

	MODES OR TYPE OF SERVICE	A.	DESIGN-BUILD BY ADMINISTRATION	B.	DESIGN-BUILD ON GUARANTEED MAXIMUM COST	C.	DESIGN - CONSTRUCT
	1 APPLICATION		Applicable to projects which call for accelerated schedules and / or unique financial options		Applicable to projects which call for accelerated schedules and / or unique financial options		Applicable to projects which call for accelerated schedules and / or unique financial options and projects where the Architect holds a patent for innovative design or construction methodology
	ROLE OF THE ARCHITECT		Architect assumes primary responsibility for both plan/design prep and fulltime construction supervision		Architect assumes primary responsibility for both plan/design prep and fulltime construction supervision		Architect assumes primary responsibility for both plan/design prep and fulltime construction supervision
	SCOPE OF WORK		Schematic Design, Design Development & Contract Document Phase = same as Regular Architect's Services		Schematic Design, Design Development & Contract Document Phase = same as Regular Architect's Services		Schematic Design, Design Development & Contract Document Phase = same as Regular Architect's Services
			Services during Construction Phase:		Services during Construction Phase:		Services during Construction Phase:
			Prepares schedule of work, construction program, estimate and bill of materials, labor, equipment & services		Prepares schedule of work, construction program, estimate and bill of materials, labor, equipment & services		Actual construction
			Hires construction personnel, designates duties and remuneration		Hires construction personnel, designates duties and remuneration		
			Negotiates and enters into contract with piecework contractors and evaluates works accomplished		Negotiates and enters into contract with piecework contractors and evaluates works accomplished		
		?	Procures materials, plants & equipment	?	Procures materials, plants & equipment		
		?	Secures licenses, certificates and permits	?	Secures licenses, certificates and permits		
			Authorizes payments of accounts		Authorizes payments of accounts		
			Keep records and books of accounts		Keep records and books of accounts		
			Liaises with government agencies having jurisdiction over the project		Liaises with government agencies having jurisdiction over the project		

			Manages all technical matters of the construction			Manages all technical matters of the construction		
	<i>PROJECT COST</i>		Detailed project cost estimate may be guaranteed within a 10% variance			Architect gives the Client a Guaranteed Maximum Cost for the construction of the project.		The Cost is subject to substantial changes based on the rate of inflation as certified by nationally recognized agencies such as the National Economic Development Authority (NEDA)
						The Guaranteed Maximum Cost is subject to substantial changes based on the rate of inflation as certified by nationally recognized agencies such as the National Economic Development Authority (NEDA)		
	<i>PROFESSIONAL FEE</i>		Architect's fee for Regular Design Services + Fee for Design-Build by Administration based on Project Construction Cost (Recommended fee is 5% of total project cost. Refer to Schedule of Basic Professional Fees)			Architect's fee for Regular Design Services + Fee for Design-Build on Guaranteed Maximum Cost based on Project Construction Cost (Recommended fee is 7% of total project cost. Refer to Schedule of Basic Professional Fees)		Architect's fee for Regular Design Services + Fee for Design-Build by Administration based on Project Construction Cost (Recommended fee is 7% of total project cost. Refer to Schedule of Basic Professional Fees)
			Subject to the client's approval, the Architect hires a Construction superintendent, a purchaser, time keepers, and property clerk aside from the usual labor personnel required. Their salaries are paid by the Client and are not deductible from the Architect's Fee.					
	<i>METHOD OF COMPENSATION</i>		Schedule of payment is based on agreed terms .			Lump sum amounts, based on progress of the project		Lump sum amounts, based on progress of the project
			All costs of labor and materials are directly paid by the client. The Architect does not advance any money			A "revolving capital" is given at the start of the project. The Architect does not advance any amount to buy materials or pay labor.		A "revolving capital" is given at the start of the project. The Architect does not advance any amount to buy materials or pay labor.
						Any savings on the cost of project is divided equally between the Client and the Architect.		
						If the cost exceeds the guaranteed maximum by up to ten percent (10%), the additional cost is shared equally by the Client and the Architect.		
						If the cost exceeds the guaranteed maximum by over 10%, the Architect pays for all the extra costs in excess of the ten percent (10%)		

