

BOOK 19 PAGE 691 WVA

ARTICLE 14
BASIS OF COMPENSATION

The Owner shall compensate the Architect for the Scope of Services provided, in accordance with Article 6, Payments to the Architect, and the other Terms and Conditions of this Agreement, as follows:

14.1 AN INITIAL PAYMENT of NO DOLLARS & NO/100-----dollars (\$ 0.00) shall be made upon execution of this Agreement and credited to the Owner's account as follows:

14.2 BASIC COMPENSATION

14.2.1 FOR BASIC SERVICES, as described in Paragraphs 1.1 through 1.5, and any other services included in Article 15 as part of Basic Services, Basic Compensation shall be computed as follows:

(Here insert basis of compensation, including fixed amounts, multiples or percentages, and identify phases to which particular methods of compensation apply, if necessary.)

WVA A Fixed Fee of \$68,000 paid as follows: 1) \$57,800 will be applied for within five (5) days after the date of the Construction Loan Closing, and 2) the remaining \$10,200 is to be paid monthly during the Construction Phase according to the percentage of construction completed each month.

WVA THE ABOVE PAYMENTS WILL BE MADE TO ARCHITECT WITHIN FIVE (5) DAYS OF PAYMENT BY LENDER TO GENERAL CONTRACTOR.

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14.2.2 Where compensation is based on a Stipulated Sum or Percentage of Construction Cost, payments for basic services shall be made as provided in Subparagraph 6.1.2, so that Basic Compensation for each phase shall equal the following percentages of the total Basic Compensation payable:

(Include any additional phases as appropriate.)

Schematic Design Phase:	percent (%)
Design Development Phase:	percent (%)
Construction Documents Phase:	percent (%)
Bidding or Negotiation Phase:	percent (%)
Construction Phase:	percent (%)

14.3 FOR PROJECT REPRESENTATION BEYOND BASIC SERVICES, as described in Paragraph 1.6, Compensation shall be computed separately in accordance with Subparagraph 1.6.2.