June 28, 2022

**DESIGN PROPOSAL**

**(For Design-&-Build Contract)**

**Project ID. No.** *(Get this from BuildPodd Project Invitation)*

Owner’s Name

Owner’s Address

Dear Mr. & Mrs. (Owner’s Name):

We would like to thank you for inviting us for this project as your (Design-&-Build contractor. This proposal shall be for the **DESIGN** part only, specifically Scope # 1. The Scopes # 2 & 3 shall be included in the Construction Proposal, which shall be submitted as soon as Scope # 1 is done.

The project shall be generally defined as follows:

1.1 Project : Proposed 2-Storey Residence

1.2 Location: Quezon City

1.3 InitialApproximate Area: 250 Sq.M.

|  |  |  |
| --- | --- | --- |
| **SCOPE** | **Description** | **Amount** |
| 1.0 Design Schematics /  Design Development/3D Rendering/BOQ | Preliminary sketches, layout and space planning studies in scale including perspective and façade appreciation and material conceptual presentations. Will include cost estimate for every concept and details. | Php 25,000.00 |
| 2.0 Construction Drawings | Plans for Design-&-Build Contractorural, structural, electrical, plumbing, including structural analysis. | Shall be included in the Construction Proposal |
| 3.0 Printing, Signing, and Sealing of Plans | All plans for building permit applications | Shall be included in the Construction Proposal |
|  | **Scope 1 Total** | **Php 25,000.00** |

We trust that our proposal for the design part meets your requirements and expectation. Should there be further questions and clarifications, please feel free to contact us in whatever means. Please see attached detailed breakdown and conditions of the service proposal.

Yours truly,

**TERMS AND BREAKDOWN OF DESIGN FEES**

This Terms and Breakdown of Fees shall form part of the Construction Agreement as Annex 1.

1. **SCOPE # 1 (Schematics, Design Development, BOQ, Rendering)**
   1. The Design Fee for Scope # 1 shall be computed as Pxxx.xx per square meter.
   2. The Design Services are purely for the Design-&-Build Contractorural and site planning schematics and design development only and exclude other scope relating to other engineering aspect of the project except for the allied services like structural design, electrical, sanitary, and plumbing.
   3. The cost of surveys, soil investigations and other tests shall be made at the Owner expense.
   4. The scope of work and bill of quantities shall be prepared by the Design-&-Build Contractor.
2. **SCOPE # 2 (Construction Drawings)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Preparation & Production of Complete Set of Construction Drawings** | | | |
| **Items** | | **No. Of Sheets** | **Price Per Sheet** | **Amount** |
| Design-&-Build Contractorural detailing,  estimates and specifications | | 15 | P 1,800 | P 27,000.00 |
| Structural detailing, estimates,  and specifications | | 15 | P 1,800.00 | P 27,000.00 |
| Electrical design, drawings,  estimates and specifications | | 10 | P 1.600.00 | P 16,000.00 |
| Plumbing design, and sanitary  drawings, estimates and  specifications | | 10 | P 1.500.00 | P 15.000.00 |
| Structural Design Analysis (For 2-  storey and up) | | 1 Lot | P 20,000 | P 20.000.00 |
| **GRAND TOTAL** | |  |  | P 105.000.00 |

1. **SCOPE # 3 (Printing/Signing/Sealing of Plans)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Printing Cost of Building Plans (20x30 size), Estimates & Specifications**  (in 8 sets for Building Permit application and construction reference) | | | |
| **Items** | | **No. Of Sheets** | **Price Per Sheet** | **Amount** |
| Design-&-Build Contractorural detailing  estimates and specifications | | 120 (8 sets x 15) | P 60.00 | P 7,200.00 |
| Structural detailing, estimates  and specifications | | 120 (8 sets x 15) | P 60.00 | P 7,200.00 |
| Electrical design, drawings,  estimates and specifications | | 80 (8 sets x 10) | P 60.00 | P 4,800.00 |
| Plumbing design, and sanitary  drawings, estimates and  specifications | | 80 (8 sets x 10) | P 60.00 | P 4,800.00 |
| Structural Design Analysis (For 2-  storey and up) | | 1 Lot (8 sets) | P 1,500.00 | P 1,500.00 |
| **GRAND TOTAL** | |  |  | P 25,500.00 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Signing and Sealing Fees** | | | |
| **Professional** | **Fee Per Sq,M.** | **Area (Sq.M.)** | **Amount** |
| Design-&-Build Contractor | P 60.00 | 250 | P 16,000.00 |
| Structural Engineer | P 60.00 | 250 | P 16,000.00 |
| Electrical Engineer | P 50.00 | 250 | P 12,500.00 |
| Master Plumber | P 40.00 | 250 | P 10,000.00 |
| **GRAND TOTAL** |  |  | P 54,500.00 |

1. **MODE OF PAYMENT**
   1. **50% Downpayment**. Upon signing of this Design Service proposal, the Owner shall pay 50% of the Scope # 1.
   2. **50% Balance.** Upon completion and approval of Scope #1, the. Owner shall pay the 50% balance.
   3. The Scopes 2 & 3 shall be offered as part of the. Onstruction proposal and shall be billed together with the downpayment for the construction cost.
2. **COST BUDGETING**
   1. The Design-&-Build Contractor shall present an estimated budget for every concept or details that the Design-&-Build Contractor and the Owner explore as part of the design for the purpose of value engineering.
3. **SEPARATE CONTRACTS**
   1. The Design fee applies to work under one general contract only and is intended for this project alone. Other projects similar in nature shall be quoted separately.
4. **SERVICES FURNISHED BY THE OWNER**
   1. So far as the project contemplated by this Agreement may require, the Design-&-Build Contractor and his consultants shall be entitled to information giving a complete and accurate survey of the site and the grades and lines of streets, pavements and adjoining properties; information as to the rights, restrictions, easements, surface water courses, boundaries and contours of the building site; and full information as to existing sanitary sewer, storm sewer, water, gas and electrical services.
   2. The Owner, at its expense, shall furnish all such data to the Design-&-Build Contractor or at its option may require the Design-&-Build Contractor to procure such information, in which event the cost incident thereto shall either be paid directly by the Owner or reimbursed to the Design-&-Build Contractor, as the Design-&-Build Contractor may request. The Owner likewise shall pay for all borings or test pits and for any mechanical, chemical, or other tests as well as professional verification and inspection incident to proper appraisal of the site for the contemplated construction provided such borings, test pits, and other tests or inspection are done by individuals outside of the Architetc’s organization
   3. Specialized engineering services, other than the normal services as provided in Sections 1, 2, and 3, when specifically requested by the Owner, will be paid for by the Owner.
5. **DESIGN-&-BUILD CONTRACTOR TO CONFORM TO BUDGET**
   1. The budget for the construction of the project and for which the Design-&-Build Contractor shall have sole responsibility for planning, will be established upon approval of the preliminary drawings based on elemental cost per area or per square meter only.
   2. Upon completion of the working drawings, the Design-&-Build Contractor shall submit to the Owner a scope of work with unit measure and cost estimate (also referred to as Bill of Quantities or Quantity Surveying) as basis for budgeting prior to the bidding process. On the other hand, the Owner may opt to hire a separate Quantity Surveying firm or another Design-&-Build Contractor with expertise in quantity surveying for the proper budgeting and estimating of the scope of the works for the project without any deduction to the Design-&-Build Contractors fee.
6. **OWNERSHIP OF THE DOCUMENTS**
   1. The drawings and specifications as instruments of service are the property of the Design-&-Build Contractor whether the work for which they are made was executed or not and are not to be used by others without the consent of the Design-&-Build Contractor for reproduction, repetition or to copy the said documents for other projects not intended for.
7. **RIGHT OF OWNER TO REUSE THE PLANS AND SPECIFICATIONS**
   1. For projects beyond this contract, the Owner reserves no right to construct another project from the set of plans and specifications developed for this project without full authority to use by the Design-&-Build Contractor.
8. **ASSIGNMENT OF AGREEMENT NOT PERMITTED**
   1. The Design-&-Build Contractor may not assign this Agreement or any sum becoming due to the Design-&-Build Contractor under the provisions of this Agreement without the prior written consent of the Owner.
9. **AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS**
   1. This agreement shall be binding upon and inure to the benefit of the partners, heirs, executors, administrators, successors and assigns of the respective parties hereto.
10. **COUNTERPARTS**
    1. This proposal is limited only to the abovementioned project. Any other projects will be quoted separately.

We trust that this service proposal shall merit your favorable consideration and kind approval. Upon signing of this service proposal, you may deposit the downpayment of 25% of the Sub-Total of scopes 1 to 5 to my account:

Name. : **Juan dela Cruz**

Bank Name. : Bank of the Philippine Islands (BPI)

B.A. No. : **xxxxxxxxxx**

Account Type: **Checking**

Your signature below indicates your acceptance to the terms and conditions herein presented, and shall constitute as a valid agreement between you, the Owner, and the Design-&-Build Contractor.

Truly yours,

Juan dela Cruz

Principal Design-&-Build Contractor

Accepted:

Owner’s Name