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PROPOSAL TO PERFORM DESIGN SERVICES

Owner:

Project: Additions and renovations to residence above

1. Project description

- Examine options for and design an oversized garage with large additional storage space with a family room above.
- Examine options for and design a new connection/transition from garage/family room addition to existing first floor areas, and specify renovations to portion of south side of kitchen, mudroom and family room areas.
- Examine options for and design renovations and additions to the existing deck, also adding a hot tub area.
- Investigate and specify HVAC options.
- Schematic design preparation, presentation, meetings, and revisions to achieve the above, including all required floor plans and exterior and interior and elevations.
- Working drawings of finalized project required for contract, permitting and construction, including lighting/electrical plan, foundation and framing plans, structural sections through required areas, details and specifications.

2. Design services and fees are described and estimated below:

	TIME (HRS)			RATE	COST RANGE		
		to				to	
Photograph and measure existing house as required assistant	6	to	8	65.00	390.00	to	520.00
	6	to	8	30.00	180.00	to	240.00
Prepare existing floor plans and elevations	16	to	20	65.00	1,040.00	to	1,300.00
Prepare schematic plans and elevations of entire project	30	to	36	90.00	2,700.00	to	3,240.00
Meetings to review work and modify as required	6	to	8	90.00	540.00	to	720.00
SUBTOTAL, SCHEMATIC DESIGN					4,850.00		6,020.00
Prepare final architectural plans, working drawings and specifications for project	36	to	44	90.00	3,240.00	to	3,960.00
Structural review and stamp by MA structural engineer					500.00	to	600.00
Reproduction and misc costs:					75.00	to	100.00
SUBTOTAL, FINAL ARCHIT. AND WORKING DRAWINGS					3,815.00		4,660.00
Site visits during construction	8	to	10	90.00	720.00	to	900.00
TOTAL ESTIMATED RANGE OF TIME AND MATERIAL:					\$ 9,385.00	to	11,580.00

Payment terms:

Design deposit: \$ 1,500.00

Invoices for work performed will be billed periodically as or before the \$1,500.00 deposit is expended, with detail provided to Owner.

Additional payments are due upon receipt of current drawings and presentation of invoice.

4. Work to be provided by others

- a. Site engineering required for building permit (plot plan).
- b. Electrical and mechanical services are to be vendor engineered.

5. Termination

Owner may terminate this Agreement at any time by notice to Designer.
In the event of termination, designer shall forthwith calculate a final bill and present to Owner together with Designer's work to that date and any monies paid on account by Owner above the actual cost of work performed.

Respectfully submitted: _____
Michael Gelb Date
MGZ Design & Construction, Inc.

We accept this proposal and the terms and conditions contained herein, and authorize the work to be performed as specified.

Date

Date