

## Heilman Architecture fee structure

### 00 Meeting

We set up a meeting to discuss your project and review you pre-design checklist

1. Initial meeting to discuss your project
2. We can present our work
3. Discuss with you with our developer's roadmap

### 01 PHASE - Design (Client commits to due diligence and preliminary design services only)

Once we decide to work together, we proposed a design fee. This fee is for due diligence and design studies specific to the project site and building type. The commitment is limited to design services and can translate to full A/E services with our firm or if you need to, you can use the design solutions to solicit services from others with a clearly defined scope for apples to apples fee. It also can help determine early in the process if a site is or is not a good fit for the client needs.

Services include:

1. Determine the project parameters and zoning requirements
2. Review the site plan and location
3. Develop general program
4. Provide a site design yield study
5. Provide a preliminary building study
6. Provide a preliminary opinion of construction cost
7. Provide a rendering view of building

### 02 PHASE - Documents and Observation (Client commits to the design and full services)

The full service fees are provided after we clearly defined the scope of work for the site and buildings. That helps our clients either commit to working with our firm or opens the project up to others for a very clear RFP (request for proposal). Our design phase services will save the developer time, questions and fees by defining the project parameters. We also provide a list of references for consulting engineers that are required development team members. Our goal is to provide a turn key team if requested for the site and building scope of work through design and construction.

1. Develop or provide recommendations for the design team (all consultants required to develop a property)
2. Provide full Architecture and Engineering services
3. Prepare documents for construction, bidding and permitting
4. Provide construction observation services for the duration of construction