

Submitted by
Submitted on
To be approved by
Status

\$ Budgeted	Estim. Hours
26,815.00	

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	1,200.00		Estimate only, this phase will be charged hourly. Designer will review your ideas and goals and verify what the city codes will allow. This phase includes a Planning/ Zoning Feasibility report of existing site conditions related to Planning regulations and Planning related constraints for the proposed project.
Architect/Client Meetings and Correspondence			This will be either in person, on the timeline or by phone.
Create and Review Initial Budget			New Avenue will pull costs from the recent and applicable projects to provide the best possible initial budget.
Printing and Document Fees			
Other			
Custom			
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estim. Hours	Note
Initial Design			
Additional Code Research (Building/Engineering/Soils Requirements)	90.00		See #1 Note below. Meet with Structural Engineer at site to determine whether he/she requires a Soils Report. (Not typically needed on flat sites.)
As-Built Drawings and Site Assessment: Slope, Access			
Coordination of Surveyor by Architect	90.00		
Surveyor	1,500.00		Estimated; Owner shall contract directly with Surveyor.
Jumpstart Architectural Schemes A1, A2, and A3	2,000.00		
Verification with City Planning - In Person Meeting with Architect and City Planner	120.00		
Schematic Designs B and C	1,065.00		
Site Plan	180.00		
3-D Massing Model			Not included in Studio ARG design scope.
General Contractor - Design and Schematic Budget Review	240.00		
Architect Discussion - Budget Review and Agreement	180.00		
Creation and Submittal of Planning Review Documents	3,600.00		This phase & submission begins after Schematic Design is completed and approved. This drawing set becomes the basis for Phase III DD and Phase IV Construction Documents.
City Fee: Planning Permit Fees	320.00		Estimated City of Oakland Planning Review for ADU less than 500 SF (estimate based on 2015 project).
Printing and Document Fees	50.00		
Architect/Client Meetings and Correspondence	300.00		
Other			
Custom			
Reimbursement			

Phase III: Design Development and Details	\$ Budgeted	Estim. Hours	Note
Feature and Detail Selections			
Structural, Mechanical, Plumbing, Heating, Cooling and Electrical Systems Integration	2,000.00		Estimated base structural for detached ADU is \$4000. (Additional \$500 estimated for Phase V, CA, see below Phase V). Fee is approx. 45% DD, 45% CD, 10% CA. How total fee is divided is subject to change. See also Note #2 below.
Furniture, Fixures and Equipment Recommendations	170.00		
Printing and Document Fees	75.00		
Architect/Client Meetings and Correspondence	360.00		
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	6,500.00		This estimate assumes a detached ADU structure. If ADU is within existing building at ground floor, this fee is likely to be less.
Civil Engineering			Not included in Studio ARG design scope.
Structural Engineering	2,000.00		
Professional Consultant Coordination	650.00		
Arborist Report			Not included in Studio ARG design scope.
Hydrology and Drainage Report			Not included in Studio ARG design scope.
Recycling Waste Diversion Plan			To be provided by contractor.
Energy Efficiency Report	275.00		
Green Consultant and HERS Rating			Not included in Studio ARG design scope.
Hazardous Materials Report			Not included in Studio ARG design scope.
Geotechnical Engineering / Soils Report			See Note #1 below. If required, estimated \$4000.
Sewer Lateral Inspection			Owner responsibility.
Responses to City's Plan Check Comments and Submittals			Included in Construction Documents phase.
Plan Check Services			
Printing and Document Fees	150.00		
Architect/Client Meetings and Correspondence	300.00		
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits	500.00		
City Fees: Building Permit Plan Check Fee			TBD; not in Studio ARG scope of fees.
City Fee: Building Permits			TBD; not in Studio ARG scope of fees.
City Fee: Mechanical, Electrical, and Plumbing Permits			TBD; not in Studio ARG scope of fees.
City and County Impact Fees			
Sewer or Public Works Fee			TBD; not in Studio ARG scope of fees.
School Fee			TBD; not in Studio ARG scope of fees.
Fire Department Plan Check			TBD; not in Studio ARG scope of fees.
Water Fee			TBD; not in Studio ARG scope of fees.
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	2,900.00		Includes CA services from both Studio ARG and structural engineer.

NOTE: This proposal includes initial design feasibility study to conceptually explore options for either detached ADU (accessory dwelling unit), or Project #7992 - Design Proposal #9077 - Version as of 2017-06-16 19:47:23 +0000 - Page 2 of 3

attached ADU within the existing house, i.e. remodel at ground floor. This proposal does not include CAD drawings for remodeling the existing kitchen; however, the design phase will include conceptual existing kitchen addition sketches as part of the scheme for attached ADU below the kitchen. Permit drawings for kitchen remodel will be an additional fee, to be determined as part of Phase II.

1. Requirement for Geotechnical Soils Report varies based on jurisdiction and individual site conditions. Geotechnical engineer may be needed for consultation, if City or structural engineer requires Geotechnical Report for foundation design.
2. Studio ARG to solicit structural engineering (SE) fee proposals when schematic design phase is completed, as engineer needs proposed design in order to provide fee proposal. Attached vs. detached will be a factor. SE fee estimates noted above assume detached ADU.
3. This proposal does not include an estimate for Building Permit submittal and Building Permit Plan Check fees. Those City fees are in addition to professional fees noted herein. However, the City of Oakland Planning Review fee is included as an estimate, based on previous Planning Submittals to City of Oakland.
4. All printing costs are estimates only.
5. Landscape / hardscape design excluded from Studio ARG scope.
6. Phase IV Construction Documents and Building Permits drawings will be suitable for building permit submittal. The selected builder will be responsible for establishing appropriate Construction Methods & details, and selecting Construction Materials beyond finish materials. Lighting & electrical plan is included in Permit Drawings; however, light fixture selections/ specifications are excluded from services, as are appliance selections, which shall be selected by Owner or lighting consultant.