

## MENU OF DESIGN SERVICES SPRING '19

### \*\*\*DUE DILIGENCE SERVICES

#### ZONING SUMMARY PACKAGE

A summary of what you're entitled to develop on your property and any special municipal reviews that may be required.

**\$550 fixed fee**

#### POSSIBILITY PACKAGE

Visualize your development's potential and test its feasibility before investing your time & money in intensive design.

**\$925 fixed fee**

### 'A LA CARTE' DESIGN SERVICES TAILORED TO YOUR BUDGET & SCHEDULE



### •BASE ARCHITECTURAL DESIGN SERVICES

#### START THE DESIGN HERE

#### \*\*SCHEMATIC DESIGN SERVICE

We work with you to define the look and feel of your building. We'll organize the required spaces into refined floor plans and give the building its aesthetic style.

**\$3,500 fixed fee**

#### \*\*\*\*\* CHOOSE YOUR LEVEL OF DETAIL (NOW OR LATER)

#### BUILDER'S PERMIT SERVICE

We develop the approved schematics into the standard drawings required to secure a building permit. Only what is necessary is included. Recommended for smaller, simpler projects.

**+ \$1.42 per SF**

OR

#### CONSTRUCTION SET SERVICE

We develop the approved schematics into a comprehensive set of drawings that provide all the necessary details a contractor needs to build. Highly recommended for larger, more complex projects with many custom features and unique details. Required for projects over 3,500 SF

**+ \$4.26 per SF**

#### + ADD THESE IF YOU NEED CONSTRUCTION ASSISTANCE

#### BIDDING/NEGOTIATING ASSISTANCE

We assist with assembling, distributing and evaluating bid packages and selecting the right contractor

**+\$1,550 fixed fee**

#### \*\*\*CONSTRUCTION ADMINISTRATION

We serve as your representative during the construction phase. We work directly with the builder to solve issues on site, certify documents, and ensure the project is complete as designed.

**+\$3,850 fixed fee**

#### HOURLY ADD-ON SERVICES \$90 AN HOUR (2019 RATE)

#### COORDINATION WITH CLIENT & CONSULTANTS

We coordinate any work performed by you (the Client) or your outside consultants.

#### PERMIT ASSISTANCE

We assist with submitting and administering the building permit application.

#### PUBLIC/MUNICIPAL HEARING SERVICE

We provide assistance and documentation as needed at public & municipal hearings

#### PROJECT BUDGET/CHANGE IN SCOPE REDESIGN

In the event you need to substantially change the project budget and/or scope after the Schematic Design has been approved we will work with you to redesign the project and keep it within the budget.

### •ADD-ON SERVICES

ADDITIONAL SERVICE UPGRADES GIVE YOU THE POWER TO CUSTOMIZE YOUR DESIGN EXPERIENCE AND MAXIMIZE VALUE IN YOUR PROJECT. OFFERED AS HOURLY AND MODULAR SERVICES

#### ADD-ON SERVICE MODULES

#### EXISTING BUILDING SURVEY

We survey an existing building/space and produce the drawings needed to begin design work

**+\$0.60 per SF of measured space**

#### \*\*SCHEMATIC DESIGN ADD-ON MODULE

We work with you to explore more Schematic Design solutions

**+\$1,750 fixed fee**

#### LANDSCAPE DESIGN MODULE

We develop a landscaping plan that gives your property the backyard and curb appeal it deserves.

**+\$1,750 fixed fee**

#### INTERIOR DESIGN MODULES

We have five interior design modules to further organize and refine your inside spaces:

- Furniture, Fixtures & Appliances
- Furnishing & Finishes
- Specialty Lighting
- Windows, Doors & Hardware
- Custom Millwork & Woodwork

**+\$1,750 fixed fee each**

#### ADDITIONAL RENDERING MODULE

We develop additional 3 dimensional perspective views of your project.

**+\$500 fixed fee each**

\* BASE ARCHITECTURAL SERVICES and ADD-ON SERVICE MODULES are priced at predetermined hourly time limits. Should more time be required to complete the service, The Client will be charged at The Architect's hourly rate.

\*\* The SCHEMATIC DESIGN ADD-ON MODULE can only be used to extend the SCHEMATIC DESIGN SERVICE.

\*\*\* Although A-La-Carte and optional, we strongly recommend purchasing our CONSTRUCTION ADMINISTRATION services during construction. This allows us to better ensure your project gets built as designed as well as certify & manage the flow of information, money and work between you and the contractor.

\*\*\*\* Our DUE DILIGENCE SERVICES are NOT design services. They only test the feasibility of a potential project before beginning actual design.

\*\*\*\*\* Our BUILDER'S PERMIT SERVICE has a threshold of 3,500 SF and/or 4 or less dwelling units. For projects over 3,500 SF and/or +4 dwelling units our CONSTRUCTION SET SERVICE is the required level of detail.

BE SOCIAL:



info@fabrick-design.com

THE COMPANY THAT HOLDS NEIGHBORHOODS TOGETHER.

WWW.FABRICK-DESIGN.COM

