking, model bldg. Revit; code research; facade work; stair work; siding, windows, site plans & edits; adjust model per edits/notes; make final dwg set; elevations; set in Revit w/ bldg data; complete pre-app documents/set; edits & final docs to LA for mtg. prep.	38	125.00	4,750.00
Reimbursables	Printing/Plotting			0.00
Invoice Date Range	Time & Costs for: 5/21/23 to 6/20/23			

Please make checks payable to "ADM Architecture".
 Payments not received within 21 days of receipt of invoice
 will accrue interest at a rate of 18% per annum.

TOTAL OF NEW CHARGES 10,048.75
 BALANCE DUE **\$11,556.50**

ADM#22-117 OMR Mixed Use Bldg. (PreApp @ CoPO)

SCAN & EMAIL TO CLIENT through 07/11 Pre App. Mtg. DATE

Fee Schedule: 2.5 story Apartment over Office over Parking		\$/hr	Page 1
	Principal / Architect	ADM 2023	195
	Project Manager / Designer	Hourly	165
	Drafting / Production (& Support Staff / Ofc. = not billed to client)	Rates	125
Code	Description		Total
Meetings & Coordination			
1-MC	Meetings - CLIENT (Assumes 3 designs to final approval) - allowances = includes meetings + coord. Dwgs/calls/emails Client Meeting - Initial "Kickoff" Meeting (including parcel research / prep) FREE / Completed @ No Cost Client Meeting - Initial Programming (goals, ideas, req'mts.) Completed at Initial Kick-off Meeting w/ Disney & Assoc. Client Meeting - ADM Schematic Designs Presentation (plan/photo sketches) Design to Pre-Application Meeting Level Docs/Requirements Client Meeting - Schematic Feedback Client Meeting - DD, Revision 1 Presentation - plans and prelim. elevations N/A @ Pre-App level design Client Meeting - Revision 1 feedback N/A @ Pre-App level design Client Meeting - DD, Revision 2 presentation - plans and elevations N/A @ Pre-App level design Client Meeting - Revision 2 feedback N/A @ Pre-App level design Client meeting - Final presentation & Design Approval of plans / elevations Design to Pre-Application Meeting Level Docs/Requirements Subtotal: 4		
2-MS	Meetings & Coordination: Design Team SubConsultant(s) - allowances = includes meetings + coord. Dwgs/calls/emails Structural Engineering: N/A @ Pre-App level design Civil Engineering / Septic / Storm Designer: Design Coord. to Pre-Application Meeting Level Docs Landscape Architecture: N/A @ Pre-App level design HVAC / MEP Engineering: N/A @ Pre-App level design Fire Suppression (sprinklers etc.): N/A @ Pre-App level design Waterproofing Consultant / Designer: N/A @ Pre-App level design Lighting / Site Lighting Consultant: N/A @ Pre-App level design Other Consultants: Interior Designer, additional coordination, etc. N/A @ Pre-App level design Subtotal: 6 Section Sub-Total: 10		\$1,950.00
Permitting & Initial Submittal(s)			
3-MP	Meeting - Permit Department (Jurisdiction) - incl. phone/email coord. Permitting Research - Zoning / Code Compliance, Submittal Req'mts./Checklists Completed at Initial Kick-off Meeting w/ Disney & Assoc. Permit Dept-Permit Application/Forms Pre-Application Meeting Permit Application - Initial Intake/Submittal Pre-Application Meeting Permitting - Resubmittal (Letter response & Dwg. Edits) N/A @ Pre-App level design * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 6		\$1,170.00
Schematic Design (SD) and Design Development (DD)			
4-DD	Design Process - Initial Schematic through Design Approval Design - AsBuilt Existing Conditions (Site Visit, measure/sketch) Design to Pre-Application Meeting Level Docs/Requirements Design - Input AsBuilt Conditions into AutoCad (Plans & Elevations) N/A @ New Construction Design - Code Research (Zoning, Setbacks, etc.) Completed at Initial Kick-off Meeting w/ Disney & Assoc. Design - Programming Analysis (per client needs, scope, goals) Completed at Initial Kick-off Meeting w/ Disney & Assoc. Design - Schematic Design(s): 1-2 Plans, Ideas, Options (hand dwg/sketch) Design to Pre-Application Meeting Level Docs/Requirements Design - Revision 1, Autocad Plan / Prelim. Elevations Design Design to Pre-Application Meeting Level Docs/Requirements Design - Revision 2, Plan and Elevations - client input edits/revisions N/A @ Pre-App level design Design - Final Revisions for design approval - "sign off" on plans and elevations Design to Pre-Application Meeting Level Docs/Requirements Design - Creation of Building and Wall Sections per approved design solution N/A @ Pre-App level design Design - Structural Design (Framing Layout, Connections, ADM coord. w/ S.E.) N/A @ Pre-App level design * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 25		\$4,395.00
Permit Drawings			
5-PD	Permit Dwgs (Residential - Initial Submittal) DRAWINGS REQUIRED FOR PERMIT SUBMITTAL / INITIAL BID SET Project Cover Sheet: N/A @ Pre-App level design Project Data, General Notes, Code & Jurisdictional Information N/A @ Pre-App level design Team & Contact Info, Vicinity Map, Symbols, Abbreviations, etc. N/A @ Pre-App level design Architectural General Notes: Codes, Standards, Typical Specifications, etc. N/A @ Pre-App level design * IBC / IRC / IEBC (If Existing Buildings) / ANSI / WAC / WSEC / IF, typ. N/A @ Pre-App level design Architectural Site Plan: (Notes, Dims, & any coord. w/ civil, lscp, septic, elec.) N/A @ Pre-App level design Site Details - Entry, Gate, Plinths, Lighting, ADA stalls/signage/curbing N/A @ Pre-App level design Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Detail Ref's N/A @ Pre-App level design Architectural Elevation Sheets: (A-3.x series) - Notes, Dimensions, etc. N/A @ Pre-App level design Architectural Sections (A-4.x series): N/A @ Pre-App level design Building Sections - Longitudinal & Cross Sections w/ Dims & Notes N/A @ Pre-App level design Wall Sections / Deck Sections & Details N/A @ Pre-App level design Enlarged Plans / Sections / Details, if/as required for clarity (A-5.x series) N/A @ Pre-App level design Architectural - Additional: Lighting, RCP, Power/Data Plan, Schedules, Hardware, etc. N/A @ Pre-App level design Management - Coordination of Design w/ drafting, consultants, clients N/A @ Pre-App level design * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 0		\$0.00
Total Hours through Initial Permit Submittal:		41	\$7,515.00

OF EMAILS & CALL MTG. COORD. @ 12 HRS

DID 3 DESIGNS TO Pre App ADD'L. SERVICE OUTSIDE SCOPE

3 DESIGNS REV#02 • ADDED 8 HRS. AM 24 HRS L.I.D. TIME @ ADM

ADM SCOPE @ \$9,200 AVAILABLE

TOTAL Agreed @ \$12,500 w/ C.E. INV @ \$3,300 to DATE PRE-App Mtg.

ADM's Scope Fee ESTIMATE

ADM#22-117 OMR Mixed Use Bldg. (PreApp @ CoPO)

Construction Documents / Drawings -		NOTE: These items can be "a la carte"			Page 2
Code	Description	Hrs	\$/hr	Sub-total	Total
6-CD	Construction Level Docs / Dwgs: (Additional design & info for bidding / construction...after permit docs) Construction Documents - Design: Lighting, Refl. Clgs, Power/Data, Interior & Unit Elevs. (and similar as required) Construction Documents - Management: Additional Client Meetings/correspondence as required Project Cover Sheet:				
CD-A	Project Data, General Notes, Code & Jurisdictional Information			N/A @ Pre-App level design	
CD-A	Team & Contact Info, Vicinity Map, Symbols, Abbreviations, etc.			N/A @ Pre-App level design	
CD-C	Architectural Site Plan: (Notes, Dims, & Coord. w/ Civil Engineer)			N/A @ Pre-App level design	
CD-C	Site Details, Landscaping Layout/coord., Site Lighting / Power plan			N/A @ Pre-App level design	
CD-A	Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Callouts, Detail Bugs...			N/A @ Pre-App level design	
CD-A	Enlarged Plans: Typically for Kitchen / Bathrooms, Media Room/Theatre, etc.			N/A @ Pre-App level design	
CD-A	Architectural Elevation Sheets: (A-3.x &/or A-7.x Interior Elevs. series)			N/A @ Pre-App level design	
	Enlarged Exterior Elevations - @ Entries, Patios/Decks, Special Ext. Features			N/A @ Pre-App level design	
	Interior Elevations: Kitchens, Bathrooms, other? - with dims/notes			N/A @ Pre-App level design	
CD-A	Architectural Sections:			N/A @ Pre-App level design	
CD-A	Building Sections - Additional if/as required for clarity of construction			N/A @ Pre-App level design	
CD-A	Wall Sections & Details - Additional if/as required for clarity of construction			N/A @ Pre-App level design	
CD-X	Other/Additional: Details - Cabinetry, Veneers, Trim/Millwork, Finishes			N/A @ Pre-App level design	
CD-X	Other/Additional: Other Sheets, typical as required			N/A @ Pre-App level design	
	Reflected Ceiling Plans / Lighting Plans / Power & Data plans			N/A @ Pre-App level design	
	Details: Ceiling / Soffit, Cabinetry, Trim, and as required by client			N/A @ Pre-App level design	
CD-M	Management - Design Coordination w/ building design team partners			N/A @ Pre-App level design	
	Specifications - Spec writing (by 3rd party) coordination as required w/ Architect firm			N/A @ Pre-App level design	
	Subtotal - Initial Permit Submittal Through Construction Docs:	0			\$0.00
	Total Hours through Issue of Permit Submittal / Bid Docs:	41			\$7,515.00
Construction Administration / Observation / Other Add. Services					
Code	Description	Hrs	\$/hr	Sub-total	Total
7-CA	Construction Observation/Administration (RFI's, Shop Dwgs, Site Visit/Mtg. etc.)	TBD	195		tbd/hourly
8-CO	Client Alterations / Design Changes (outside of above scope/fees)	TBD	195/165/125		tbd/hourly
10-Add	Additional Services: Other, if/as required or requested by client	TBD	195/165/125		tbd/hourly

The following items are not a part of this estimate, but will be billed as required during the project

- 1) Reprographic & Associated hard copy print costs \$1.25 per paper s.f.
- 2) Travel: Time and mileage \$0.62 / mi. and "admin" time/cost for travel time
- 3) Any other expenses unforeseen, directly related to the project \$__ x 1.15 (receipts available upon request)

*NOTES:

- 1) All ADM time & costs as noted herein, are ESTIMATED. Client will be billed hourly for actual work / time as req'd. for project.
- 2) 20% "down payment" retainer is required along with signature to obtain acceptance of the scope/fee estimate herein.
- 3) The above prices, specifications and conditions stated herein are satisfactory and are hereby accepted via client signature.
- 4) ADM will bill the project on a monthly basis and/or as documented milestones are reached.
- 5) Payment in full will be required and is deemed due at the date & time of invoicing
- 6) Retainer will be held (in savings) by ADM and applied as "credit" toward the final billing for this scope of work and fee estimate.
- 7) Any delay in project progress per this scope, exceeding 30 days due to client in-action or lack of communication will forfeit retainer in 1
- 8) A delay in ADM monthly invoicing payment, exceeding 45 days from date of invoice, will forfeit retainer in full & stop work by ADM.

You are hereby, per this signature, authorized to do the work as specified. Payment will be made per the contract and/or as outlined above.

Accepted: _____ date
 Agent, ADM Architecture (Aaron Murphy)

Accepted: _____ date
 Client: Print and Sign Name

Accepted: _____ date
 Client: Print and Sign Name