



# Standard Form of Agreement Between Owner And Architect

Project Information	
<b>Project No.</b>	A26-011
<b>Title</b>	1016 – 1018 Lake Houses (Duplex)
<b>Address</b>	1016-1018 SW 8 <sup>th</sup> Street
<b>City, State, Zip</b>	Hallandale Beach, FL 33009

Contract Information	
<b>Contract No.</b>	A26-011
<b>Issue Date</b>	04-22-26
<b>Subject:</b>	Arch & Engineering Services

Architecture Firm	
<b>Contact</b>	Peter Ganci, Assoc. AIA, LEED AP BD+C
<b>Title</b>	Principal
<b>Company</b>	West Architecture + Design, LLC
<b>Address</b>	820 N 4 <sup>th</sup> St
<b>City, State, Zip</b>	Lantana, Florida 33462
<b>Phone</b>	561-588-2027
<b>Email</b>	<a href="mailto:pganci@west-arch.com">pganci@west-arch.com</a>

Client	
<b>Contact</b>	Dr. Jeremy Earle, PH.D., AICP, FRA-RA
<b>Title</b>	Client
<b>Company</b>	Hallandale Beach Community Redevelopment Agency
<b>Address:</b>	400 S Federal Hwy,
<b>City, State, Zip</b>	Hallandale Beach, FL 33009
<b>Phone</b>	(954) 457-3070
<b>Email</b>	<a href="mailto:jearle@cohb.org">jearle@cohb.org</a>

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## Scope of Work:

### Scope of Work:

Includes the Architectural and Engineering services for the property located at 1016-1018 SW 8<sup>th</sup> Street, Hallandale Beach, FL 33009.

The project shall be based on the client provided program of a 2,000 SF, single story structure with (2) 1,000 SF units. The property is zoned RD-12 residential two-family (duplex) district. **NOTE: If the number of units, building SF and number of story's changes from the assumptions above, the design fees will need to be adjusted accordingly.**

The existing property is 60 feet x 100 Feet, 6,000 SF (.137 Acres) per the Survey. Property appraiser notes the property as 8,907 SF, with a portion of the property being in the Lake.

### Notes:

1. The Client to provide a survey with all topographic, utilities and trees.
2. Arborist Report of the existing trees, if required. (By client)
3. The Client shall provide a geotechnical report with foundation and pavement recommendations and percolation information for drainage calculations.
4. The project shall be designed to meet all applicable code/ regulatory requirements and applicable City standards.

### SCOPE OF SERVICES:

Below are the Tasks to the development of the project including the following:

#### Task 1 – Programming / Conceptual / Schematic Design:

##### 1. PROGRAMMING SERVICES

- A. Coordinate with the Client to finalize the site and building program requirements.
  - 1) Further develop the program for the site and the building.
- B. Research Zoning, Land Development Codes, Building and Fire Codes for site and building requirements.

##### 2. CONCEPTUAL DESIGN SERVICES

- A. Develop a conceptual Site Plan locating the building, driveways, parking, sidewalks and landscape areas, include the Site Data information on plans, based on the approved programming of the site.
- B. Provide site data and parking tabulations
- C. Develop conceptual Floor Plans and Exterior Elevations
- D. Provide a colored conceptual Site Plan, Floor Plans and Exterior Elevations, and 3D views for presentation purposes.

##### 3. SCHEMATIC DESIGN SERVICES

**Based on the outcome and approval of the Tasks above, Programming and Conceptual Design services. The following steps shall be provided.**

###### A. Project Coordination.

- 1) Coordinate with the Client and Consultants to finalize site and building design elements.
- 2) Attend (2) virtual design meetings with client.
- 3) Updated Geotechnical Report based on approved Conceptual Design with foundation and pavement recommendations and percolation information. (By client)
- 4) Updated Survey including all structures, utilities, topographical elevations, trees, etc. (By client)

### **West Architecture + Design, LLC.**

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## B. Site Plan

- 1) Site plan of the project showing location of all structures, roads, parking and landscape buffers / areas.
- 2) Clear delineation of the project limit lines
- 3) Existing utilities noted
- 4) Proposed utilities noted
- 5) Site drainage, storm water removal or detention noted
- 6) Identify number of parking spaces and code/zoning requirements
- 7) Provisions for trash disposal and removal by truck. (Not Required)
- 8) Conformance to zoning restrictions for easements and setbacks, etc.
- 9) Define Landscape requirements
- 10) Define Traffic Analysis (Not Required)
- 11) Environmental impact study (Not required, if required then BY OTHERS)

## C. Floor Plans for the Building and Site Elements

- 1) Plans of all floors showing interior partitions, door and window locations, floor elevations
- 2) Key dimensions and overall dimensions
- 3) Plan indicating major extent of materials and any special conditions or fixtures
- 4) Room names
- 5) Area summary
- 6) Accessibility routes
- 7) Define the Plumbing, Mechanical and Electrical requirements
- 8) Define the Structural requirements

## D. Elevations for the Building and Site Elements

- 1) Coordinate with the Client to finalize exterior architectural design features.
- 2) Research the existing neighborhood for existing architectural styles and the City code for the required Architectural guidelines.
- 3) Develop the Exterior Elevations detailing the architectural elements based on the previous approved Site Plan and the Conceptual Design.
- 4) Provide a colored Exterior Elevations and 3D views for presentation purposes.
- 5) Major elevations with extent of doors, glazing indicated
- 6) Major materials identified
- 7) Floor lines, roof line and top of parapets indicated with dimensions
- 8) Finished grades clearly shown

## 4. CONCEPTUAL COST ESTIMATE

- A. Coordinate with the Client to finalize budget related items.
- B. Research the existing building types and current cost data for similar buildings.
- C. Develop a Conceptual Cost Estimate based on the previous approved Site Plan, Floor Plans and Exterior Elevations of the Programming, Conceptual and Schematic Design phases of the project.
- D. Provide a final Conceptual Cost Estimate for presentation purposes.

## **Task 2 - (50%) Design Development Documents - SITE PLAN APPROVAL SUBMITTAL**

We understand the Site Plan submittal process will follow the Minor Development review process. Below is a list of items required for the submittal:

### 1) Meetings:

- A. Pre-DRC application Conference (PRE-DRC)
- B. Development Review Committee (DRC)
- C. Planning Zoning Board (PZ), (Not included, it is not required per the City's Application Cycle Matrix.)
- D. City Commission (CC), (Not included, it is not required per the City's Application Cycle Matrix.)

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## 2)Required Documents:

- A. Application Fees (By client)
- B. Application
- C. Letter of Intent
- D. A certified Plat of Survey Depicting Existing Conditions (By client)
- E. Proof of Ownership
- F. A school concurrency Availability determination (SCAD) letter from the Broward county School Board (By client)
- G. All mortgages and associated documentation which may affect the site, must be identified (By client)
- H. Mailing list of all properties within 1,000 feet.(Not Required)
- I. Existing future Land use Map (FLUM) & Zoning Map
- J. Traffic Statement / Study (Not Required)
- K. Site Plan
- L. Landscape Plan
- M. Civil Drawings
- N. Floor Plans
- O. Architectural Elevations
- P. Photometric plan
- Q. Tree Survey (By client)
- R. Tree Management Plan

## 3)Revised Cost Estimate

### **Task 3 - 100%, and Final Construction Documents**

- A. Prepare drawings, plan specifications, details, etc. necessary to solicit bid proposals for construction of the project.
- B. Coordinate Architectural, Structural, Mechanical, Electrical, Plumbing, Landscape & Civil Engineering.
- C. Coordinate Lighting / Security requirements with the Client's personnel.
- D. Allow (1) drawing revision/release to be completed within each phase of document completion (schematic, design development, construction documents).
- E. Unless otherwise specified, contract documents shall be in a form suitable for competitive bidding. All work shall comply with applicable codes, laws, standards and ordinances. All services hereunder shall be performed under the direction of a licensed engineer when so required by law. Architect and Engineer shall furnish Client with copies of all design calculations, if required by code.
- F. Revised Cost Estimate

### **Task 4 – Permitting / Bidding**

- A. Includes responses to building department comments
- B. Includes responses to RFI's during bidding.
- C. Attending Pre-Bid meetings

### **Task 5 – Construction Administration**

- A. Consultant's PM to attend pre-construction Meeting
- B. Consultants to review and process RFI's, Submittals and Shop Drawings.
- C. Consultant's PM to attend progress meetings on a monthly basis, conduct site inspection on construction progress for compliance with approved documents.
- D. Consultants to Conduct substantial completion inspections (all required disciplines) and provide punch lists.
- E. Consultants to Conduct final inspection and review project close-out procedures, including warranties, as-built's/ Record drawings, maintenance manuals, testing & demonstrations/ training, etc.

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## **OWNER-PROVIDED ITEMS**

1. Unless stated otherwise, the Client shall provide copies of all tests, inspections, and reports required to complete the services, such as environmental surveys, or hazardous materials and/or other existing conditions reports.
2. The Client shall provide the Architect with a set of documents representative of the existing conditions to be used as a basis of the services required.
3. The Architect shall be entitled to rely on the accuracy and completeness of the information provided by the Client.

## **2. Client's Responsibility**

**2.1** Unless otherwise provided for under this Agreement, the Client shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Client's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

**2.2** The Client shall identify a representative authorized to act on the Client's behalf with respect to the Project. The Client shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

**2.3** The Client shall coordinate the services of its own consultants with those services-provided by the Architect. Upon the Architect's request, the Client shall furnish copies of the scope of consulting services in the contracts between the Client and the Client's consultants. The Client shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Client shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

**2.4** The Client shall provide prompt written notice to the Architect if the Client becomes aware of any fault or defect in the *Project*, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

## **3. Copyrights and Licenses**

**3.1** The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

**3.2** The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications (as included on the Drawings), and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

**3.3** Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project. If the Architect rightfully terminates this Agreement, the license granted in

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this Section shall terminate.

3.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes, if action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the instruments of Service under this Section.

3.4 Except for the licenses granted in this Article, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

**4. Limitations of Liability**

A) PURSUANT TO FLORIDA STATUTE SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF ARCHITECT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

B) In recognition of the relative risks and benefits of the Project to the Parties, the risks have been allocated such that the Association agrees, to the full extent permitted by law, to limit the liability of Architect and its officers, owners, agents, employees and sub consultants to the total dollar amount paid to the Architect for the approved portions of the Project for any and all claims, losses, costs, damages, of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Architect and its officers, owners, agents, employees and sub consultants to the Association shall not exceed the total dollar amount paid to the Architect for the approved portions of the Project. Such claims and causes include, but are not limited to, negligence, professional liability, errors and omissions, strict liability, or breach of contract or warranty.

**5. Compensation**

5.1 For the Architect's Scope of Work described under Article 1, the Client shall compensate the Architect as follows:

Compensation to be as follows:

<u>Task 1 – Programming / Conceptual / Schematic Design:</u>	<u>\$ 20,800.00</u>
<u>Task 2 - (50%) Design DD's - SITE PLAN APPROVAL</u>	<u>\$ 37,620.00</u>
<u>Task 3 - 100%, and Final Construction Documents</u>	<u>\$ 23,540.00</u>
<u>Task 4 – Permitting / Bidding</u>	<u>\$ 8,950.00 (Hourly Estimate)</u>
<u>Task 5 – Construction Administration</u>	<u>\$ 16,720.00 (Hourly Estimate)</u>
<b><u>Total:</u></b>	<b><u>\$107,630.00 (Hourly Estimate)</u></b>

5.1.1 Hourly billing rates for services are set forth below. The rates shall be adjusted in accordance with the consultant's normal review practices.

**Architecture Firm:**

Principal: \$240.00/hr.; Project Manager \$185.00/hr.; Senior Architect \$185.00/hr., Architect \$135.00/hr.; Architectural CADD / Technician \$135.00/hr.; Clerical / Administrative \$100.00/hr.; Public Relations specialist \$240.00/hr.; Construction Inspector \$185.00.

**MEP engineer:**

Principal \$240.00/hr.; Sr. Electrical Engineer \$195.00/hr.; Sr. Mechanical Engineer \$195.00/he.; Electrical Engineer \$175.00/hr.; Mechanical Engineer \$175.00/hr.; Engineer \$175.00/hr., Engineering Technician \$135.00/hr., Clerical / Administrative \$100.00/hr.

**Structural Engineer:**

Principal \$240.00/hr.; Structural Engineer \$195.00/hr.; Project Manager \$185.00/hr.; Engineer \$175.00/hr.; Designer \$135.00/hr.; CADD / Technician \$135.00/hr.; Clerical / Administrative \$100.00/hr.

**Civil Engineer:**

Principal \$240.00/hr., Senior Engineer \$195.00/hr., Project Manager \$185.00/hr., Engineer \$175.00/hr., CADD / Technician \$135.00/hr.; Inspector \$195.00/hr., Clerical / Administrative \$100.00/hr.

**Landscape Architect:**

Principal \$240.00/hr.; Senior Landscape Architect \$195.00/hr.; Senior Designer \$185.00/hr; Landscape Architect \$175.00; Inspector (Zoning & Landscape) \$195.00/hr.; Clerical / Administrative \$100.00/hr.

**5.2 ADDITIONAL SERVICES:**

5.2.1 Additional Services are not included in Basis Services but may be required for the Project. Such Additional Services may include budget analysis, financial feasibility studies, environmental studies, land surveying, civil engineering, land planning services, landscape design, telecommunications/data, security, measure drawings of existing conditions, coordination of separate contractors or independent consultants, coordination of construction or project managers, detailed cost estimates, on-site project representation, value analysis, quantity surveys, interior design, planning of tenant or rental spaces, inventories of materials or equipment, preparation of record drawings, commissioning , environmentally responsible design beyond Basis Services, LEED® Certification, fast –track design services, obtaining liquor licenses, obtaining business licenses and any other services not otherwise include in this agreement.

5.2.2 Additional Services may be provided after execution of this agreement, without invalidating the Agreement. Any Additional Services provide in accordance with this Section shall entitle the Architect to compensation pursuant to Section 5.1.1.

5.2.3 The Architect shall review and evaluate Contractor's proposals, and if necessary, prepare Drawings and other documentation and data, and provide any other services made necessary by Change Orders and Construction Change Directives. These documents and date prepared by the Architect shall be an Additional Service.

**5.3 REIMBURSABLE EXPENSES**

**Reimbursable Expenses shall be a lump sum fee NTE \$5,000.00** and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

1. Additional 24x36 prints @ \$3.50 per sheet.
2. Transportation and authorized out-of-town travel and subsistence;
3. Postage, handling and delivery;

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**5.3.1** For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus an administrative fee of ten percent (10%) of the expenses incurred.

**5.4 COMPENSATION FOR USE OF ARCHITECT'S INSTRUMENTS OF SERVICE**

If the Client terminates the Architect for its convenience or the Architect terminates this Agreement, the Client shall pay a licensing fee as compensation for the Client's continued use of the Architect's Instruments of Service solely for purposes of the Project.

**5.5 PAYMENTS TO THE ARCHITECT**

**5.5.1** Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid (30) Days after the invoice date shall bear interest at the rate of one point five percent (1.5%) per month.

**5.5.2** The Client shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding,

**5.5.3** Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Client at mutually convenient times.

**6. Scope of the Agreement**

**6.1** This Agreement represents the entire and integrated agreement between the Client and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Client and Architect.

This Agreement entered into as of the day and year first written above,

**Client:**

**Hallandale Beach  
Community Redevelopment Agency**

**Dr. Jeremy Earle, PH.D., AICP, FRA-RA**  
Client

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)


**Architect:**

**West Architecture + Design, LLC**

**Peter Ganci, Assoc. AIA, LEED AP BD+C**  
Principal

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

 <b>West Architecture + Design, LLC</b> 820 N 4th St Lantana, FL 33462 Phone: 561-588-2027 Fax: 561-582-9419 License No. AA26001503 <a href="http://www.west-arch.com">www.west-arch.com</a>	<b>Project No.</b> A26-011 <b>Title</b> 1016 – 1018 Lake Houses (Duplex) <b>Address</b> 1016-1018 SW 8th Street Hallandale Beach, FL 33009 <b>City, State, Zip</b>	<b>Client Name</b> Hallandale Beach Comm Redelop Ag Dr. Jeremy Earle, PH.D., AICP, FRA-RA <b>Address</b> 400 S Federal Hwy, Hallandale Beach, FL 33009 <b>City, State, Zip</b> <b>Phone</b> (954) 457-3070 <b>Email</b> <a href="mailto:jearle@cohb.org">jearle@cohb.org</a>

DISCIPLINE	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Program / Concept / Schematic Design:	(50%) Design DD's - SITE PLAN APPROVAL	100%, and Final CD's	Permitting / Bidding	Construction Administration	
<b>A / E Services</b>						
Architectural	\$7,720.00	\$13,800.00	\$7,380.00	\$2,300.00	\$4,600.00	\$35,800.00
Civil Engineering	\$3,300.00	\$5,040.00	\$2,520.00	\$2,040.00	\$5,040.00	\$17,940.00
MEP engineering	\$1,880.00	\$7,520.00	\$6,120.00	\$1,880.00	\$3,280.00	\$20,680.00
Landscape Architecture	\$3,060.00	\$4,020.00	\$2,360.00	\$1,530.00	\$1,880.00	\$12,850.00
Structural Engineering	\$2,400.00	\$4,800.00	\$3,120.00	\$1,200.00	\$1,920.00	\$13,440.00
Cost Estimate	\$2,440.00	\$2,440.00	\$2,040.00	\$0.00	\$0.00	\$6,920.00
<b>Sub-Total</b>						
<b>Total</b>	<b>\$20,800.00</b>	<b>\$37,620.00</b>	<b>\$23,540.00</b>	<b>\$8,950.00</b>	<b>\$16,720.00</b>	<b>\$107,630.00</b>

West Architecture + Design - Hourly Breakdown

	Hours Task 1	Hours Task 2	Hours Task 3	Hours Task 4	Hours Task 5	Rate	Sub- Total Per Task	Total Per Task	
<b>Task 1 - Program / Concept / Schematic Design:</b>								<b>\$ 20,800.00</b>	
<b>Architectural</b>								<b>\$ 7,720.00</b>	
Principal	8.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Senior Project Manager	8.00	0.00	0.00	0.00	0.00	\$ 185.00	\$ 1,480.00		
Project Manager	32.00	0.00	0.00	0.00	0.00	\$ 135.00	\$ 4,320.00		
<b>Civil Engineering</b>								<b>\$ 3,300.00</b>	
Principal	4.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 960.00		
Senior Engineer	12.00	0.00	0.00	0.00	0.00	\$ 195.00	\$ 2,340.00		
<b>MEP Engineering</b>								<b>\$ 1,880.00</b>	
Principal	2.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 480.00		
Electrical Engineer	4.00	0.00	0.00	0.00	0.00	\$ 175.00	\$ 700.00		
Mechanical Engineer	4.00	0.00	0.00	0.00	0.00	\$ 175.00	\$ 700.00		
<b>Landscape Architecture</b>								<b>\$ 3,060.00</b>	
Principal	4.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 960.00		
Landscape Architect	12.00	0.00	0.00	0.00	0.00	\$ 175.00	\$ 2,100.00		
<b>Structural Engineering</b>								<b>\$ 2,400.00</b>	
Principal	4.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 960.00		
Structural Engineer	8.00	0.00	0.00	0.00	0.00	\$ 180.00	\$ 1,440.00		
<b>Cost Estimate</b>								<b>\$ 2,440.00</b>	
Principal	4.00	0.00	0.00	0.00	0.00	\$ 240.00	\$ 960.00		
Project Manager	8.00	0.00	0.00	0.00	0.00	\$ 185.00	\$ 1,480.00		
<b>Task 2 - (50%) Design DD's - SITE PLAN APPROVAL</b>								<b>\$ 37,620.00</b>	
<b>Architectural</b>								<b>\$ 13,800.00</b>	
Principal	0.00	12.00	0.00	0.00	0.00	\$ 240.00	\$ 2,880.00		
Senior Project Manager	0.00	24.00	0.00	0.00	0.00	\$ 185.00	\$ 4,440.00		
Project Manager	0.00	48.00	0.00	0.00	0.00	\$ 135.00	\$ 6,480.00		
<b>Civil Engineering</b>								<b>\$ 5,040.00</b>	
Principal	0.00	8.00	0.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Senior Engineer	0.00	16.00	0.00	0.00	0.00	\$ 195.00	\$ 3,120.00		
<b>MEP Engineering</b>								<b>\$ 7,520.00</b>	
Principal	0.00	8.00	0.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Electrical Engineer	0.00	16.00	0.00	0.00	0.00	\$ 175.00	\$ 2,800.00		
Mechanical Engineer	0.00	16.00	0.00	0.00	0.00	\$ 175.00	\$ 2,800.00		
<b>Landscape Architecture</b>								<b>\$ 4,020.00</b>	
Principal	0.00	8.00	0.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Landscape Architect	0.00	12.00	0.00	0.00	0.00	\$ 175.00	\$ 2,100.00		
<b>Structural Engineering</b>								<b>\$ 4,800.00</b>	
Principal	0.00	8.00	0.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Structural Engineer	0.00	16.00	0.00	0.00	0.00	\$ 180.00	\$ 2,880.00		
<b>Cost Estimate</b>								<b>\$ 2,440.00</b>	
Principal	0.00	4.00	0.00	0.00	0.00	\$ 240.00	\$ 960.00		
Project Manager	0.00	8.00	0.00	0.00	0.00	\$ 185.00	\$ 1,480.00		
<b>Task 3 - 100%, and Final CD's</b>								<b>\$ 23,540.00</b>	
<b>Architectural</b>								<b>\$ 7,380.00</b>	
Principal	0.00	0.00	8.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Senior Project Manager	0.00	0.00	12.00	0.00	0.00	\$ 185.00	\$ 2,220.00		
Project Manager	0.00	0.00	24.00	0.00	0.00	\$ 135.00	\$ 3,240.00		
<b>Civil Engineering</b>								<b>\$ 2,520.00</b>	
Principal	0.00	0.00	4.00	0.00	0.00	\$ 240.00	\$ 960.00		
Senior Engineer	0.00	0.00	8.00	0.00	0.00	\$ 195.00	\$ 1,560.00		
<b>MEP Engineering</b>								<b>\$ 6,120.00</b>	
Principal	0.00	0.00	8.00	0.00	0.00	\$ 240.00	\$ 1,920.00		
Electrical Engineer	0.00	0.00	12.00	0.00	0.00	\$ 175.00	\$ 2,100.00		
Mechanical Engineer	0.00	0.00	12.00	0.00	0.00	\$ 175.00	\$ 2,100.00		
<b>Landscape Architecture</b>								<b>\$ 2,360.00</b>	
Principal	0.00	0.00	4.00	0.00	0.00	\$ 240.00	\$ 960.00		
Landscape Architect	0.00	0.00	8.00	0.00	0.00	\$ 175.00	\$ 1,400.00		
<b>Structural Engineering</b>								<b>\$ 3,120.00</b>	
Principal	0.00	0.00	4.00	0.00	0.00	\$ 240.00	\$ 960.00		
Structural Engineer	0.00	0.00	12.00	0.00	0.00	\$ 180.00	\$ 2,160.00		

# Design Fee - Construction Documents

Date: April 22, 2026

<b>Cost Estimate</b>								<b>\$</b>	<b>2,040.00</b>
Principal	0.00	0.00	4.00	0.00	0.00	\$	240.00	\$ 960.00	
Project Manager	0.00	0.00	8.00	0.00	0.00	\$	135.00	\$ 1,080.00	
<b>Task 4 - Permitting / Bidding (Hourly Estimate)</b>								<b>\$</b>	<b>8,950.00</b>
<b>Architectural</b>								<b>\$</b>	<b>2,300.00</b>
Principal	0.00	0.00	0.00	2.00	0.00	\$	240.00	\$ 480.00	
Senior Project Manager	0.00	0.00	0.00	4.00	0.00	\$	185.00	\$ 740.00	
Project Manager	0.00	0.00	0.00	8.00	0.00	\$	135.00	\$ 1,080.00	
<b>Civil Engineering</b>								<b>\$</b>	<b>2,040.00</b>
Principal	0.00	0.00	0.00	2.00	0.00	\$	240.00	\$ 480.00	
Senior Engineer	0.00	0.00	0.00	8.00	0.00	\$	195.00	\$ 1,560.00	
<b>MEP Engineering</b>								<b>\$</b>	<b>1,880.00</b>
Principal	0.00	0.00	0.00	2.00	0.00	\$	240.00	\$ 480.00	
Electrical Engineer	0.00	0.00	0.00	4.00	0.00	\$	175.00	\$ 700.00	
Mechanical Engineer	0.00	0.00	0.00	4.00	0.00	\$	175.00	\$ 700.00	
<b>Landscape Architecture</b>								<b>\$</b>	<b>1,530.00</b>
Principal	0.00	0.00	0.00	2.00	0.00	\$	240.00	\$ 480.00	
Landscape Architect	0.00	0.00	0.00	6.00	0.00	\$	175.00	\$ 1,050.00	
<b>Structural Engineering</b>								<b>\$</b>	<b>1,200.00</b>
Principal	0.00	0.00	0.00	2.00	0.00	\$	240.00	\$ 480.00	
Structural Engineer	0.00	0.00	0.00	4.00	0.00	\$	180.00	\$ 720.00	
<b>Cost Estimate</b>								<b>\$</b>	<b>-</b>
Principal	0.00	0.00	0.00	0.00	0.00	\$	240.00	\$ -	
Project Manager	0.00	0.00	0.00	0.00	0.00	\$	185.00	\$ -	
<b>Task 5 - Construction Administration (Hourly Estimate)</b>								<b>\$</b>	<b>16,720.00</b>
<b>Architectural</b>								<b>\$</b>	<b>4,600.00</b>
Principal	0.00	0.00	0.00	0.00	4.00	\$	240.00	\$ 960.00	
Senior Project Manager	0.00	0.00	0.00	0.00	8.00	\$	185.00	\$ 1,480.00	
Project Manager	0.00	0.00	0.00	0.00	16.00	\$	135.00	\$ 2,160.00	
<b>Civil Engineering</b>								<b>\$</b>	<b>5,040.00</b>
Principal	0.00	0.00	0.00	0.00	8.00	\$	240.00	\$ 1,920.00	
Senior Engineer	0.00	0.00	0.00	0.00	16.00	\$	195.00	\$ 3,120.00	
<b>MEP Engineering</b>								<b>\$</b>	<b>3,280.00</b>
Principal	0.00	0.00	0.00	0.00	2.00	\$	240.00	\$ 480.00	
Electrical Engineer	0.00	0.00	0.00	0.00	8.00	\$	175.00	\$ 1,400.00	
Mechanical Engineer	0.00	0.00	0.00	0.00	8.00	\$	175.00	\$ 1,400.00	
<b>Landscape Architecture</b>								<b>\$</b>	<b>1,880.00</b>
Principal	0.00	0.00	0.00	0.00	2.00	\$	240.00	\$ 480.00	
Landscape Architect	0.00	0.00	0.00	0.00	8.00	\$	175.00	\$ 1,400.00	
<b>Structural Engineering</b>								<b>\$</b>	<b>1,920.00</b>
Principal	0.00	0.00	0.00	0.00	2.00	\$	240.00	\$ 480.00	
Structural Engineer	0.00	0.00	0.00	0.00	8.00	\$	180.00	\$ 1,440.00	
<b>Total</b>	<b>114.00</b>	<b>204.00</b>	<b>128.00</b>	<b>48.00</b>	<b>90.00</b>		<b>\$107,630.00</b>	<b>\$107,630.00</b>	