



Architectural / Engineering Fees & Direct Expenses

There are various ways to retain our services, depending largely on the project scope and the wishes of my clients. The selection of a fee arrangement will be based upon further deliberations and ultimately lead to our signing a services and fee agreement.

Option 1 – Hourly fees and expenses based on time and materials

As a function of hourly time, the following fees apply:

Principal Architect	\$170
Project Design Architect	\$100 - \$110
Architectural Drafter	\$80 - \$90
Construction Management	\$110
Interior Design	\$110
Administrative	\$45

Option 2 – Percentage of construction cost

Our compensation would be determined by factoring a percentage to the cost of construction, negotiated at the time of proposal / scope definition. Invoices will be provided monthly based upon the architect's cost estimate and reconciled at the time of signing of the construction contract for the full scope of work that was designed. The percentage would be based upon your needs for standard and value-added services. Generally, full service Architectural contracts including conventional engineering (Structural, geotechnical, energy rater, HVAC) fall within the 6% - 8% range for larger projects, and up to 15% for small and renovation projects. There's a limit on the number of design iterations – usually 3 during the schematic design phase. Additional services are invoiced based on the time and materials and our hourly billing rates in effect at the time the service is rendered.

Option 3 – Cost per square foot / unit floor area

Compensation is a function of the total amount of floor area that is designed. Invoices will be provided monthly based upon the estimated percent of completion of the project. Generally, full service Architectural contracts including conventional engineering (Structural, geotechnical, energy rater, HVAC):

Gross above grade finished space	\$8 - \$15 per square foot
Standard Garages and other unfinished space above grade	\$3 - \$6 per square foot
Basements (finished or unfinished)	\$2 - \$5 per square foot
Covered Decks and porches	\$4 - \$8 per square foot

With this option, there's a limit on the number of design iterations during the schematic design phase. Additional services are invoiced based on the time and materials and our hourly billing rates in effect at the time the service is rendered.

Direct Expenses

Auto Travel (outside Boulder County Vicinity)	58 ¢ per mile or negotiated flat fee
Photocopies, computer document prints	\$0.15 / page
Large format Computer Output	\$2.75 per D sized sheet
Large format prints and copies	as incurred
Engineering and other sub-consultants	Cost plus 10% or negotiated fee
Aerial Imaging	\$150 equipment + \$75 / hour