

DETROIT + D.C. + ATLANTA + MINNEAPOLIS

MENU OF DESIGN SERVICES

**GOOD BUILDINGS.
BETTER NEIGHBORHOODS.
YOUR BEST LIFE.**



STARTERS (EVALUATE)

30 MIN FOR \$30 PROFESSIONAL DESIGN ADVICE Sometimes the best place to start is with a simple conversation. Ask us anything about development, design and construction. This is perfect for current projects, future/speculative projects, or if you're just getting started. ----- + \$30 Fixed Fee

EXISTING BUILDING SURVEY/AS-BUILT DRAWINGS We survey an existing building or space then, produce the drawings and digital model necessary to begin future design work ----- + \$.77/sf of measured space

ZONING SUMMARY PACKAGE A simple yet comprehensive summary of what you're entitled to develop on your property. ----- + \$1,100 fixed fee

POSSIBILITY PACKAGE A service that allows you to visualize the possible massing, size and scale of your future project on a given parcel. ----- + \$1,500 fixed fee

PROJECT PLANNING & PROGRAMMING SERVICE We assist in developing the list of necessary project spaces & their sizes. We then package that work into sketch level layouts & demising plans, a rough site plan, preliminary space/unit matrix and an estimated budget range for the project that will inform your proforma and project assumptions. --- + \$5,850 Fixed Fee

MAIN PROJECT SERVICES

HOUSES Custom Architectural Design Services specifically curated for the creation and construction of **HOUSES** in all their variations including: The Single Family House, The Duplex House, The Triplex House, The Quadplex House, The Townhouse, The Live + Work House, The Accessory Dwelling Unit (ADU), and The Guest Suite.

ONE-TWO RESIDENCE HOUSES
For single, duplex, ADU and guest suite houses up to 3,500 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Sheet Specification; Bidding & Permitting Assistance; Basic Structural Engineering.

FEES RANGE FROM \$6,000 - \$64,000

THREE-FOUR RESIDENCE HOUSES
For triplex and quadplex houses up to 6,000 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Sheet Specification; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Plumbing and Electrical Engineering

FEES RANGE FROM \$56,000 - \$115,000

LIVE + WORK HOUSES
For houses with up to 4 residences and a small dedicated work/commercial space.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Short Form Specifications; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Electrical, & Plumbing Engineering

FEES RANGE FROM \$26,000 - \$125,000

APARTMENTS & MIXED USE BUILDINGS Custom Architectural Design Services specifically curated for Missing Middle Apartment Buildings, Large Scale Multi Apartment Buildings, Hostels & Co-Living Houses and Residential Mixed Use Buildings in all their variations

MEDIUM SCALED APARTMENT/MIXED USE BUILDING
For mid-sized apartment buildings between 5-16 residences and mixed use buildings up to 15,000 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Short Form Specification; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Electrical & Plumbing Engineering Services.

FEES START AT \$118,000

LARGE SCALED APARTMENT/MIXED USE BUILDING
For larger apartment buildings with +17 residences and mixed use buildings between 15,000 SF - 30,000 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Project Manual & Specification Booklet; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Electrical & Plumbing Engineering Services.

FEES START AT \$275,000

RETAIL & OFFICE BUILDINGS Custom Architectural Design Services specifically curated for Missing Middle Apartment Buildings, Large Scale Multi Apartment Buildings, Hostels & Co-Living Houses and Residential Mixed Use Buildings in all their variations

COMMERCIAL CORE & SHELL PROJECT
Architectural services for CORE + SHELL projects dedicated to future office and retail spaces; up to 25,000 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Project Specification; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Electrical & Plumbing Engineering Services.

FEES RANGE FROM \$1,000 - \$370,000

RETAIL & OFFICE INTERIOR PROJECT
Architectural services for retail, restaurant, and office interior build out projects from 750 SF to 25,000 SF in size.

Includes:
Schematic Design, Design Development & Construction Documentation Phases; Project Specification; Bidding & Permitting Assistance; Construction Administration Service; Basic Structural, HVAC, Electrical & Plumbing Engineering Services; Standard Kitchen Design Service (if necessary)

FEES RANGE FROM \$15,000 - \$235,000

URBAN DESIGN & PLANNING Architectural and Urban Design Services specifically for community engagement, neighborhood planning, and documentation of neighborhood growth.

NEIGHBORHOOD CHARRETTE
We organize & facilitate a single or multi-day interactive design workshop with the goal of creating a shared vision of growth for a specific area.

- MARKET PRICE -

Due to its many variations charrette fees can range from a few thousand to hundreds of thousands of dollars. We encourage you to contact us if you're interested in conducting a design charrette in your neighborhood.

CHARRETTE TEAM MEMBER FEE
For our fellow professionals. We'll contribute our expertise in neighborhood infill, "Missing Middle" buildings, and small-scale incremental development as a member of your charrette team.

\$1,400 a day/pp FIXED FEE

**does not include reimbursables for travel, lodging & meals.*

THE FINE PRINT
*Any zoning entitlements not given "By-Right" should be vetted by a licensed Land Use/Zoning Attorney operating in the project's jurisdiction.
*Project Planning & Programming Service is capped at 50 hours of service per project. If additional hours are needed they will be billed at the architect's hourly rate.
*If necessary, Civil Engineering, Land Surveying, Geo-Technical and other property based services are the responsibility of The Client/Owner.
*Construction Administration Services are all billed hourly for 1-2 Residence House Projects.
*For 1-2 Residence Houses HVAC, electrical & plumbing engineering is typically not necessary or handled by a licensed contractor. Should you need us to provide these services we can do so for an additional service fee.
*Bidding Services included in our fixed fee pricing are limited to 25 hours per project. If additional hours are needed they will be billed at the architect's hourly rate.
*Construction Administration Services included in our fixed fee pricing are limited to 40 hours per project for HOUSES, 100 hours per project for APARTMENTS & COMMERCIAL projects. If additional hours are needed they will be billed at the architect's hourly rate.
*Permitting Assistance services included in our fixed fee pricing modules are limited to 20 hours per project for HOUSES and 35 hours per project for APARTMENTS & COMMERCIAL projects. Any additional hours needed will be billed at the architect's hourly rate.
*For potential projects larger than 25,000 SF please contact info@fabrick-design.com for more information.
*Our Standard Structural, HVAC, Electrical and Plumbing Services are complementary services that apply to the basic functionality of a building. Should any advanced or complex engineering be needed, such engineering will be an additional service billed by Engineer and the Architect.
*If you would like to contract with your own Structural, HVAC, Electrical, or Plumbing Engineer we can provide you with our Architecture only fee. Just ask.

EXTRAS & ADD-ONS

COORDINATION WITH CLIENT & CLIENT'S CONSULTANTS We coordinate any work performed by you (the Client) or your outside consultants - - - - - + \$150 an hour

PERMIT EXPEDITING We file, manage and monitor the building permit through the proper reviewing processes on your behalf. - - - - - + \$150 an hour

PUBLIC/ MUNICIPAL HEARING SERVICE We prepare documentation and provide assistance in the event a project requires public & municipal hearings (Zoning Board, Historic Review, Community Event, etc.) - - - - - + \$150 an hour

DESIGN CHANGES/ADDITIONAL DESIGN TIME After Schematic Design has been approved, we redesign the project as necessary due to a change in The Client's Scope Budget and/or Design Intent - - - - - + \$150 an hour

PHYSICAL MODEL MAKING We will design and build a physical model of the proposed project at scale. - - - - - + \$150 an hour

ADDITIONAL RENDERING MODULE We develop additional basic rendered visualization perspectives of your project. - - - - - + \$920 each

LANDSCAPE DESIGN MODULE We develop a landscaping & vegetation plan that gives your property the curb appeal it deserves. - - - - - + \$1,100 + .40/SF of parcel

MASTERPLANNING SERVICES For properties with multiple buildings/buildings to be built over a period of time we will develop a masterplan to coordinate the overall development - - - - - + \$.56/SF of parcel

INTERIOR DESIGN: FF&E We assist The Client in the design of specific rooms and the selection of specific Interior elements including but not limited to: plumbing fixtures & fittings, speciality hardware, appliances & equipment, kitchen cabinets, decorative lighting, tile, stone slabs, furniture, fabrics, window treatments, carpets, paint colors, artwork, accessories, etc. - - - - - + \$1,100 + \$.80/SF of project area

INTERIOR DESIGN: CUSTOM MILLWORK We will design custom built-in woodwork & millwork for the project - such as bookshelves, window seats, cabinets, etc - - - - - + \$150 an hour

INTERIOR DESIGN: DOORS, WINDOWS & HARDWARE We will assist The Client in designing and/or selecting specific doors, windows and their accompanying hardware. - - - - - + \$800 + \$.66/SF of project area

HOURLY RATES

updated as of February 2023
(subject to change)

**ARCHITECT'S HOURLY RATE
\$150 PER HOUR**