

ARCHITECTURAL FEE

An architect's fee is traditionally worked out as a percentage of construction cost. This type of fee best represents the connection between project size or complexity and the time commitment required of the architect in order to project manage it from start to finish.

Architectural fees for residential projects range locally from about 6% - 20% depending on the project size.

This fee is initially based on the *estimated* construction cost. In the course of the project, as costs are verified by the professional estimate and eventually through the tender process, the fee will be adjusted according to the agreed percentage. Any movement in project cost will require a client's prior approval, so these fee adjustments will be made in your full knowledge and not without your consent. A final adjustment will be made at the end of the project.

Services that are outside a standard scope (as defined by the Client-Architects Agreement) will be charged at a rate of \$120 / hour.

TOTAL PROJECT COST

The TOTAL PROJECT COST is the sum of all project related expenses. The following breakdown demonstrates how the total budget is allocated to various components.

The following list is intended as a guide only.

A. DESIGN + PROJECT MANAGEMENT COSTS:

Architectural Fee:

- full service architectural fee

Other Design Costs:

- structural engineering fee
- cost estimating
- energy efficiency assessment
- feature & contour survey
- soil classification / geo technical report
- sundries (printing, utility searches, etc)

Statutory Costs:

- planning approval fee
- building permit fee
- Utility headworks charges

B. CONSTRUCTION COST:

This is the sum available for construction. It includes the builder's margin for profit and overheads, preliminaries and supervision.

C. CONTINGENCY SUM:

The Contingency Sum is set aside for costs that cannot be anticipated by the Builder or Architect prior to construction commencing. For instance, when excavating, old footings are discovered which need to be removed. The cost of such removal cannot be allowed for in the Builder's tender and would therefore reasonably lead to an adjustment of the contract sum. The contingency sum exists to cover such unforeseen costs.

TOTAL PROJECT COST = A+B+C

ARCHITECTURAL SCOPE OF SERVICE

A full architectural service progresses through the following project phases:

PROJECT PHASE:	%
BRIEFING / CONCEPT	10
SKETCH DESIGN	20
DESIGN DEVELOPMENT	15
WORKING DRAWINGS	25
PRICING	5
CONTRACT AWARD	5
CONSTRUCTION	20
TOTAL	100

As a guide each of the above phases include the following critical components (refer to Client – Architect Agreement for additional breakdown). Not all items may be relevant to every project.

Briefing / Concept:

- client start-up meeting & detailed briefing
- statutory review (Town Planning Scheme, R-Codes, Dial Before You Dig)
- review site potentials
- arrange site contour + feature survey
- investigate design options / concepts

Sketch Design:

- agree on design direction and components
- prepare preliminary order of probable cost
- develop preferred design option to seek formal cost estimate
- refine design upon receipt of professional cost estimate
- prepare package for Development Application submission
- submit, monitor and liaise as required for DA

Design Development:

- arrange for engagement of structural engineer + soil classification
- liaise with engineer to design structure
- develop detailed design aspects
- finalise materials selections with client (interior + exterior)
- finalise fixture selections with client (eg: kitchen appliances, taps, sinks, etc)
- arrange for engagement of energy efficiency assessment

Working Drawings:

- prepare detailed drawings & schedules for Building Permit Application (certain councils require the builder to be engaged before they will accept an application for Building Permit)
- submit, monitor and liaise as required to obtain a Building Permit
- further develop detailed drawings & schedules for purpose of tendering to builder / individual trades

Pricing:

- source suitable Builders / trades for the project
- provide tender packages for pricing
- receive tenders + negotiate to arrive at suitable pricing

Contract Award:

- prepare contract documents for execution between Client and Builder
- assist in formalising various trade packages if Owner Builder

Construction:

- day to day queries from contractor
- weekly site meetings, or additional as required
- review of builder's cost claims, provision of formal recommendation to Client
- workmanship quality review
- review of general compliance with documents
- defects lists during and on completion
- certificates as required by the contract to demarcate various construction milestones, eg: Practical Completion upon handover;
- Return at end of Defects Liability Period for final sign-off.