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Title: Runway: Douglas Building

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Department: Architecture

Abstract:
At the beginning of the quarter our class was assigned to provide a fee for the set of documents we would be producing. We calculated this fee using three methods. The first was estimated on the expected cost of construction. This type of estimating heavily involves information about the building itself. The following is what I found for The Douglas Building - 257 South Spring Street. Price for redeveloping a single-story commercial building in Los Angeles - $327 - $395. Since the Douglas Building is located in Downtown Los Angeles in a highly desirable area and a historic building I estimated the price per square foot to be on the higher end - $395. I also chose an estimate for a single story building because I would only be contracted to work on the first floor for the project. This, combined with the 8,045 sf I would be working with gave me a cost of construction of over three million. Using this method I had a construction documents fee range of $127,000. The second method of budget estimating we use was to give the amount of deliverable sheets. I estimated twenty-two sheets necessary. At a billing rate of $150 gave me a fee of $46,500. Because I was keeping track of my hours worked I decided to use the second method in order to see where my time went. My final construction documents fee was $45,000. I also estimated that I would be working approximately 28 hrs a week for 11 weeks for a total of 308 hours of work. The largest discrepancy I found between what I estimated and how the project progress was the the hours I allotted to each of my sheets. I gave plans sections, elevations etc… about 20 hours of work where those probably took more like 30 hours. I overestimated details which I assumed would take me closer to 30 hours but I took roughly 20. This is probably because as a class we had many of the details from details class. If I had been working on these documents completely from scratch I believe I would have underestimated the hours I would need. The hours 308 hours I assumed were all used, but the hours were placed in very different areas. Plans elevations and sections definitely ate up the most hours. I had not considered revisions, but that actually took more time that I would have estimated ( about 30 hours). I realized the necessity for a higher billing rate early on. By giving myself a billing rate of $150 an hour I was able to reach my projected fee, but in a real life scenario I did not account for having someone (In the case a professor) redline my drawings. On a real project part of the fee would be going to said person as well as other overhead. Working on these documents was a real eye opener on where my time is actually spent. Although I met the average of 308 hours
each week fluctuated. I also realized that by working on plans and elevations in the evenings after having worked on CAD during the workday I would have a lot of things to correct. I also did not clock exact hours for my revisions which looking back would be very helpful in knowing overall how much time is spent on certain sections of a project. As far as meeting my estimated budget I made my fee. If I were to place this project in a real life situation I think there were so many things I did not consider at the start that I would have lost money at the end.

**Keywords:** Douglas Building, Construction Documents, Record keeping

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