



FACT SHEET

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How much does an Architect cost?

If there's one question I've been asked more than any other it's "How much does an architect cost?". And it used to be that I'd answer with "It depends. How long is a piece of string".

Well no more; here is my definitive **FACT SHEET** on how much it costs to appoint Mark Stephens Architects as your Architect. This Fact sheet also covers the method we work to in commencing an architectural project.

To meet to discuss your project we have 2 options:

1. We can schedule an appointment in my office in Swinford, Co. Mayo and we can talk loosely about the proposed project, schedule of accommodation etc... I can then subsequently email you a quotation for architectural services based from this meeting (we can look at the property on Google Maps/ StreetView & photographs, drawings you bring)
2. You can book online an initial consultation where I visit your site and discuss your needs & requirements in more detail. Details of what's included in this consultation, the cost and how to book are in the link below:

<http://www.markstephensarchitects.com/shop/initial-consultation/>

Following this consultation; part of the service includes a breakdown on the cost of further architectural services based on the RIAI Work Stages, which are below (the cost of the consultation is deducted when the project proceeds to a full service):

Work Stage 1: Survey, Brief & Sketch Design

Work Stage 2: Design Development typically concluding in the Planning Application

Work Stage 3: Detailed design including tender information, construction drawings, & documentation

Work Stage 4: Contract formation between client & contractor, on site inspection & certification, Certificates for payment & bank-drawdowns. Certificates on Completion.

Bear in mind that the 'Full' architectural service from inception to completion would be lump sum fees per stage at generally 7% of the construction cost (this can vary depending on the type, scope and scale of the project). therefore for a construction cost of €200,000; the TOTAL architects fee would be in region: €14,000 exc VAT at 23%.

NOTE: For smaller extensions we also provide a 'Sketch Package'; details of which are in the link below:

<http://www.markstephensarchitects.com/shop/architect-extension-mayo/>



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