

## Summary

<b>Architect Fees</b>	<b>\$55,150</b>
1. Conceptual, 2. Survey, 3. Schematic Design, 4. Design Development, 5. Construction Documentation & Interior Design	
<b>Estimate of Other Costs</b>	<b>\$20,600</b>
E.g. Expeditor, Filing Fees, Asbestos testing, HVAC Engineer etc.	
<b>Total Project Design Fees</b>	<b>\$75,750</b>
Architect Fees & Other Costs	
<b>Schedule</b>	
Earliest possible start date	<b>28-Nov-17</b>
Duration (months)	<b>4</b>
Earliest possible completion date	<b>29-Mar-18</b>



## Breakdown

Stage	Notes / Limits	Lump Sum	Hourly	Total	Cost Certainty
<b>1. Conceptual</b>		<b>\$2,000</b>	<b>\$0</b>	<b>\$2,000</b>	
Four Sketches	Includes (2) Meetings in person	\$2,000	\$0	\$2,000	100%
Building Meeting	Includes (1) Hour meeting with your Building Super & / or Management	\$0	\$0	\$0	100%
<b>3. Schematic Design</b>		<b>\$4,000</b>	<b>\$0</b>	<b>\$4,000</b>	
Revisions to Fourth Sketch after Survey has been completed	Includes (1) Meeting in person	\$4,000	\$0	\$4,000	90%
<b>2. Survey</b>		<b>\$2,000</b>	<b>\$0</b>	<b>\$2,000</b>	
Detailed measurement and photography of existing conditions	N/A	\$2,000	\$0	\$2,000	100%
Task-Level Budget Report	This consists of prioritizing and pricing your full scope of work so you can assess the importance of all items once fully priced and proceed with confidence!	\$0	\$0	\$0	100%
<b>4. Design Development</b>		<b>\$39,100</b>	<b>\$0</b>	<b>\$39,100</b>	
A. Owner Approval	Includes (1) Design Presentations	\$11,500	\$0	\$11,500	80%
B. Coop Approval	Includes up to (3) revisions for management review	\$19,550	\$0	\$19,550	80%

<b>C. Municipal Approval (DOB, LPC, DOT)</b>	Full oversight of the approval process	\$8,050	\$0	\$8,050	80%
<b>5. Construction Documentation &amp; Interior Design</b>		<b>\$8,050</b>	<b>\$0</b>	<b>\$8,050</b>	
<b>A. Owner Approvals</b>	Includes (1) Meeting	\$3,450	\$0	\$3,450	70%
<b>B. Pricing Submission and Adjustments</b>	Includes up to (20) hours of Value Engineering revisions at (\$200) per hour	\$4,600	\$0	\$4,600	70%
<b>C. Final Bid from your Bolster Contractor with Financial Guarantee</b>	Your Bolster Contractor will now submit a Final Bid that includes the maximum cost of carrying out your project to budget, quality and schedule as Financially Guaranteed by Bolster's Insurance partners.	\$0	\$0	\$0	100%
<b>D. Project Risk Report</b>	Alongside your Final Bid you will receive a Project Risk Report quantifying your financial risk of hiring a typical GC, a Bolster GC and a Bolster GC with the Bolster Financial Guarantee.	\$0	\$0	\$0	100%
<b>E. Sanitized Bid</b>	Bolster Bids are Financially Guaranteed not to go over budget and come with a sanitized version so you can get like-for-like pricing and similar assurances from any competing contractors.	\$0	\$0	\$0	100%
<b>6. Estimate of Other Costs Outside of Architect's Direct Fees</b>		<b>\$20,600</b>	<b>\$0</b>	<b>\$20,600</b>	
<b>Filing Representative ("Expediter")</b>		\$2,875	\$0	\$2,875	80%
<b>Asbestos Testing</b>		\$1,150	\$0	\$1,150	80%
<b>Special Inspections</b>	Special inspections are for during construction	\$6,900	\$0	\$6,900	80%
<b>Construction Probing</b>	Probing by Bolster GC for plumbing stacks & moving non-structural partitions as required building management	\$1,150	\$0	\$1,150	100%
<b>Filing Fees at DOB and LPC</b>	(Estimate)	\$6,900	\$0	\$6,900	50%
<b>HVAC Engineer</b>		\$0	\$0	\$0	80%
<b>Structural Engineer</b>		\$1,625	\$0	\$1,625	100%
<b>Geotechnical Engineer</b>		\$0	\$0	\$0	80%
<b>Mold Testing</b>		\$0	\$0	\$0	80%
<b>Lead Paint Testing</b>		\$0	\$0	\$0	80%
<b>Interior Decorator</b>		\$0	\$0	\$0	80%
<b>Lighting Designer</b>		\$0	\$0	\$0	80%

## Terms & Conditions

### Additional fees

If you require any additional design services from Bolster, these shall be billed on an hourly basis as set forth below. Additional services include but are not limited to:

- \* Significant revisions to the Design after your approval.
- \* Preparation for and appearances before any local government authorities or review boards in connection with approvals.
- \* Consulting with you on items purchased directly by you.
- \* Coordination with any consultants whose services are retained directly by you.
- \* Extensive representation at the site beyond standard practice.
- \* Coordinating means and methods of Construction that would typically be handled by a Bolster Contractor.

Compensation for work on an hourly basis will be billed as follows:

Lead Architect:	<b>\$230</b>
Senior Architect:	<b>\$138</b>
Junior Architect:	<b>\$92</b>

Reimbursable expenses will be billed at a multiple of one point one (1.12) times the cost. These expenses include but are not limited to surveying, special consultants, inventory services, transportation, reproduction and printing, postage, long distance telephone charges, travel, special insurance requirements, permits, fees, expediting, lighting, electrical, audio/visual, telecommunication, and computer hardware consultants.

The Drawings, Specifications and other documents prepared by the Bolster Architect for this Project are instruments of the Architect's service for use solely with respect to this Project. As the author of these documents, the Architect shall retain all common law, statutory and other reserved rights, including the copyright.

#### **Termination fees**

In the event of termination, suspension or abandonment of the project with Bolster, Bolster will be equitably compensated for any design services performed. In the event you decide not to hire Bolster for the construction phase of your project, Bolster will be paid a sum equal to 5% the Bolster Contractor's construction estimate, minus any fees already paid by you.

Failure to make payments to Bolster for design services in accordance with this agreement shall be considered substantial non-performance and is sufficient cause for Bolster to either suspend or terminate services. Either Bolster or you may terminate this agreement after giving no less than seven days' written notice if the other party substantially fails to perform in accordance with the terms of this agreement. Decide not to hire Bolster for the construction phase of your project, Bolster will be paid a sum equal to 5% the Bolster Contractor's construction estimate, minus any fees already paid by you.

Failure to make payments to Bolster for design services in accordance with this agreement shall be considered substantial non-performance and is sufficient cause for Bolster to either suspend or terminate services. Either Bolster or you may terminate this agreement after giving no less than seven days' written notice if the other party substantially fails to perform in accordance with the terms of this agreement.

#### **Indemnification**

You assume liability for and agrees to indemnify, and hold Bolster, Architect and its consultants harmless from and against all damages, losses and judgments, including reasonable attorney's fees and expenses, to the extent they arise from an act or omission of you, your agents, employees, or consultants.

Bolster and our Architect is not responsible to you or any third parties for errors, omissions, or other deficiencies in the services of any other design professional or design-build contractor rendering design, engineering or related services for benefit of you or the project. Architect's sole liability in connection with the services on Consultants or design-build contractors shall be to coordinate the Consultant's portion of the instruments of service. Architect shall take whatever action is reasonably necessary, including an assignment of rights, to enable Owner to pursue its claims for errors or omissions and deficiencies directly against any Consultant. Owner shall require Consultants or design-build contractors retained by Owner to coordinate their services and documents with those of the Architect and Architect's Consultants.

It is understood and agreed that "Work" refers to fully completed portions of Construction. It does not refer to the means and methods of construction that are employed by a Bolster Contractor. As such, the Architect shall not be required to observe, and shall have no responsibility for, the means and methods of construction that are employed by a Bolster Contractor.

#### **General**

Bolster reserves the right to photograph and publish the Project. Anonymity will be respected as requested.