



ADM Architecture, LLC
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INVOICE

BILL TO

Oran Root
Re: OMR Mixed Use
5706 Bethel Rd. SE
Pt. Orchard, WA 98367

INVOICE # 22-117-04
DATE 07/21/2023
DUE DATE 08/04/2023

DATE	ACCOUNT SUMMARY	AMOUNT
06/16/2023	Balance Forward	1,507.75
	Other payments and credits after 06/16/2023 through 07/20/2023	0.00
07/21/2023	Other invoices from this date	0.00
	New charges (details below)	10,048.75
	Total Amount Due	11,556.50

	DESCRIPTION	QTY	RATE	AMOUNT
Licensed Architect	Client - Meetings & Correspondence Jurisdictional - Codes/Research includes correspondence Project Coordination - Lead Design & Project Oversight, & Review/Direction Design - Architecture, Codes, Research & Findings * Includes ACAD & Revit design progress; site coord. w/ CE info in hand; sheets setup for Pre-App mtg.	13	195.00	2,535.00
Staff Designer & Project Mgmt.	Design - Document Review & Sub-Consultant Coordination Client - Meetings, Site Visits, & Correspondence * Includes client corresp./design reviews/inputs/edits/send outs.; consultant rvws/corresp.	16.75	165.00	2,763.75
Drafting & Project Admin.	AutoCAD - Production of Design & Permit Drawings Printing/Plotting - Creating PDF's, Hardcopy Prints * Includes parking, model bldg. Revit; code research; facade work; stair work; siding, windows, site plans & edits; adjust model per edits/notes; make final dwg set; elevations; set in Revit w/ bldg data; complete pre-app documents/set; edits & final docs to LA for mtg. prep.	38	125.00	4,750.00
Reimbursables	Printing/Plotting			0.00
Invoice Date Range	Time & Costs for: 5/21/23 to 6/20/23			

Please make checks payable to "ADM Architecture".
Payments not received within 21 days of receipt of invoice
will accrue interest at a rate of 18% per annum.

TOTAL OF NEW CHARGES
BALANCE DUE

10,048.75

\$11,556.50

ADM's Scope Fee ESTIMATE

ADM#22-117 OMR Mixed Use Bldg. (PreApp @ CoPO)

✓ SCAN & EMAIL
TO CLIENT
through 07/11 Pre
App.
MTG.
DATE

Fee Schedule: 2.5 story Apartment over Office over Parking		\$/hr	Page 1
	Principal / Architect	ADM 2023 195	
	Project Manager / Designer	Hourly 165	
	Drafting / Production (& Support Staff / Ofc. = not billed to client)	Rates 125	
Code	Description		Total
Meetings & Coordination			
1-MC	Meetings - CLIENT (Assumes 3 designs to final approval) - allowances = includes meetings + coord. Dwgs/calls/emails		
	Client Meeting - Initial "Kickoff" Meeting (including parcel research / prep)	FREE / Completed @ No Cost	
	Client Meeting - Initial Programming (goals, ideas, req'mts.)	Completed at Initial Kick-off Meeting w/ Disney & Assoc.	
	Client Meeting - ADM Schematic Designs Presentation (plan/photo sketches)	Design to Pre-Application Meeting Level Docs/Requirements	
	Client Meeting - Schematic Feedback		
	Client Meeting - DD, Revision 1 Presentation - plans and prelim. elevations	N/A @ Pre-App level design	
	Client Meeting - Revision 1 feedback	N/A @ Pre-App level design	
	Client Meeting - DD, Revision 2 presentation - plans and elevations	N/A @ Pre-App level design	
	Client Meeting - Revision 2 feedback	N/A @ Pre-App level design	
	Client meeting - Final presentation & Design Approval of plans / elevations	Design to Pre-Application Meeting Level Docs/Requirements	
	Subtotal:	4	
2-MS	Meetings & Coordination: Design Team SubConsultant(s) - allowances = includes meetings + coord. Dwgs/calls/emails		
	Structural Engineering:	N/A @ Pre-App level design	
	Civil Engineering / Septic / Storm Designer:	Design Coord. to Pre-Application Meeting Level Docs	
	Landscape Architecture:	N/A @ Pre-App level design	
	HVAC / MEP Engineering:	N/A @ Pre-App level design	
	Fire Suppression (sprinklers etc.):	N/A @ Pre-App level design	
	Waterproofing Consultant / Designer:	N/A @ Pre-App level design	
	Lighting / Site Lighting Consultant:	N/A @ Pre-App level design	
	Other Consultants: Interior Designer, additional coordination, etc.	N/A @ Pre-App level design	
	Subtotal:	6	
	Section Sub-Total:	10	\$1,950.00
Permitting & Initial Submittal(s)			
3-MP	Meeting - Permit Department (Jurisdiction) - incl. phone/email coord.		
	Permitting Research - Zoning / Code Compliance, Submittal Req'mts./Checklists	Completed at Initial Kick-off Meeting w/ Disney & Assoc.	
	Permit Dept-Permit Application/Forms	Pre-Application Meeting	
	Permit Application - Initial Intake/Submittal	Pre-Application Meeting	
	Permitting - Resubmittal (Letter response & Dwg. Edits)	N/A @ Pre-App level design	
	* allowances = includes meetings + coord. Dwgs/calls/emails		
	Section Sub-Total:	6	\$1,170.00
Schematic Design (SD) and Design Development (DD)			
4-DD	Design Process - Initial Schematic through Design Approval		
	Design - AsBuilt Existing Conditions (Site Visit, measure/sketch)	Design to Pre-Application Meeting Level Docs/Requirements	
	Design - Input AsBuilt Conditions into AutoCad (Plans & Elevations)	N/A @ New Construction	
	Design - Code Research (Zoning, Setbacks, etc.)	Completed at Initial Kick-off Meeting w/ Disney & Assoc.	
	Design - Programming Analysis (per client needs, scope, goals)	Completed at Initial Kick-off Meeting w/ Disney & Assoc.	
	Design - Schematic Design(s): 1-2 Plans, Ideas, Options (hand dwg/sketch)	Design to Pre-Application Meeting Level Docs/Requirements	
	Design - Revision 1, Autocad Plan / Prelim. Elevations Design	Design to Pre-Application Meeting Level Docs/Requirements	
	Design - Revision 2, Plan and Elevations - client input edits/revisions	N/A @ Pre-App level design	
	Design - Final Revisions for design approval - "sign off" on plans and elevations	Design to Pre-Application Meeting Level Docs/Requirements	
	Design - Creation of Building and Wall Sections per approved design solution	N/A @ Pre-App level design	
	Design - Structural Design (Framing Layout, Connections, ADM coord. w/ S.E.)	N/A @ Pre-App level design	
	* allowances = includes meetings + coord. Dwgs/calls/emails		
	Section Sub-Total:	25	\$4,395.00
Permit Drawings			
5-PD	Permit Dwgs (Residential - Initial Submittal)		
	DRAWINGS REQUIRED FOR PERMIT SUBMITTAL / INITIAL BID SET		
	Project Cover Sheet:		
	Project Data, General Notes, Code & Jurisdictional Information	N/A @ Pre-App level design	
	Team & Contact Info, Vicinity Map, Symbols, Abbreviations, etc.	N/A @ Pre-App level design	
	Architectural General Notes: Codes, Standards, Typical Specifications, etc.	N/A @ Pre-App level design	
	* IBC / IRC / IEBC (If Existing Buildings) / ANSI / WAC / WSEC / IFC, typ.	N/A @ Pre-App level design	
	Architectural Site Plan: (Notes, Dims, & any coord. w/ civil, lsc, septic, elec.)	N/A @ Pre-App level design	
	Site Details - Entry, Gate, Plinths, Lighting, ADA stalls/signage/curbing	N/A @ Pre-App level design	
	Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Detail Ref's	N/A @ Pre-App level design	
	Architectural Elevation Sheets: (A-3.x series) - Notes, Dimensions, etc.	N/A @ Pre-App level design	
	Architectural Sections (A-4.x series):	N/A @ Pre-App level design	
	Building Sections - Longitudinal & Cross Sections w/ Dims & Notes	N/A @ Pre-App level design	
	Wall Sections / Deck Sections & Details	N/A @ Pre-App level design	
	Enlarged Plans / Sections / Details, if/as required for clarity (A-5.x series)	N/A @ Pre-App level design	
	Architectural - Additional: Lighting, RCP, Power/Data Plan, Schedules, Hardware, etc.	N/A @ Pre-App level design	
	Management - Coordination of Design w/ drafting, consultants, clients	N/A @ Pre-App level design	
	* allowances = includes meetings + coord. Dwgs/calls/emails		
	Section Sub-Total:	0	\$0.00
	Total Hours through Initial Permit Submittal:	41	\$7,515.00

OF
EMAILS
& CALL
MTG.
COORD.
@ 12 HRS

DID
3 DESIGNS
TO Pre
App
ADDITIONAL
SERVICE
OUTSIDE
SCOPE

3 DESIGNS
REV #02
ADDED
8 HRS.
AM
24 HRS
L.D.
TIME
@
ADM

ADM SCOPE
@ \$9,200
AVAILABLE

TOTAL Agreed @ \$12,500⁰⁰
w/ C.E. INV @ \$3,300 to
DATE
NOTE @
Pre-App Mtg.

ADM's Scope Fee ESTIMATE

ADM#22-117 OMR Mixed Use Bldg. (PreApp @ CoPO)

Construction Documents / Drawings -		NOTE: These items can be "a la carte"			Page 2
Code	Description	Hrs	\$/hr	Sub-total	Total
6-CD	Construction Level Docs / Dwgs: (Additional design & info for bidding / construction...after permit docs) Construction Documents - Design: Lighting, Refl. Clgs, Power/Data, Interior & Unit Elevs. (and similar as required) Construction Documents - Management: Additional Client Meetings/correspondence as required Project Cover Sheet:				
CD-A	Project Data, General Notes, Code & Jurisdictional Information			N/A @ Pre-App level design	
CD-A	Team & Contact Info, Vicinity Map, Symbols, Abbreviations, etc.			N/A @ Pre-App level design	
CD-C	Architectural Site Plan: (Notes, Dims, & Coord. w/ Civil Engineer)			N/A @ Pre-App level design	
CD-C	Site Details, Landscaping Layout/coord., Site Lighting / Power plan			N/A @ Pre-App level design	
CD-A	Architectural Plan Sheets: (A-2.x series) - Notes, Dimensions, Callouts, Detail Bugs...			N/A @ Pre-App level design	
CD-A	Enlarged Plans: Typically for Kitchen / Bathrooms, Media Room/Theatre, etc.			N/A @ Pre-App level design	
CD-A	Architectural Elevation Sheets: (A-3.x &/or A-7.x Interior Elevs. series)			N/A @ Pre-App level design	
	Enlarged Exterior Elevations - @ Entries, Patios/Decks, Special Ext. Features			N/A @ Pre-App level design	
	Interior Elevations: Kitchens, Bathrooms, other? - with dims/notes			N/A @ Pre-App level design	
CD-A	Architectural Sections:			N/A @ Pre-App level design	
CD-A	Building Sections - Additional if/as required for clarity of construction			N/A @ Pre-App level design	
CD-A	Wall Sections & Details - Additional if/as required for clarity of construction			N/A @ Pre-App level design	
CD-X	Other/Additional: Details - Cabinetry, Veneers, Trim/Millwork, Finishes			N/A @ Pre-App level design	
CD-X	Other/Additional: Other Sheets, typical as required			N/A @ Pre-App level design	
	Reflected Ceiling Plans / Lighting Plans / Power & Data plans			N/A @ Pre-App level design	
	Details: Ceiling / Soffit, Cabinetry, Trim, and as required by client			N/A @ Pre-App level design	
CD-M	Management - Design Coordination w/ building design team partners			N/A @ Pre-App level design	
	Specifications - Spec writing (by 3rd party) coordination as required w/ Architect firm			N/A @ Pre-App level design	
	Subtotal - Initial Permit Submittal Through Construction Docs:	0			\$0.00
	Total Hours through Issue of Permit Submittal / Bid Docs:	41			\$7,515.00
Construction Administration / Observation / Other Add. Services					
Code	Description	Hrs	\$/hr	Sub-total	Total
7-CA	Construction Observation/Administration (RFI's, Shop Dwgs, Site Visit/Mtg. etc.)	TBD	195		tbd/hourly
8-CO	Client Alterations / Design Changes (outside of above scope/fees)	TBD	195/165/125		tbd/hourly
10-Add	Additional Services: Other, if/as required or requested by client	TBD	195/165/125		tbd/hourly

The following items are not a part of this estimate, but will be billed as required during the project

- | | |
|-------------------------------------------------------------------|----------------------------------------------------|
| 1) Reprographic & Associated hard copy print costs | \$1.25 per paper s.f. |
| 2) Travel: Time and mileage | \$0.62 / mi. and "admin" time/cost for travel time |
| 3) Any other expenses unforeseen, directly related to the project | \$__ x 1.15 (receipts available upon request) |

*NOTES:

- 1) All ADM time & costs as noted herein, are ESTIMATED. Client will be billed hourly for actual work / time as req'd. for project.
- 2) 20% "down payment" retainer is required along with signature to obtain acceptance of the scope/fee estimate herein.
- 3) The above prices, specifications and conditions stated herein are satisfactory and are hereby accepted via client signature.
- 4) ADM will bill the project on a monthly basis and/or as documented milestones are reached.
- 5) Payment in full will be required and is deemed due at the date & time of invoicing
- 6) Retainer will be held (in savings) by ADM and applied as "credit" toward the final billing for this scope of work and fee estimate.
- 7) Any delay in project progress per this scope, exceeding 30 days due to client in-action or lack of communication will forfeit retainer in 1
- 8) A delay in ADM monthly invoicing payment, exceeding 45 days from date of invoice, will forfeit retainer in full & stop work by ADM.

You are hereby, per this signature, authorized to do the work as specified. Payment will be made per the contract and/or as outlined above.

Accepted:

Agent, ADM Architecture (Aaron Murphy)

date

Accepted:

Client: Print and Sign Name

date

Accepted:

Client: Print and Sign Name

date

ADM Architecture

Aaron D. Murphy, Architect / 360-881-0282

Aaron@ADM-architecture.com / www.ADM-Architecture.com