

MENU OF DESIGN SERVICES

updated as of June 2021 (subject to change periodically)

GETTING STARTED

ZONING SUMMARY PACKAGE

A summary of what you're entitled to develop on your property.

\$800 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.

\$1,200 fixed fee

¹PROJECT PLANNING & PROGRAMMING SERVICE

We assist in developing the list of necessary project spaces & their sizes. We then package that work into sketch level layouts, a rough site plan, preliminary space/unit matrix and an estimated budget range for the project that will inform your proforma and project assumptions.

\$4,500 fixed fee

2 MAIN PROJECT SERVICES

³HOME RENOVATION PROJECT⁴

An architectural service for all single unit & duplex renovation projects up to 3,500 SF in size.

- Measuring the existing space/building
- As-Built/Existing Conditions Drawings
- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation Phases

400 SF or less | **Starting at \$2,750**

401- 1,600 SF | **Starting at \$2,750 + \$1.35/SF**

1,601- 3,500 SF | **Starting at \$2,750 + \$1.60/SF**

⁴NEW CONSTRUCTION HOUSE PROJECTS

For single-unit & duplex house projects designed and built from the ground up. Up to 3,500 SF in size.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Includes Basic Structural services

400 SF or less | **Starting at \$4,725**

401- 3,500 SF | **Starting at \$8.85/SF**

COMMERCIAL CORE & SHELL PROJECT

Architectural services for CORE + SHELL projects dedicated to future office and retail spaces. Up to 12,000 SF in size.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Basic Mechanical, Electrical, Plumbing & Structural Engineering services

Starting at \$13.30/SF

RETAIL & OFFICE INTERIOR PROJECT

Architectural services for retail and office interior build out projects. Up to 12,000 SF in size.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Includes Special Mechanical, Electrical, Plumbing & Structural Engineering Services specific to interior project.

Starting at \$7.05/SF

RESTAURANT INTERIOR PROJECT

Architectural design services for the interior build out of a commercial space dedicated to food service.

Up to 12,000 sf.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Includes Special Mechanical, Electrical, Plumbing & Structural Engineering Services specific to food service
- Basic Kitchen Designer/Consultant Services

Starting at \$8.70/SF

MEDIUM SCALED PROJECT

Architectural services for multi-unit apartment house and mixed-use buildings up to 10,000 sf in size.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Basic Mechanical, Electrical, Plumbing & Structural Engineering services

Starting at \$16.30/SF

LARGE SCALED PROJECT

Architectural services for multi-unit apartment house and mixed-use buildings ranging from 10,000 to 21,000 sf in size.

- Standard Architectural Design Services separated into Schematic Design and Design Development & Documentation, ⁵Bidding & ⁷Permitting Assistance, and ⁶Construction Administration Phases
- Standard Mechanical, Electrical, Plumbing & Structural Engineering Services

Starting at \$15.60/SF

¹ Project Planning & Programming Service is capped at 50 hours of professional service per project. Additional hours will be billed at the architect's hourly rate.

² If necessary, Civil Engineering, Land Surveying, and Geo-Technical Services are the responsibility of The Client/Customer/Owner.

³ Bidding Services, Permitting Assistance Services, and Construction Administration Service are all billed hourly for Home Renovation Projects.

⁴ For 1-2 unit residential projects smaller than 3,500 SF the mechanical, electrical and plumbing engineering is typically handled by a licensed contractor. Should you need us to provide these services for whatever reason we can do so for an additional fee.

⁵ Bidding Services included in our fixed fee pricing modules are limited to 20 hours per project. Additional hours will be billed at the architect's hourly rate.

⁶ Construction Administration Services included in our fixed fee pricing modules are limited to 50 hours per project. Additional hours will be billed at the architect's hourly rate.

⁷ Permitting Assistance services included in our fixed fee pricing modules are limited to 20 hours per project. Additional hours will be billed at the architect's hourly rate.

⁸ For projects larger than 21,000 SF please contact info@fabrick-design.com for more information about fees.

EXTRAS

COORDINATION WITH CLIENT & CLIENT'S CONSULTANTS

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

+ \$125 an hour

PERMIT ASSISTANCE

We assist with submitting and administering the building permit application.

+ \$125 an hour

PUBLIC/ MUNICIPAL HEARING SERVICE

We prepare documentation and provide assistance in the event a project requires public & municipal hearings (Zoning Board, Planning Board, Historic Review, etc.)

+ \$125 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

+ \$125 an hour

CONSTRUCTION ADMINISTRATION SERVICES

We serve as your representative during construction working with the contractor to deliver the project as designed.

+ \$125 an hour (required)

EXISTING BUILDING SURVEY/AS-BUILT DRAWINGS

We survey an existing building or space then, produce the drawings and or model necessary to begin future design work

+ \$0.70/sf of measured space

ADDITIONAL RENDERING MODULE

We develop additional basic rendered visualization perspectives of your project.

+ \$850 ea. fixed fee

LANDSCAPE DESIGN MODULE

We develop a landscaping & vegetation plan that gives your property the curb appeal it deserves.

0 - 3,000 SF parcel | **+ \$1,100**

> 3,000 SF parcel | **+ \$0.40/sf of parcel, fixed fee**

MASTERPLANNING SERVICES

For properties with multiple buildings and buildings to be built over a longer period of time we will develop a masterplan to coordinate the overall development

+ \$0.40/sf of parcel, fixed fee

INTERIOR DESIGN SERVICE: 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.

0 - 1,500 SF | **+ \$1,100**

> 1,500 SF | **+ \$0.80/sf fixed fee**

INTERIOR DESIGN SERVICE: DOORS, WINDOWS & HARDWARE

We will assist The Client in designing and/or selecting specific doors, windows and their accompanying hardware.

0 - 1,500 SF | **+ \$800**

> 1,500 SF | **+ \$0.60/sf fixed fee**

INTERIOR DESIGN SERVICE: CUSTOM MILLWORK

We will design custom built-in woodwork & millwork for the project - such as bookshelves, window seats, cabinets, etc

+ \$125 an hour