

**CHRISTOPHER M. DELANO, architect**

**RESIDENTIAL PROJECTS**

**THE ARCHITECTURAL PROCESS**- a comprehensive list of services provided and approximate cost breakdowns for each major component. For a more thorough understanding of the roles of an Architect, see the attachment, "What is the Value in Hiring an Architect".

2-3% of construction cost

**PROGRAMMING:** Initial meetings to discuss the wish list for your project. A boundary and topographic survey (by others) is generally required at this point showing boundaries and zoning requirements at a minimum; contours at 2' intervals are very helpful on most sites, and imperative on more complex terrain. It is also necessary to identify a project budget at this point to develop an appropriate scope and design.

**SCHEMATIC DESIGN:** Development of final diagrams and concepts resulting in floor plans, early models of building form (as necessary), building elevations, and building sections. Initial concepts are identified for lighting and material selections as they work in concert with the building design.

3-6% of construction cost

**DESIGN DEVELOPMENT:** Enrichment of the schematic design drawings into the specifics of how the building will look and the details required to build it. This is a critical phase where the art of a design meets the mechanics of construction.

**CONSTRUCTION DOCUMENTS:** Development of the final building into documents for permitting, bidding and construction. This includes framing plans, construction details, exterior material/color selection/detailing, window/door selection, lighting/electrical plans, stair/guard rail details, and trim/millwork selection/detailing.

**FINISHES DETAILING/SPECIFICATIONS:** selection and detailing of interior finishes necessary to achieve a unified design aesthetic and a complete bidding package. This may include areas such as lighting/plumbing fixtures, flooring, kitchen/bathroom, fireplace, built in cabinets/shelving, hardware specifications, paint colors and other interior materials used to enrich the integrity of the design.

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**CONSULTANTS:** The Architect will contract with various consultants to ensure the most successful project. The consultant's fees are included in the Architect's fees and their work is generally transparent to the owner. Possible consultants may include: structural engineer, mechanical engineer (heating, air conditioning), landscape architect, and/or interior designer. Other consultants, such as a geotechnical engineer, civil or soils engineers are not included in my fee and are the responsibility of the owner. The Architect will coordinate with these site engineers as necessary, but are not responsible for their contract or fees.

1-2% of construction cost

**BIDDING:** Managing the process of finding a suitable building contractor and establishing the contract price and terms.

**PERMITTING:** Obtaining a permit for building from the local municipality prior to construction.

**CONSTRUCTION ADMINISTRATION:** monitoring of the construction through regular contractor meetings and site visits to maintain conformance with the Construction Documents, to guard against defects and to advise and consult with the Owner.

Total Architect fee

**FEE STRUCTURE:**

- The first meeting is at no charge.
- Contract for remaining services:
- Billed hourly (current billing rate) *programming* through *schematic design phase* until design, scope, and estimated budget are defined.
- Remaining services are generally based on percentage of estimated construction cost (as defined after the schematic design phase). All prior invoices for Design contribute to this percentage.