

## COMMERCIAL FEE SCHEDULE

### AS-BUILT DRAWING

Size	S.F. Rate	Minimum Fee
<b>Office/Retail:</b>	\$0.15	\$375
<b>Industrial Property (with approximately 10% office)</b>		
Under 8,000 S.F.	\$ 0.07	\$ 375
8,001 to 12,000 S.F.	\$ 0.06	\$ 575
12,001 to 20,000 S.F.	\$ 0.05	\$ 750
20,001 to 32,000 S.F.	\$ 0.04	\$ 1,000
32,001 to 50,000 S.F.	\$ 0.03	\$ 1,275
50,001 to 100,000 S.F.	\$ 0.02	\$ 1,500
Over 100,000 S.F.	\$ 0.01	\$ 2,000

- Above rates include measurements for interior floor plan only
- Fees for additional on-site information gathered for ceiling grid, HVAC grilles, lights, outlets, sprinklers & parking layout shall not exceed twice the S.F. rate

### SPACE PLANNING

Size	S.F. Rate	Minimum Fee
0 to 2,500 S.F.	\$ 0.20	\$ 375
2,501 to 4,000 S.F.	\$ 0.17	\$ 575
over 4,000 S.F.	\$ 0.15	\$ 750

- Above includes: 1 client meeting, initial layout plan at the desired scale and 1 minor revision
- Subsequent plans or Client Revisions for same space billed at current hourly rates
- Additional fees for As-Built Drawing may be necessary if no base plan of space is provided
- Drawing reproductions if required is extra

### CONSTRUCTION DOCUMENTS

Type	S.F. Rate	Minimum Fee
<b>Building Permits &amp; Construction</b>		
Basic permit set	\$ 1.85	\$ 950*
Chicago permit set	\$ 2.00	\$ 1,950*
Nail Salon	\$ 2.00	\$ 2,850
Restaurant / Bar	\$ 2.50	\$ 2,850
Medical / Dental Office	\$ 2.50	\$ 2,850

- Basic permit set includes: Demolition Plan, Floor Plan, Ceiling Plan, Basic Electric, Plumbing & HVAC, Elevations, Sections, & Details necessary for a standard building permit
- Revisions per Building Department comments covered
- **Additional fees for As-Built Drawing AND Space Planning services to construction document fee if needed**
- Drawings above and beyond our basic set (i.e. specialties) are charged at current hourly rate
- Additional fees apply if engineering consultation is required
- Client's changes after initial approval of layout will result in additional charges at current hourly rate

### PRELIMINARY DRAWINGS

Type	S.F. Rate	Minimum Fee
<b>Preliminary Drawings for budget pricing</b> (not for permits)	\$1.00	\$ 575*

### REPRODUCTIONS OF DRAWINGS

18" x 24" print	\$ 2.00 each
24" x 36" print	\$ 3.00 each
30" x 42" print	\$ 4.00 each
8 1/2" x 11" b&w copy (single sided)	\$ 0.15 each
8 1/2" x 14" b&w copy (single sided)	\$ 0.20 each
11" x 17" b&w copy (single sided)	\$ 0.30 each
8 1/2" x 11" color copy (single sided)	\$ 0.50 each
11" x 17" color copy (single sided)	\$ 1.00 each

### ADDITIONAL SERVICES

Service	Rate
Drafting / CAD service	\$ 90/hr. (no minimum)
Area Calculations	\$ 90/hr. (no minimum)
Admin. Building Permit	\$ 150/hr. / 1 hr. min.
Admin. Self-Cert. Permit	\$ 1,000 + const. docs.
Parking Fees	Actual cost
Architectural Consultation	\$ 150/hr. / 1 hr. min.
Engineering Consultation	Actual cost + admin.
Interior Design Consultation	Actual cost + admin.
Specifications	Actual cost + admin.
Postage	Actual cost + admin.
Federal Express	Actual cost + admin.
Messenger Service	Actual cost + admin.

#### Current Hourly Rates:

- Licensed Architect / Principal: \$150 per hour
- Project Architect / Manager: \$120 per hour
- Draftsman / Design Architect: \$90 per hour

**Rush Orders:** Prices quoted per this fee schedule are for our standard turnaround time. Add 50% to all services requiring immediate turnaround.

**Mileage Fee:** Typical project is within a 40 mile radius of our office in Northbrook Illinois. Add \$0.50/mile for travel beyond this radius.

**Fee Basis Note:** Our Services are also available as a fixed fee per specific proposal for services or per current hourly rates based on actual time expended.

**Payment Terms:** Full payment is due upon receipt. Any outstanding balance due after 30 days accrues late payment of 0.05% daily (equivalent to 1.5% per month.) Fifty percent deposit due for first-time clients. Mastercard, Visa and Discover credit cards are accepted.

**\*Note: This fee schedule is effective 01/01/2017 and is to be used for estimation purposes only and is based on average building types. Actual charges may vary due to non-standard building conditions. Prices may change without notice.**