

Submitted by [REDACTED]
Submitted on 2014-09-18 18:54:38 UTC
To be approved by [REDACTED]
Status Needs approval from [REDACTED]

23425.00	152.00
\$ Budgeted	Estimated Hours

Phase I: Project Programming and Research	\$ Budgeted	Estimated Hours	Note
Pre-Design			
City Planning Research and Permit Schedule Report	1570.00	10.00	
Architect/Client Meetings	310.00	3.00	
Create and Review Initial Budget	310.00	3.00	
Printing and Document Fees			
Other			
Custom	310.00	2.00	Drafting
Reimbursement			

Phase II: Architectural Schematic Design	\$ Budgeted	Estimated Hours	Note
Initial Design			
Code Research	155.00	1.00	
As-Built Drawings and Site Assessment: Slope, Access	465.00	3.00	
Coordination of Surveyor by Architect	155.00	1.00	
Surveyor			
Jumpstart Architectural Schemes A1, A2, and A3	2480.00	16.00	2 schemes (extra schemes +8 hours)
Verification with City Planning - In Person Meeting with Architect and City Planner	310.00	2.00	
Schematic Designs B and C	465.00	2.00	One revision
Site Plan			Landscape designer already involved. Area at ADU included in scheme
3-D Massing Model			included in BIM model-available at all phases. Models with detailed finishes are an additional service.
General Contractor - Design and Schematic Budget Review			
Architect Discussion - Budget Review and Agreement	310.00	2.00	Mtg to review design with contractor
Creation and Submittal of Planning Review Documents			
City Fee: Planning Permit Fees			
Printing and Document Fees			
Architect/Client Meetings	465.00	3.00	one meeting
Other			
Custom	310.00	2.00	Preliminary Outline specification of materials, finish,equip known at SD
Reimbursement			

Phase III: Design Development and Details	\$ Budgeted	Estimated Hours	Note
Feature and Detail Selections			
Structural, Mechanical, Plumbing, Heating, Cooling and Electrical Systems Integration	930.00	6.00	Mechanical system specified, but sized by Design/Build Contractor. Electrical fixtures and outlet locations specified on RCP, but designed by Des/Build Contr. Structural design by others.
Furniture, Fixures and Equipment Recommendations	620.00	4.00	Finishes, Fixtures, Equipment, Casework (Furniture N.I.C)
Printing and Document Fees			

Architect/Client Meetings	465.00	3.00	one meeting
Other			
Custom	1860.00	12.00	Design Drawings, Exterior Elevations, Interior Elevations, Sections and Floor Plans with materials noted.
Reimbursement			

Phase IV: Construction Documents and Building Permits	\$ Budgeted	Estimated Hours	Note
Reports and Documentation			
Construction Documents	5425.00	35.00	
Civil Engineering			
Structural Engineering			
Professional Consultant Coordination	465.00	3.00	
Arborist Report			
Hydrology and Drainage Report			
Recycling Waste Diversion Plan	155.00	1.00	
Energy Efficiency Report			
Green Consultant and HERS Rating			
Hazardous Materials Report			
Geotechnical Report			
Sewer Lateral Inspection			
Responses to City's Plan Check Comments and Submittals	1240.00	8.00	
Plan Check Services			
Printing and Document Fees			
Architect/Client Meetings	930.00	6.00	2 meetings
City Building Permit Fees and Impact Fees			
Completion and Submittal of Building Permits			
City Fees: Building Permit Plan Check Fee			
City Fee: Building Permits			
City Fee: Mechanical, Electrical, and Plumbing Permits			
City and County Impact Fees			
Sewer or Public Works Fee			
School Fee			
Fire Department Plan Check			
Water Fee			
Other Fees			
Custom			
Custom			
Reimbursement			

Phase V: Construction	\$ Budgeted	Estimated Hours	Note
Design Proposal Estimate			
Architectural Construction Administration	3720.00	24.00	3-4 hours per site visit. 6 Visits plus meeting notes follow up, review submittals and contractor's RFI. Over 6 site visits billed at \$155/hour