

Hourly and Job Rates for Building Design and Land Use Planning

Bradford Hatcher (970) 864-7530 Current 9-10-06
330 W. 7th Ave, POB 613 (home & office, after 9 AM)
Nucla, CO, 81424 bradford@hermetica.info

Rates by Job Size:

8 hrs or less: \$55.00 per hour, all work C.O.D.
8-120 hrs: \$50.00 per hour, 14 day net
\$47.50 per hour, C.O.D.
25% estimate retainer against final billing
\$1200.00 progress billings
120 hrs plus: \$47.50 per hour, 14 day net
\$2.50 per hour C.O.D. discount, as Credit Applied to Next or Last Invoice
\$1600.00 retainer against final billing
\$3200.00 progress billings

Baseline Building Design Rates: (Negotiable, based upon job & site complexity and degree of meddlesomeness of local gov't. Retainers & progress billings as above)

Phase One: Design Review Set (Advanced preliminary plans)
Site Plan, Grading, Topography, Survey (Licensed Survey is Extra)
Floor Plans, with major dimensions
Elevations, with material calls
Time spent in plan review
Approval is guaranteed, except for design elements advised against
70 to 85 cents per square foot, or hourly with this as a ceiling

Phase Two: Building Permit Set (aka Builder's Set)
Minimum requirements to satisfy Building Inspector
Foundation plan and sections, all structural elements noted
Floor and roof framing plans, all structural elements noted
Typical building sections and connector details
Window, door, appliance and cabinet types and sizes
First-Pass Electrical / Mechanical Plan with all required specifications
General Construction Specifications Document
Time spent with Engineer and Building Official
Approval is guaranteed
70 to 85 cents per square foot, , or hourly with this as a ceiling

Square Footage is computed with garages and unfinished habitable space counted at 50%
and covered porches and decks counted at 25%

Phase Three: Details, specifications and design changes after phase two completion
As requested, hourly at job size rate. Design work may terminate after phase two but this is not recommended unless client has a close working relationship with the contractor selected and full responsibility is assumed for the consequences of all design changes.

Phase Four: Construction supervision
As requested, hourly at rate based on job size
Travel, round trip billed at 25 cents per mile

Not Included in Either Above:

Structural Engineering, (Allow \$520 for an average house),
Septic Engineering
Filing, Review and Permit fees
Blueprinting, Xerox Fax and Phone Charges (Allow \$250-300)
All reimbursement is at cost, without markup

Work authorized here may be terminated at any time by the undersigned by simple notice and payment to date in full.

Acknowledgement and Authorization to Proceed:

By:

Date:

Lot Description: