

Submitted by
Submitted on
To be approved by
Status

\$ Budgeted	Estim. Hours
21,185.00	

Phase I: Project Programming and Research	\$ Budgeted	Estim. Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	800.00		Architect will review your ideas and goals and verify what the city codes will allow. This is a delicate process that requires an expert's ability to talk to the city.
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)	115.00		Meet with Structural Engineer at site to determine whether Soils Report is required.
As-Built Drawings and Site Assessment: Slope, Access			(Existing site measurements part of Phase I Phase.)
Coordination of Surveyor by Architect			No charge.
Surveyor			Typically contracted directly with Owner.
Jumpstart Architectural Schemes A1, A2, and A3	500.00		
Verification with City Planning - In Person Meeting with Architect and City Planner	175.00		
Schematic Designs B and C	710.00		
Site Plan	175.00		
3-D Massing Model			Not included in Studio ARG design scope.
General Contractor - Design and Schematic Budget Review			
Architect Discussion - Budget Review and Agreement	175.00		
Creation and Submittal of Planning Review Documents	3,400.00		CAD generated partial CD set/ drawings; Submitted to City at end of Schematic Design, for Planning review and approval of project.
City Fee: Planning Permit Fees	1,054.00		City of Albany Planning Application for SRU Review, Administratively Review (estimate based on previous projects).
Printing and Document Fees	50.00		
Architect/Client Meetings and Correspondence	460.00		
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		Total estimated structural is \$4000. Fee is estimated to be 50% DD, 50% CD. How total fee is divided is subject to change.
Furniture, Fixures and Equipment Recommendations	230.00		
Printing and Document Fees	75.00		
Architect/Client Meetings and Correspondence	175.00		
Other			
Custom			
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estim. Hours	Note
Reports and Documentation			
Construction Documents	5,836.00		
Civil Engineering			
Structural Engineering	2,000.00		
Professional Consultant Coordination	460.00		
Arborist Report			
Hydrology and Drainage Report			
Recycling Waste Diversion Plan			
Energy Efficiency Report	400.00		
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Engineering / Soils Report			See Note #3 below.
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals			Included in Construction Documents fee above.
Plan Check Services			
Printing and Document Fees	125.00		
Architect/Client Meetings and Correspondence	270.00		
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits			
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			
School Fee			
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estim. Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	2,000.00		Coordinate with Builder throughout construction phase, address Builder and Owner questions on site, provide detail sketches to Builder as required, etc. Goal is to provide design support and represent/advocate for homeowners interests.

1. Total professional service fees for Studio ARG is \$19,881.00 (including structural and energy consultants), approximately 17% of \$115K ballpark construction budget. \$1054 of the proposed fees quoted above is for City of Albany Planning Review and printing fees.
2. Building permit fees are not included in this estimate; permit and plan check fees TBD.
3. City of Albany requires Soils Report by licensed Geotechnical engineer, OR sign off from Structural Engineer. If Structural Engineer will not sign off on the existing soil, drainage and grading conditions, a Soils Report will be required. Owner shall contract directly with Geotechnical Engineer Project #7527 - Design Proposal #8313 - Version as of 2017-06-15 20:35:18 +0000 - Page 2 of 3

for Soils Report, if required. Upon commencement of work, Structural Engineer will visit site to determine whether he can design foundation without Geotechnical Report.

4. Scope of work assumed is detached office/studio space with bathroom, no kitchen.

5. Landscape / hardscape design excluded from Studio ARG scope.