

ADM's Scope Fee ESTIMATE

ADM#24-17 OMR Mixed Use Bldg.

Fee Schedule: 2.5 story Apartment over Office over Parking		\$/hr	Page 1
	Principal / Architect	ADM 2024	215
	Project Manager / Designer	Hourly	170
	Drafting / Production (& Support Staff / Ofc. = not billed to client)	Rates	135
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) <i>Revisit Required - New Bldg. / Occupancy Type</i> Client Meeting - Initial Programming (goals, ideas, req'mts.) <i>Revisit Required - New Bldg. / Occupancy Type</i> Client Meeting - ADM Schematic Designs Presentation (plan/photo sketches) <i>Revisit Required - New Bldg. / Occupancy Type</i> Client Meeting - Schematic Feedback Client Meeting - DD, Revision 1 Presentation - plans and prelim. elevations Client Meeting - Revision 1 feedback Client Meeting - DD, Revision 2 presentation - plans and elevations Client Meeting - Revision 2 feedback Client meeting - Final presentation & Design Approval of plans / elevations <i>Pre-App feedback - Design Edits to Client Approvals</i> Subtotal: 14		
2-MS	Meetings & Coordination: Design Team SubConsultant(s) * allowances = includes meetings + coord. Dwgs/calls/emails Structural Engineering: Civil Engineering / Septic / Storm Designer: Landscape Architecture: HVAC / MEP Engineering: Fire Suppression (sprinklers etc.): Waterproofing Consultant / Designer: Lighting / Site Lighting Consultant: Other Consultants: Interior Designer, additional coordination, etc. Subtotal: 32 Section Sub-Total: 46		\$9,890.00
Permitting & Initial Submittal(s)			
3-MP	Meeting - Permit Department (Jurisdiction) - incl. phone/email coord. Permitting Research - Zoning / Code Compliance, Submittal Req'mts./Checklists Permit Dept-Permit Application/Forms Permit Application - Initial Intake/Submittal Permitting - Resubmittal (Letter response & Dwg. Edits) <i>TBD / Hourly "Outside Scope" proposal herein</i> * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 16		\$3,440.00
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 - Input AsBuilt Conditions into AutoCad (Plans & Elevations) Design - Code Research (Zoning, Setbacks, etc.) Design - Programming Analysis (per client needs, scope, goals) Design - Schematic Design(s): 1-2 Plans, Ideas, Options (hand dwg/sketch) Design - Revision 1, Autocad Plan / Prelim. Elevations Design Design - Revision 2, Plan and Elevations - client input edits/revisions Design - Final Revisions for design approval - "sign off" on plans and elevations Design - Creation of Building and Wall Sections per approved design solution Design - Structural Design (Framing Layout, Connections, ADM coord. w/ S.E.) * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 208		\$37,520.00
Permit Drawings			
5-PD	Permit Dwgs (Residential - Initial Submittal) <i>DRAWINGS REQUIRED FOR PERMIT SUBMITTAL / INITIAL BID SET</i> Project Cover Sheet: Project Data, General Notes, Code & Jurisdictional Information Team & Contact Info, Vicinity Map, Symbols, Abbreviations, etc. Architectural General Notes: Codes, Standards, Typical Specifications, etc. * IBC / IRC / IEBC (If Existing Buildings) / ANSI / WAC / WSEC / IFC, typ. Architectural Site Plan: (Notes, Dims, & any coord. w/ civil, lscp, septic, elec.) Site Details - Entry, Gate, Plinths, Lighting, ADA stalls/signage/curbing Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Detail Ref's Architectural Elevation Sheets: (A-3.x series) - Notes, Dimensions, etc. Architectural Sections (A-4.x series): Building Sections - Longitudinal & Cross Sections w/ Dims & Notes Wall Sections / Deck Sections & Details Enlarged Plans / Sections / Details, if/as required for clarity (A-5.x series) Architectural - Additional: Lighting, RCP, Power/Data Plan, Schedules, Hardware, etc. Management - Coordination of Design w/ drafting, consultants, clients * allowances = includes meetings + coord. Dwgs/calls/emails Section Sub-Total: 320		\$46,000.00
Total Hours through Initial Permit Submittal:		590	\$96,850.00

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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:				Completed Previously
CD-A	Project Data, General Notes, Code & Jurisdictional Information				Completed Previously
CD-A	Team & Contact Info, Vicinity Map, Abbreviations, etc.				Completed Previously
CD-C	Architectural Site Plan: (Notes, Dims, & Coord. w/ Civil Engineer)				Completed Previously
CD-C	Site Details, Landscaping Layout/coord., Site Lighting / Power plan				TBD / Hourly "Outside Scope" proposal herein
CD-A	Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Callouts, Detail Bugs...				Completed Previously
CD-A	Enlarged Plans: Typically for Kitchen / Bathrooms, Media Room/Theatre, etc.				TBD / Hourly "Outside Scope" proposal herein
CD-A	Architectural Elevation Sheets: (A-3.x &/or A-7.x Interior Elevs. series)				Completed Previously
	Enlarged Exterior Elevations - @ Entries, Patios/Decks, Special Ext. Features				TBD / Hourly "Outside Scope" proposal herein
	Interior Elevations: Kitchens, Bathrooms, other? - with dims/notes				TBD / Hourly "Outside Scope" proposal herein
CD-A	Architectural Sections:				Completed Previously
CD-A	Building Sections - Additional if/as required for clarity of construction				TBD / Hourly "Outside Scope" proposal herein
CD-A	Wall Sections & Details - Additional if/as required for clarity of construction				TBD / Hourly "Outside Scope" proposal herein
CD-X	Other/Additional: Details - Cabinetry, Veneers, Trim/Millwork, Finishes				TBD / Hourly "Outside Scope" proposal herein
CD-X	Other/Additional: Other Sheets, typical as required				TBD / Hourly "Outside Scope" proposal herein
	Reflected Ceiling Plans / Lighting Plans / Power & Data plans				TBD / Hourly "Outside Scope" proposal herein
	Details: Ceiling / Soffit, Cabinetry, Trim, and as required by client				TBD / Hourly "Outside Scope" proposal herein
CD-M	Management - Design Coordination w/ building design team partners				TBD / Hourly "Outside Scope" proposal herein
	Specifications - Spec writing (by 3rd party) coordination as required w/ Architect firm				TBD / Hourly "Outside Scope" proposal herein
	Subtotal - Initial Permit Submittal Through Construction Docs:	0			\$0.00
Total Hours through Issue of Permit Submittal / Bid Docs:		590			\$96,850.00
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	215		tbd/hourly
8-CO	Client Alterations / Design Changes (outside of above scope/fees)	TBD	215 / 170 / 135		tbd/hourly
10-Add	Additional Services: Other, if/as required or requested by client	TBD	215 / 170 / 135		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 \$0.675 / mi. and "admin" time/cost for travel time
- 3) Any other expenses unforeseen, directly related to the project \$__ x 1.25 (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