

# design consultations

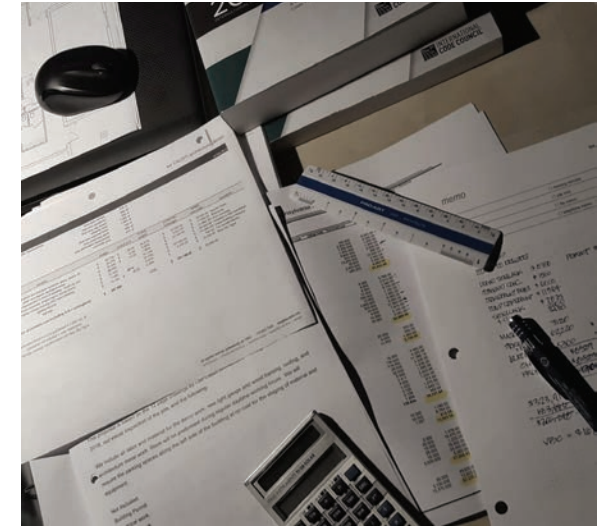
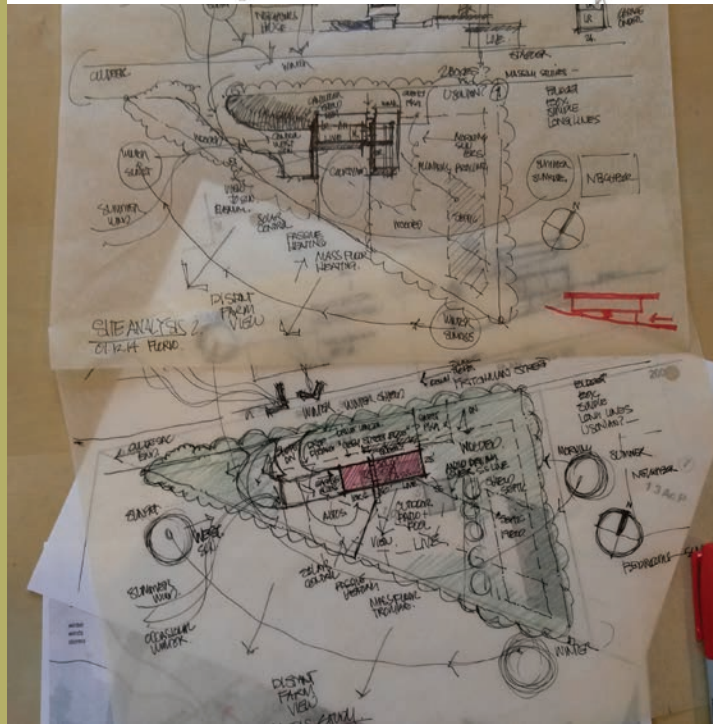
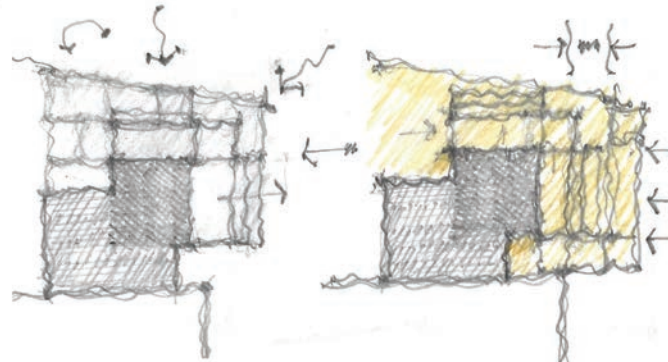
- Fast delivery on services requested.
- Services either continue to the next task, or conclude as the client desires.
- Money efficiently and effectively spent.
- Works to minimize the client's costs and give fully objective advice.
- Service is client oriented, personable, efficient, clearly communicated, and solid.
- Clients pay for services as they are provided.

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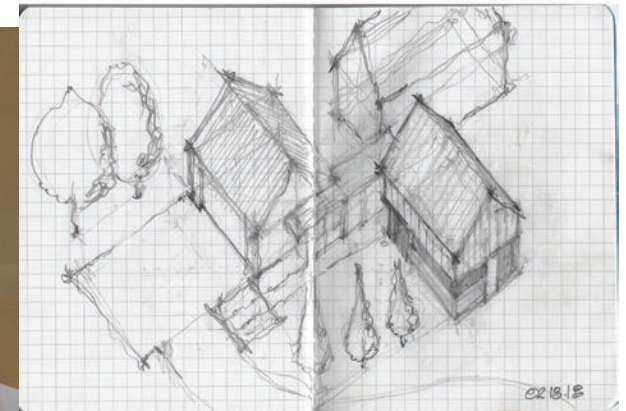
The recommendations made during a consultation are subject to the limitations imposed by the amount of time spent making our review and the information provided concerning the proposed design. No in depth or detailed investigations are possible or are implied by anything said or written during a consultation. The information presented during a consultation reflects these limitations, and our conclusions must be read and understood in this context. Nevertheless, with these limitations in mind, the information provided, and conclusions reached, represents our reasonable professional architectural judgments concerning the design items discussed during the consultation and any subsequent discussions or correspondence related to the project.

In providing opinions of probable construction cost, the Client understands that the Architect has no control over the cost or availability of labor, equipment or materials, or over market conditions or contractor's method of pricing, and that the Architect's opinions of probable construction costs are made on the basis of the Architect's professional judgment and experience. The Architect makes no warranty, express or implied, that any bids or the negotiated cost of the Work will not vary from the Architect's opinion of probable construction cost whether stated or submitted in writing.

In consideration of the substantial risks to the Architect in rendering professional services in connection with a Design Consultation for this Project, the Client agrees to make no claim and hereby waives, to the fullest extent permitted by law, any claim or cause of action of any nature against the Architect, its officers, directors, employees, agents or subconsultants, which may arise out of or in connection with a Design Consultation for this Project or the performance by any of the parties above-named of the services under this Agreement.



# design consultations



## what is a design consultation?

A Design Consultation is a unique approach to offering design expertise with services charged at an hourly rate appropriate to the level of service requested. It consists of providing ideas and objective information to clients who currently do not need the complete array or delivery of professional design services.

The consultation entails cooperative meetings in which clients present their needs and circumstances and the Architect helps identify and solve problems. The Architect is a source of information in addition to actual design services. The client should leave the meeting with a clear set of facts, some new ideas, and a specific list of the next steps to take.

It allows clients to do their project in segments. Clients may prefer very limited services such as advice on building codes or reliable data on local construction costs and contractors or giving ideas on how to get maximum rent or resale value out of a piece of property.

The client may be satisfied with the results of the consultation service in as little as one or two hours. Design Consultations may eventually lead to full standard design services. However, the Architect's objective will be to deliver valuable information for a client within a single meeting that will aid them in making the next step.

Clients get expert advice from professionals who prove, by word and deed, that they provide the appropriate level of services to meet the immediate needs. They will work to minimize the client's costs and give objective advice.

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## sample design consultation scenarios

A couple, unsure of the costs and feasibility of adding onto their home, debating whether to add onto their current home or move to a new home

A restaurateur wanting to do her own remodeling planning and construction, but in need of specific guidance and confirmation of ideas

A pair of real estate investors, wanting to brainstorm ideas for new uses for a vacant retail center or abandoned property

An attorney considering buying an older building in town for her office. She would like to know the remedial and code issues before she buys the building. She takes along her consultant to a walk through for on the spot advice. Later, she may need additional services for a due diligence report, feasibility studies or design services.

A family with a roof leak by a chimney at the home entrance. After several unsuccessful fixes, they consult with the Architect to seek solutions for removing the chimney and redesign the entrance to their home.

Review of potential real estate purchases to comment on feasibility of converting to intended use.

Schematic plans, material selections, etc., for residential or commercial projects.

Recommendations and referrals: contractors and subcontractors, sources of materials, etc.

# consultation

## what should the client bring?

- Site survey, map, and relevant property legal descriptions, appraisals, soil reports, etc. when available
- Property photographs (as recent as possible)
- A "wish list" of what the client wants most from the project
- A list of the most important questions the client wants to have answered
- Any and all clippings, notes, sketches, etc. pertinent to needs and ideas
- Information on budget considerations
- Information on scope requirements + considerations

## what does it cost?

### fees

The base fee for a Design Consultation is \$450.00\*, which includes a session up to 2 hours and covers our travel time (within 25 miles of our office). After that we charge \$150.00 per hour for subsequent consultation time (in 15 minute increments). Most sessions range from 1-1/2 to 2 hours but can extend longer depending on the client and their interest in continuing the discussion, questions and in some cases sketching possible solutions. \*Contact us if your project site is greater than the distance listed above.

Payment is rendered at the conclusion of the session.

### reimbursables

Common items such as telephone charges, fax, photocopying, and printing are billed at cost if session is held at the architect's office.

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