



Combs & Combs, AIA  
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**Combs & Combs, AIA**  
**2017 Rates**  
**&**  
**Proposal Contract:**

**Hourly Rates:**

Sam Combs, AIA, NCARB, Architect:	= \$115/hour
Technical/CAD Drafting:	= \$95/hour
Jayna Combs, Interior Designer:	= \$85/hour
Administrative:	= \$75/hour

**Reimbursables:**

Mileage:	= \$ .54/mile
Digital Photographs: 4" x 6"/each	= \$1.00/each
8 1/2" x 11" Sheets for (4) 4" x 6" Photos:	= \$ .25/sheet
Report Folder:	= \$1.00/folder
Printing:	
8 1/2" x 11" Copies	= \$ .10/copy
8 1/2" x 11" Plots	= \$ .25/plot
13" x 19" Plots	= \$1.00/sheet
24" x 36" Paper Plots	= \$1.50/sheet
24" x 36" Vellum Plots	= \$2.00/sheet
Long Distance Telephone:	= Cost Plus 10%

Note: All other Reimbursable Expenses will be charged a Cost Plus 10% **Combs & Combs, AIA** Administrative Fee.

**Consultants:**

Geotechnical Engineer, Surveyor, Civil Engineer, Landscape Architect, Structural Engineer, Mechanical Engineer and Electrical Engineer Fees will be charged at Cost Plus 10% **Combs & Combs, AIA** Administrative Fee. Other consultants requested &/or required will also be charged at Cost Plus 10%.

**Fee Proposal:**

An initial Fee Proposal will be prepared for the Client's review. **Note that all Time & Materials in putting the Fee Proposal(s) together will be included in the Contract.** If the Client does not wish to proceed with the Project after the Fee Proposal the Time & Materials to date (minus one free Consultation hour) will be charged & due under the same terms of the Contract.

**Contract:**

Design will proceed after the Scope of the Work has been defined & a Contract signed by all parties to the Contract. The Contract form will be in the appropriate American Institute of Architects Contract. Appropriate Contracts will be signed by **Combs & Combs, AIA** & all Consultants. The Contract will be divided into the following Phases: Pre-Project, Pre-Design, Schematic Design, Design Development, Contract Documents, Bidding &/or Negotiation & Award, Pre-Construction, Construction Administration, Construction Closeout, Warranty Inspection, & Supplemental Services depending on the requirements of the Project. An Initial Payment equal to 1/3 (one third) of the Contract will be due at the signing of the Contract.

**Invoices:**

All Invoices are due within 15 calendar days & considered past due after 30 days. After 30 days a charge of 1 1/2% per month will be added to the total Invoice.

**Combs & Combs, AIA looks forward to working with you to the successful completion of your project. We estimate that the Preliminary Work and your Fee Proposal will be approximately \$575-\$920. This will be a Not-To-Exceed Fee that will be charged & will be due within 15 days if you decide not to proceed with your Project or decide to proceed with another Architect. Please sign below & return to us at the earliest opportunity before our initial consultation meeting with you to confirm that you are in Agreement with our Policies.**



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Samuel Duff Combs, AIA, NCARB, Architect

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Print name(s) here & sign & date above