

EXHIBIT B - Budget

Heusinkveld Barn Workplan
8/26/2021

S H K S ARCHITECTS

1 INVESTIGATION PHASE							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
1.1	Administration						
	Consultations, correspondence, minutes, and general admin	0	4	0	0	0	
1.2	Discipline Coordination						
	Meetings with Consultants (Assume 1 meeting with 6 disciplines)	3	3	4	0	0	
	Design coordination, document review	1	1	2	0	0	
1.3	Document Checking						
		0	0	0	0	0	
1.4	Field Work / Building Documentation						
	Measure building and document existing conditions	0	10	12	0	0	
	Coordinate consultant investigation work on site	0	2	0	0	0	
	Review Owner-provided documentation	0	1	0	0	0	
1.5	Meetings and Coordination w/Client						
	Kick-off Meeting (1 mtg @ 2hrs + minutes)	2	2	3	0	0	
	Presentation of Findings to Client	3	3	3	0	0	
1.6	Architectural Design						
	Develop As-Built Drawings-Site Plan, Floor Plan, Roof Plan, Sections, Elevations	0	6	32	0	0	
	Compile and analyze observations from consultants	0	3	0	0	0	
	Narrative report of findings and recommendations	0	3	3	0	0	
1.7	Scheduling						
	Review and update scheduling	0	1	0	0	0	

Architectural Services	hours	9	39	59	0	0	107
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$1,575	\$5,265	\$6,490	\$0	\$0	\$13,330

Average Hourly Rate = \$124.58

Consultant Services	Structural	\$5,400
	Mechanical	\$0
	Electrical	\$0
	Spec Writer	\$0
	Cost	\$0
	Wood Scientist	\$12,600
	Landscape	\$0
	Civil	\$0
	Lighting	\$0
Subtotal Consultants		\$18,000
Markup	10%	\$1,800
Total Consultants, Expenses, Markup		\$19,800

1	INVESTIGATION TOTAL		\$33,130
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2 DESIGN PHASE							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
2.1	Administration						
	Consultations, correspondence, and SHKS progress review meetings.	4	8	8	0	0	
2.2	Discipline Coordination						
	Meetings with Consultants(2 hours ea. w/ each of 6 discip.)	0	12	12	0	0	
2.3	Document Checking						
	Quality Assurance Review	0	0	0	0	4	
2.4	Consulting with Permitting Authority						
	Bldg Code Review (Change of Occupancy,Exiting, Accessibility)	0	2	2	0	0	
	Coordinate with Consultants on other permitting (sprinkler & supply).	0	0	2	0	0	
	Meetings and correspondence w/ permitting authority(excl. travel)	0	2	0	0	0	
2.5	Meetings and Coordination w/ Client						
	Progress Meetings (Assume 2 mtgs @ 2 hours + minutes) (Virtual)	0	4	6	0	0	
	Other Meetings?	0	0	0	0	0	
2.6	Architectural Design						
	Cartoon entire set	0	3	0	0	0	
	Cover Sheet	0	0	1	0	0	
	Develop Demolition Plan	0	0	4	0	0	
	Develop Demolition Elevations	0	0	8	0	0	
	Develop Architectural Site Plan	0	0	8	0	0	
	Develop Floor Plan	0	4	12	0	0	
	Develop Reflected Ceiling Plans	0	0	6	0	0	
	Develop Schedules and Wall Types	0	0	6	0	0	
	Develop Roof Plan	0	0	2	0	0	
	Develop Building Elevations(2 sheets)	0	4	8	0	0	
	Develop Sections and Wall Sections(2 sheets)	0	4	16	0	0	
	Develop Interior Elevations	0	0	12	0	0	
	Develop Typical Exterior Details (1 sheet)	0	4	16	0	0	
	Develop Typical Interior Details (1 sheet)	0	4	12	0	0	
	Material/Color selections	0	2	2	0	0	
2.7	Materials Research						
	Product/system/research and coordination	0	4	6	0	0	
2.8	Specifications						
	Outline Specifications	0	4	0	0	0	
2.9	Scheduling						
	Review and update scheduling	0	2	0	0	0	
2.10	Cost Estimating						
	Review and coordinate estimates	0	2	2	0	0	
2.11	Presentation to Parks Committee (Virtual)						
	Assume 2 meetings @ 2 hours + minutes	4	4	6	0	0	

Architectural Services	hours	8	69	157	0	4	238
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$1,400	\$9,315	\$17,270	\$0	\$540	\$28,525

Average Hourly Rate = \$28,525

Consultant Services	Structural	\$7,600
	Mechanical	\$3,912
	Electrical	\$5,880
	Spec Writer	\$0
	Cost	\$2,100
	Wood Scientist	\$0
	Landscape	\$2,580
	Civil	\$3,500
	Lighting	\$6,000
Subtotal Consultants		\$31,572
Markup	10%	\$3,157
Total Consultants, Expenses, Markup		\$34,729

2 DESIGN TOTAL	\$63,254
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3 CONSTRUCTION DOCUMENTS							
Item	PHASE/TASK	PIC DS	PM MH _a	PA MH _o	A dd	Staff ee	Total
3.1	Administration						
	Consultations, correspondence, and SHKS progress review meetings.	4	8	8	0	0	
3.2	Discipline Coordination						
	Meetings with Consultants (2 hours each w/ each of 8 disciplines)	0	16	16	0	0	
3.3	Document Checking						
	Quality Assurance Review	0	0	0	0	8	
3.4	Consulting with Permitting Authority						
	Building code sheets	0	0	2	0	0	
	Coordinate with Consultants on other permitting.	0	0	2	0	0	
	Submit Building Permit & Monitor	0	0	6	0	0	
3.5	Meetings and Coordination w/Client						
	Progress Meetings (Assume 2 meetings @ 2 hours + minutes)	0	4	6	0	0	
	Final CD Review Meeting	2	2	3	0	0	
3.6	Architectural Design						
	Review Design Documentation & respond to client comments	0	2	2	0	0	
	Project Info., Sheet Index, Code, Title Sheets (1 sheets)	0	0	1	0	0	
	AD 1.0 Building Demolition Plans and Elevations (3 sheets)	0	0	4	0	0	
	A 1.0 Architectural Site Plan and Details (2 sheets)	0	4	12	0	0	
	A 2.1 Floor Plan (1 sheets)	0	2	8	0	0	
	A 2.2 Roof Plan (1 sheets)	0	0	4	0	0	
	A 2.3 Finish Schedule (1 sheets)	0	0	4	0	0	
	A 2.4 Schedules (1 sheets)	0	0	16	0	0	
	A 3 Building Elevations and Sections (4 sheets)	0	4	24	0	0	
	A 5 Interior Elevations (2 sheets)	0	0	8	0	0	
	A 6 Reflected Ceiling Plans (1 sheet)	0	0	4	0	0	
	A 8 Exterior Details (2 sheets)	0	4	24	0	0	
	A 9 Interior Details (2 sheets)	0	4	24	0	0	
3.7	Materials Research						
	Product/system/research and coordination	0	4	4	0	0	
3.8	Specifications						
	Review & Coordinate Bid Specifications	0	8	4	0	0	
3.9	Scheduling						
	Review and update scheduling	0	2	0	0	0	
3.10	Cost Estimating						
	Review and coordinate estimates	0	3	3	0	0	

Architectural Services	hours	6	67	189	0	8	270
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$1,050	\$9,045	\$20,790	\$0	\$1,080	\$31,965

Average Hourly Rate= \$118.39

Consultant Services	Structural	\$11,400
	Mechanical	\$1,397
	Electrical	\$2,100
	Spec Writer	\$9,800
	Cost	\$2,400
	Wood Scientist	\$0
	Landscape	\$4,135
	Civil	\$3,500
	Lighting	\$3,500
	Subtotal Consultants	\$38,232
Markup	10%	\$3,823
Total Consultants, Expenses, Markup		\$42,055

3 CONSTRUCTION DOCUMENTS TOTAL							\$74,020
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4 BIDDING PHASE							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
4.1	Administration Consultations, correspondence, and general admin	0	1	0	0	0	
4.2	Discipline Coordination Coordinate bidder questions to consultants	0	2	2	0	0	
4.3	Bidding Materials Organize/Coordinate and handle Bid Documents	0	2	4	0	0	
4.5	Addenda Develop, document and review addenda	0	4	4	0	0	
4.6	Bidding Materials Prebid conference	0	5	0	0	0	
	Questions and clarifications	0	2	2	0	0	
		0	0	0	0	0	
		0	0	0	0	0	
4.7	Substitution Requests Consideration, evaluation, comparison, response	0	1	2	0	0	
4.8	Bidder Evaluation Review Bidder Qualifications	0	1	0	0	0	

Architectural Services	hours	0	18	14	0	0	32
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$0	\$2,430	\$1,540	\$0	\$0	\$3,970

Average Hourly Rate= \$124.06

Consultant Services	Structural	\$500
	Mechanical	\$140
	Electrical	\$210
	Spec Writer	\$0
	Cost	\$0
	Wood Scientist	\$0
	Landscape	\$555
	Civil	\$0
	Lighting	\$2,500
Subtotal Consultants		\$3,905
Markup	10%	\$391
Total Consultants, Expenses, Markup		\$4,296

4 BIDDING PHASE TOTAL	\$8,266
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5 CONSTRUCTION CONTRACT ADMINISTRATION							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
5.1	Administration Consultations, correspondence, and general admin	4	12	0	0	0	
5.2	Discipline Coordination Meetings with Consultants (2 meetings)	0	4	4	0	0	
5.3	Weekly Meetings Bi-Weekly Progress meeting + minutes (4 mo. const., 7 meetings, incl. pre-con)	0	24	56	0	0	
5.4	Submittal Review Review and process submittals (assume 12)	0	4	24	0	0	
5.5	RFI Review and response to Contractor questions (assume 6)	0	6	12	0	0	
5.6	ASI Develop and issue ASI's (assume 4)	0	0	4	0	0	
5.7	Sketches Develop and issue ASK's (assume 4)	0	4	8	0	0	
5.8	Pay Request Review Contractor application for payment (3 months) Questions and clarifications	0	0	6	0	0	
		0	0	3	0	0	
5.9	Substitution Requests Consideration, evaluation, comparison, response	0	2	4	0	0	

Architectural Services	hours	4	56	121	0	0	181
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$700	\$7,560	\$13,310	\$0	\$0	\$21,570

Average Hourly Rate = 119.17127

Consultant Services	Structural	\$10,000
	Mechanical	\$1,397
	Electrical	\$2,100
	Spec Writer	\$0
	Cost	\$0
	Wood Scientist	\$0
	Landscape	\$2,685
	Civil	\$0
	Lighting	\$3,500
	Subtotal Consultants	\$19,682
Markup	10%	\$1,968
Total Consultants, Expenses, Markup		\$21,650

5 CONSTRUCTION CONTRACT ADMINISTRATION TOTAL							\$43,220
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6 PROJECT CLOSE-OUT							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
6.1	Administration						
	Consultations, correspondence, and general administration	2	4	0	0	0	
6.2	Discipline Coordination						
	Meetings with Consultants (Assume 2 meetings)	0	4	4	0	0	
6.3	Punch List						
	Conduct Punch List Review. Issue Punch List	0	0	8	0	0	
	Conduct Final Punch List Review. Issue Certificate of Substantial Completion.	0	0	8	0	0	
6.4	Close Out Documents						
	Review Close Out Submittals	0	0	8	0	0	
	Issue Final Pay Application	0	0	1	0	0	
	Issue Certificate of Final Completion	0	0	1	0	0	
6.5	As-Built Documents						
	Review Contractor As-built Documents	0	0	4	0	0	
		0	0	0	0	0	

Architectural Services	hours	2	8	34	0	0	44
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$350	\$1,080	\$3,740	\$0	\$0	\$5,170
Average Hourly Rate =						117.5	

Consultant Services	Structural						\$500
	Mechanical						\$140
	Electrical						\$210
	Spec Writer						\$0
	Cost						\$0
	Wood Scientist						\$0
	Landscape						\$0
	Civil						\$0
	Lighting						\$0
Subtotal Consultants							\$850
Markup						10%	\$85
Total Consultants, Expenses, Markup							\$935

6 PROJECT CLOSE-OUT TOTAL							\$6,105
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0 MASTER PLAN - REHABILITATION							
Item	PHASE/TASK	PIC DS	PM MHa	PA MHo	A dd	Staff ee	Total
0.1	Administration						
	Consultations, correspondence, minutes, and general admin.	2	4	4	0	0	
0.2	Discipline Coordination						
	Meetings with Consultants (Assume 1 with 8 subs)	2	2	2	0	0	
	Design coordination, document review	0	8	8	0	0	
0.3	Document Review						
	Review owner provided documentation-survey, geotech, etc.	0	3	3	0	0	
	Review existing information	0	0	0	0	0	
0.4	Consulting with Permitting Authority						
	Permit Requirement review & Code Analysis	0	4	4	0	0	
0.5	Meetings and Coordination w/ Client						
	Design charrette with Client	6	6	6	0	0	
	Presentation to Client, Parks Commission or Public	6	6	6	0	0	
0.6	Architectural Design						
	Organize Program	2	4	4	0	0	
	Develop rehabilitation scheme plans, elevations, sections, and wall sections	4	24	48	0	0	
	Develop 3-d renderings - 1 interior, 1 exterior	2	2	24	0	0	
0.7	Specifications						
	Materials Narrative	0	6	0	0	0	
0.7	Scheduling						
	Review and update scheduling	0	1	0	0	0	
0.8	Conceptual Budget						
	Review and coordinate conceptual budget estimates	0	2	2	0	0	

Architectural Services	hours	24	72	111	0	0	207
	rate	\$175	\$135	\$110	\$105	\$135	
	subtotal	\$4,200	\$9,720	\$12,210	\$0	\$0	\$26,130
Average Hourly Rate =						\$126.23	

Consultant Services	Structural	\$2,800
	Mechanical	\$6,986
	Electrical	\$3,500
	Spec Writer	\$0
	Cost	\$3,500
	Wood Scientist	\$0
	Landscape	\$3,000
	Civil	\$3,000
	Lighting	\$0
Subtotal Consultants		\$22,786
Markup	10%	\$2,279
Total Consultants, Expenses, Markup		\$25,065

1	MASTER PLAN TOTAL						\$51,195
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