



PROPOSAL FOR: Architecture and design of the
Great St. James Island Residence
GREAT ST JAMES ISLAND

STUDIO ARTHUR CASAS



RMBA

EFTA00287241

STUDIO ARTHUR CASAS

March 4, 2016

c/o: Mr. Jeffrey Epstein
Island Manager: Ms. Ann Rodriguez
Personal Assistant: Ms. [REDACTED]

Re: Phase 1 proposal for architectural design services for the Great St. James Island residence, Great St. James, Virgin Islands.

Dear Mr. Epstein,

Thank you for the opportunity to submit our proposal for architectural design services for the reconceptualization of Great St. James Island in the Virgin Islands. The enclosed material has been prepared for your review based on a conversation we had during a recent visit to the Island and based on my strategic thinking for the project. In this regard, the scope of work outlined herein addresses the following critical points:

- **Design Phasing:** *I strongly believe that the most efficient approach is to provide services in two phases. Phase 1 is focused on Master Planning and Conceptual Design, and Architectural then Phase 2 is focused on Architectural Detailing, Engineering, and Construction Documents. Enclosed herein is our proposal for Phase 1. The deliverables prepared in Phase 1 will be used to solicit optimal pricing from consulting engineers and to tailor our price to the approved concept for the island.*
- **Project Team:** *Great design that is on time and on budget thrives on inspired vision that is developed with informed decision-making and planning. In this regard our proposal will introduce you to our teaming partners, RMBA and Sagewood Construction, whose insights during Phase 1 will prove to be invaluable.*
- **Project Approach:** *Our primary objective is to transform the island into a luxurious getaway.*

Studio Arthur Casas believes that the design for an island residence should meet the requirements of a modern lifestyle and yet resonate the simplicity of a natural island getaway. The design should be contemporary with a sophisticated aesthetic and generous use of natural materials. Fibers, stone, wood and leather, are present in each of Arthur Casas' designs.

There's much to discuss. I look forward to addressing any of your questions or concerns so please don't hesitate to call or write.

Very truly yours,

Mr. Arthur Casas
Architect



OUR CORE PURPOSE:

A dedicated team of designers, engineers, architects and construction managers committed to the creation of a luxury island residence.

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1. PROJECT UNDERSTANDING

The Great St. James Island encompasses 157 acres of pristine landscape, with a perimeter of 4 miles, which we've discussed including a main house, a series of secondary structures, and outdoor spaces as outlined in the attached Program. The design of both buildings and landscape, along with respective layouts, circulation, and optimization of views, will be considered in every stage of design development – including this early conceptual stage – in order to enhance your enjoyment of the island's natural beauty as a luxury retreat for your family and friends.

The Main House will contain a Master Suite plus an additional three full suites, an Office, a Library, a Spa, Pool and Movie Theater, as well as a spacious Living Room and Kitchen with separate Breakfast Room and Area for Lunch.

Secondary structures on the island will entail the five Lounge areas, three Staff houses, and full service stations for Laundry, Technical areas, Staff areas, and a staff changing area. Additional secondary structures will also include two Helipads, two Docks, and associated amenities and services.

In this initial Concept Design phase, all of the above will be considered in the context of a thoughtful Master Plan with considerations such as site positioning, views, circulation, passive heating and cooling, lighting design and most importantly an appreciation for the overall experience on the island.

For your review please find the attached table of spaces, or Program.

STUDIO ARTHUR CASAS
Mr. Arthur Casas

RMBA
Mr. Ralph Beiran AIA

SAGEWOOD CONSTRUCTION
Mr. Douglas Strabelli

2. PROJECT APPROACH

Our most fundamental goal is to create projects that best meet our clients' needs. Our process is collaborative, and we believe that it takes the involvement of all stakeholders to make a successful project. We are good listeners and have developed a very effective technique to gather information and build consensus for a project with complex requirements. Based on our collective experience, together we've mapped the following activities to achieve the best possible results:

PHASE 1 (Included in this proposal)

- Master Plan
 - Vision Planning
 - Concept Design
 - Preliminary Visualization
- Schematic Design:
 - Concept Level Site Planning
 - Architectural Development and Narrative
 - Building Massing and Location Diagrams
 - Preliminary Interior Visualization
 - Preliminary Landscape Architecture

PHASE 2 (To be outlined in a subsequent proposal pending completion of Phase 1)

- Design Development
 - Retain consulting engineers
 - Site Plan Development
 - Building Exterior and Interior Development
 - Preliminary MEP and Civil Design
 - Geotechnical Evaluation
 - Environmental Evaluation
 - Lighting Design
 - Prepare narrative specifications and conclude this phase with an ORDER OF MAGNITUDE ESTIMATE exercise (OME).
- Construction Documents
 - Address findings from OME.
 - Prepare and Submit Construction Plans for municipal approval.
 - At the conclusion of this phase comments Construction Pricing and Planning
- Construction Administration

STUDIO ARTHUR CASAS

GREAT ST. JAMES ISLAND

ISLAND	AREA (ARCHITECTURAL)	PERIMETER (ARCHITECTURAL)
GREAT ST JAMES ISLAND	157 acres	4 miles

PROJECT SCOPE		
ROOM	AREA (SQ/FT)	TOTAL AREA (SQ/FT)
MAIN HOUSE		
LIVING	1.500,00	1.500,00
POWDERROOM	100,00	100,00
KITCHEN	500,00	500,00
BREAKFAST ROOM	250,00	250,00
AREA FOR LUNCH	400,00	400,00
MASTER SUITE	MASTER BEDROOM	600,00
	CLOSET MASTER	200,00
	MASTER BATHROOM	600,00
SUITE 01	BEDROOM 01	250,00
	CLOSET 01	50,00
	BATHROOM 01	100,00
SUITE 02	BEDROOM 02	250,00
	CLOSET 02	50,00
	BATHROOM 02	100,00
SUITE 03	BEDROOM 03	250,00
	CLOSET 03	50,00
	BATHROOM 03	100,00
OFFICE	OFFICE	700,00
	OFFICE BATHROOM	150,00
LIBRARY	LIBRARY	500,00
	LIBRARY BATHROOM	100,00
MOVIE THEATER	THEATER	2.000,00
	THEATER BATHROOM	100,00

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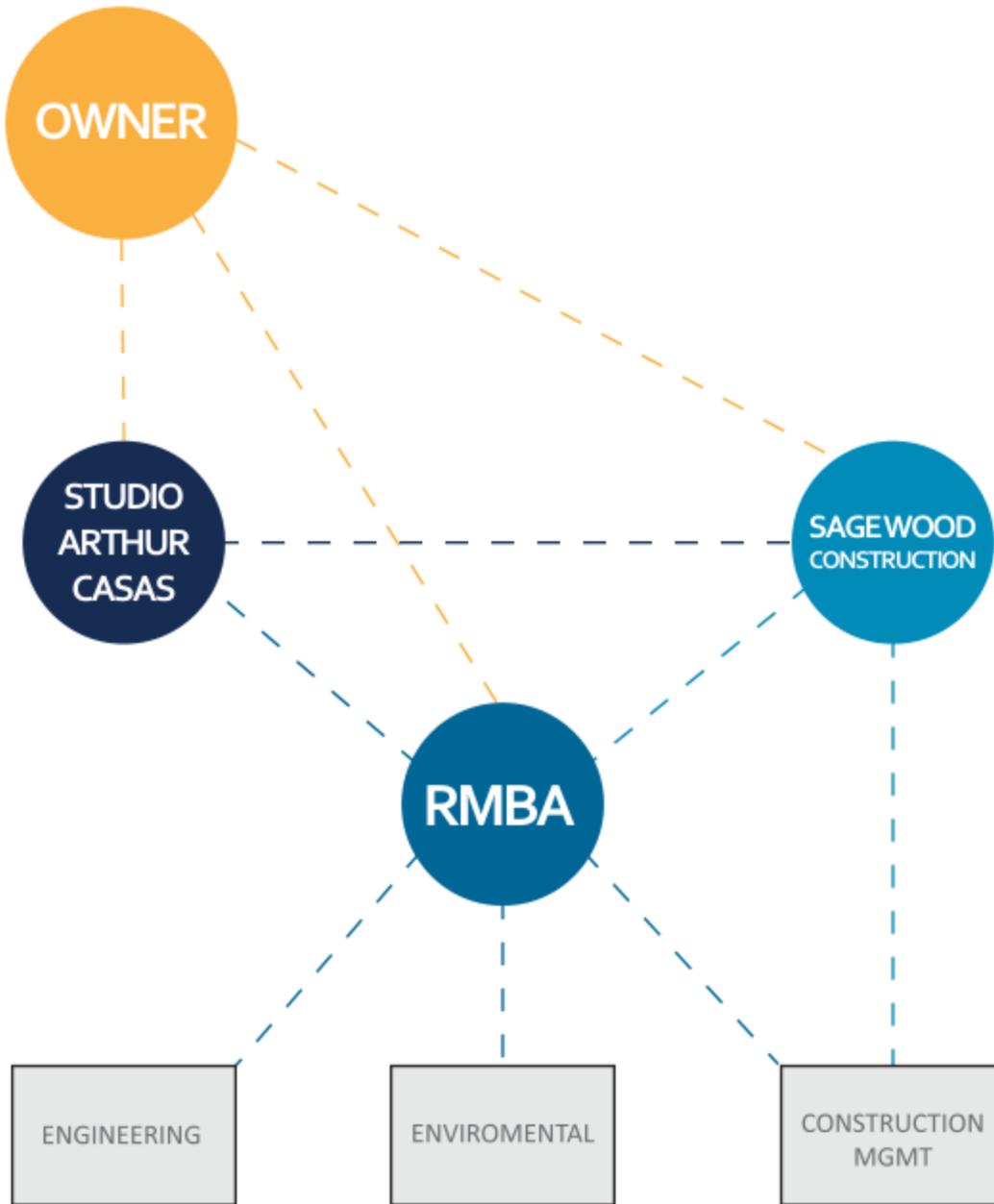
SPA	400,00	400,00
POOL	4.000,00	4.000,00
TOTAL MAIN HOUSE		13.300,00
CIRCULATION	4.156,25	3.325,00
GRAND TOTAL MAIN HOUSE		16.625,00

SECONDARY CONSTRUCTIONS		
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LOUNGE AREA 01	LOUNGE 01	600,00	700,00
	BATHROOM LOUNGE 01	100,00	
LOUNGE AREA 02	LOUNGE 02	600,00	700,00
	BATHROOM LOUNGE 02	100,00	
LOUNGE AREA 03	LOUNGE 03	600,00	700,00
	BATHROOM LOUNGE 03	100,00	
LOUNGE AREA 04	LOUNGE 04	600,00	700,00
	BATHROOM LOUNGE 04	100,00	
LOUNGE AREA 05	LOUNGE 05	600,00	700,00
	BATHROOM LOUNGE 05	100,00	
STAFF HOUSE 01	STAFF BEDROOM 01	250,00	820,00
	STAFF BATHROOM 01	100,00	
	STAFF CLOSET 01	70,00	
	STAFF LIVING 01	250,00	
	STAFF KITCHEN 01	150,00	
STAFF HOUSE 02	STAFF BEDROOM 02	250,00	820,00
	STAFF BATHROOM 02	100,00	
	STAFF CLOSET 02	70,00	
	STAFF LIVING 03	250,00	
	STAFF KITCHEN 02	150,00	
STAFF HOUSE 01	STAFF BEDROOM 03	250,00	820,00
	STAFF BATHROOM 03	100,00	
	STAFF CLOSET 03	70,00	
	STAFF LIVING 01	250,00	
	STAFF KITCHEN 03	150,00	
LAUNDRY	150,00	150,00	
	GAS STATION	600,00	
	WATER STATION	1.000,00	

TECHNICAL AREA	ENERGY STATION	1.000,00	5.100,00
	WORKSHOP	1.500,00	
	PARKING AREA	1.000,00	
STAFF AREA		350,00	350,00
STAFF CHANGING AREA		350,00	350,00
GRAND TOTAL SECONDARY CONSTRUCTION			11.910,00
OUTDOOR AREAS			
HELIPAD 01	HELIPAD 01	7.000,00	7.300,00
	BATHROOM HELIPAD 01	100,00	
	SITTING AREA	200,00	
HELIPAD 02	HELIPAD 02	7.000,00	7.300,00
	BATHROOM HELIPAD 02	100,00	
	SITTING AREA	200,00	
DOCK 01		1.300,00	1.300,00
DOCK 02		1.300,00	1.300,00
RUNNING PATH		130.000,00	130.000,00
GRAND TOTAL OUTDOOR			147.200,00
FINAL TOTAL			175.735,00

3. TEAMING PARTNERS



STUDIO ARTHUR CASAS

From inside to outside, from object to landscape, Studio Arthur Casas' creations are intrinsically connected in a horizontal scale. Dialogue is the key for conceiving projects that range from a chair to an urban plan, influenced by a spirit both modern and contemporary, Brazilian and cosmopolitan.

The Studio works in several areas, including residential and commercial architecture, public competitions, interior and product design. Projects are guided by the quest for essential elements, from raw materials to refined details that showcase our concern with excellence in every scale.

Arthur Casas is an internationally renowned architect with an award winning studio including: the 2016 IF Design Award, 2015 World Architecture Festival (Category Winner), also in 2015 Best of Year Award (Interior Design Magazine), Retail Design Institute, LEAF International, and Exhibitor (Expo Awards). In recent years, several prizes, such as the Retail Design Institute 2014 for Saraiva Bookstore and Interior Design Magazine Best of the Year 2012 for Mistral Wine Store, or the first place in architectural competitions, such as a new University Campus in Curitiba and the construction of the Brazilian Pavilion for Expo Milan 2015 attest the wide range of the Studio's scope and the success obtained with this diversified work.

INTERNATIONAL TEAM

- **Arthur Casas** – Creative director / owner 

A graduate of São Paulo's Mackenzie University in 1983, Arthur Casas is an architect and urban planner whose work has been praised in Brazil for over two decades. With a casual, yet elegant vocabulary he rescues the innovative tradition of Brazilian Modernism. Arthur Casas built his career starting with interior and product design, gradually incorporating larger commissions. One of his strongest characteristics is to constantly reinvent his work through an intense dialogue with his team, guided by the qualities that have given his projects broad recognition.

- **Regiane Khristian** – General director – Based in São Paulo regiane@arthurcasas.com

More than 40 architects, urban planners and designers working for the office are coordinated by Director Regiane Khristian . She graduated as an Architect and Urbanist from Mackenzie University in (São Paulo, 2002). She joined Studio Arthur Casas in 2006 where she became manager of the Residential Architecture team. She has been a partner in the office since 2008. Throughout this period she was part of the Pelourinho Competition Team and has been involved in projects such as Bar Escape, PK Residence Iporanga, Villa Itaim, MP Baroneza Residence and West Whales Condo. Since 2012, she has managed Residential Projects at several scales, such as houses, towers and Condos. Now coordinate all teams as general director.

- **Natalia Valente** – International project manager – based in São Paulo [REDACTED]

Natalia graduated in 2008 in architecture and urbanism at Fundação Armando Alvares Penteado – São Paulo. In 2012 she studied interior design and architecture of new York at Parson’s the new school for design in New York, when she joined Studio Arthur Casas NY team. Coordinated during 3 years the residential and commercial projects in the city, as Hstern jewelery 5th Avenue. In July 2015 returned to São Paulo as international project manager, working in projects in all over the world

- **Tamy Tutihashi** – International project manager – based in New York [REDACTED]

Tamy graduated in Architecture and Urbanism at the Presbyterian University of Mackenzie in 2011. During her degree, Tamy participated in internships of different areas such as engineering, landscape, and architecture. In 2009 she started working at Studio Arthur Casas as an intern. In 2010 she was selected for a 6 month scholarship at the Università degli Studi di Firenze, in Florence, Italy. Back to Brazil in 2011, she returned to the Studio working for the Commercial Establishments, developing Hotels, Restaurants and Stores Projects such as Rosa Cha, Rockstter, and Track & Field. By the end of 2012 Tamy joined the Interior Architecture team, coordinating projects in Sao Paolo and Rio de Janeiro. Currently Tamy is based in New York as the International Project Manager.

- **Flavia Campos** – Commercial Project Manager - Based in São Paulo [REDACTED]

Flávia graduated in Architecture and Urbanism at Mackenzie University in 2011. Throughout University she studied Interior Design at the school of Art Panamericana and also did internships in some residential architecture offices. She studied for one year at École Nationale Supérieure d'Architecture Paris Val de Seine (ENSA-PVS) in Paris, France where she improved her knowledge in the Urbanism and Architecture field. Returning to Brazil she worked in some international architecture offices, developing commercial and urban projects, such as malls, offices, hotels and coordinating projects of landscape development. In 2013, she joined the commercial architecture team at Studio Arthur Casas.

- Gabriel Ranieri** - Real Estate Developments Project Manager – Based in São Paulo [REDACTED]

Gabriel graduated as an architect at the Presbyterian University of Mackenzie in 2011, where still as a student collaborated in numerous competitions, both national and international. In 2010 he joined the Studio as an intern for the commercial team. The following year became responsible for the Studio's renderings and part of the creative team, developing projects and competitions, as well as presentations. In 2013 began his new position in the Real Estate Developments department as coordinator and developer. Gabriel is co-author of the 1st Place prize of the March 2012 Pelourinho Competition in Salvador, the July 2012 Campus Cabral UFPR, the August 2013 CAE Maranhão, and the Brazilian Pavilion, award winning prize of the 2015 EXPO Milano.

- **Adriana Andugar**– Interior Design Manager – based in São Paulo [REDACTED]

As an interior designer, Adriana is specialized in residential projects and decoration expositions. Her career began in 2001, as owner of a decoration store, where it would continue for six year. However, Adriana changed trajectory, leaving her shop to work on architecture and interior design for notable Brazilian offices, collaborating in projects inside and outside the country. In 2015, she joined the Studio team as Project Manager for the Residential, Corporate and International team.

- **Raul Cano** – Image specialist – Based in Barcelona [REDACTED]

Raul Cano is an industrial designer with a degree obtained in 2008 by Universidade Jaume I de Castelló de la Plana, Spain. He is a post-graduate in design and development specialized in product design at the same university, also taking part in different workshops of design and 3d modeling. In 2011 he worked for the Architecture and Design office Andy Martin Studio in London and joined Studio Arthur Casas as a product designer in 2012.

- **Luisa Vicentini** – project designer – Based in São Paulo [REDACTED]

Luisa graduated in 2012 in Architecture and Urbanism at the Presbyterian University of Mackenzie. During the course, she dedicated one year studying abroad in France at the École Nationale Supérieure d'Architecture Paris Val de Seine (ENSA-PVS), from where Luisa would return to Brazil and work for international architectural firms of notable reputation. In 2013, back in Paris, she participated in numerous competitions in Christian de Portzamparc's studio, Pritzker award winning architect of the year 1994. Currently working in Studio Arthur Casas, where she began in 2014, Luisa is part of the Commercial Establishment's team, working on hotel and restaurant projects.

- **Raissa Furlan** – project designer – Based in São Paulo [REDACTED]

Raissa graduated in Architecture Design in the United States at Valencia College in 2009, where she worked as an Interior Designer trainee in an American Company. Returning to Brazil, she transferred her studies to Fundação Armando Alvares Penteado Architecture School, graduating in 2014. After working for two years as trainee at Studio Arthur Casas she graduated and worked for an International architecture office developing restaurants and hospitality projects. In 2015 Raissa rejoined the Studio's team as an architect for the International Group, and is currently working on her postgraduate degree - Metropolitan Architecture Project Conception and Management – at the Presbyterian University of Mackenzie.

RALPH MICHAEL BEIRAN ASSOCIATES

With architects, interior designers, and construction administrators collaborating side by side, Ralph Michael Beiran Associates is an experienced firm with a team that has delivered a wide range of award winning projects including institutional buildings, corporate interiors, restaurants, and luxury homes. With a focus on complex structures, RMBA has experience designing luxury homes in coastal areas and is knowledgeable in navigating and tailoring an integrated design with various engineering systems and meeting various floor plain requirements and hurricane impact load requirements.

We value the unique vision of each and every client, their designer, and our process thrives on clear and constant communication focused on meeting our client's needs with thoughtful yet technical expertise. We believe that a successful project is both beautiful and functional. We believe successful design explores financial strategies, understands human integration, exploits available technology, and responds to social dynamics. Along with support of our staff, Ralph will be your primary contact, dedicated to your project and always available to address your needs. Every phase of your project will be overseen by Ralph who will utilize our best resources to help you meet your objectives.

- **Ralph Beiran** – Principal Architect / owner [REDACTED]

An award winning architect, Ralph has achieved meaningful design on projects with complex scopes. His practice evolves from a vision that is specific to each project, and his knowledge of building systems is rooted in years of working in construction hands-on. "Design and construction are intrinsically intertwined" says Ralph, "the act of building strikes a chord in everyone, and it's fundamentally exhilarating." A graduate from Columbia University, Ralph has extensive experience with projects located throughout the United States, Europe and Dubai. Ralph has the following affiliations: American Institute of Architects; United States Green Building Council; National Council of Architectural Registration Boards.

- **Curtiss Venn** – Project manager / principal [REDACTED]

With nearly 20 years of experience managing the construction of luxury residences, Curtiss has a history of working closely with clients, interior designers, and construction management teams having high expectations. With an acute understanding of architecture, construction, and the goals of each project, Curtiss approaches project management with a keen sensitivity to the particular needs and interests of each client.

- **Meerson** – Project manager / [REDACTED]

[REDACTED] was born in Moscow, Russia before moving to Israel in her teens. Despite the difficulty of living in a war-torn country, [REDACTED] saw only the potential of discovery in such a historical location where she was drawn to study archeology. She enjoyed many wonderful discoveries including her strong interest in the structures of ancient buildings and instead turned to a career in architecture. Having lived and traveled to different parts of the world [REDACTED] has come to draw inspiration from nature and the people she has met, and is always seeking new discoveries to inspire her work.

- **Vinay Ingle** – Project manager / [REDACTED]

Vinay earned a Bachelor of Architecture Degree from NJIT's College of Architecture and Design. He has worked on a number of community-gearred projects and city councils. In between semesters, Vinay worked for a prominent architecture firm where he gained valuable experience in the design of high-performance buildings. An avid reader, writer, and thinker, Vinay has since made time to return to school as a studio TA and guest critic. Vinay spends his spare time playing piano and painting, and he's excited to bring his positive attitude to RMBA in 2012.

- **Joseph Franco** – Project manager / [REDACTED]

Joe graduated with a Bachelor's of Architecture from Marywood University School of Architecture in Scranton, Pennsylvania. Interested in the impact that Architecture can have on a community, Joe made time to volunteer for Habitat for Humanity at site in Wilkes-Barre, PA and Canadensis, PA. Aside from participating in the design process he enjoyed working directly with excavation, wood framing, and installing drywall. Philanthropic endeavors aside, Joe is also known for his passion and talent in sculpture and graphic arts. As a young designer, Joe enjoys his application of experimental and artistic means to generate solid ideas for the projects he works on and has become an important part of our design studio.

SAGEWOOD CONSTRUCTION

Sagewood makes it the foundation of its business to assure relationships with architects, designers, retailers and luxury homeowners that Sagewood serves. Forthrightness is the guiding principle, and Sagewood prides itself on an ability to quote all costs up front and bring in projects at or under budget. Furthermore, there is a firm wide belief that no job is finished until the client feels absolutely satisfied with the work. To ensure such satisfaction in the shortest possible time frame Sagewood routinely gets involved with boots on the ground at the job site. For the same reason Sagewood insists on driving the selection of subcontractors and provide a high level of supervision and direction until the job is finished and the books are closed. Sagewood has been known to check back repeatedly throughout a project's installed lifetime, ask how Sagewood's work is performing, and step in to help service and maintain. The Sagewood formula is simple: Sagewood clients pay for the best, and that is what they must always get—the best product, with the best finish, in the best time frame.

- **Douglas Strabelli** – Project executive / based in New York, NY [REDACTED]

Nearly 100% of Sagewood's business comes from previous clients or colleagues in the design and building industries. Repeat clients are a testimony to the trust and results achieved in every project. Douglas formed Sagewood Construction believing that in the world of high-finish construction, where project budgets routinely run well into the millions of dollars and bidders are numerous, standing out through a high level of performance is crucial. For Douglas, what truly distinguishes his firm and establishes it among the most sought after builders is the ability to routinely deliver upon his trusted reputation. And such a reputation can only be won through relationships with influential clients who return again and again.

- **Tony Guarino** – Project manager / based in New York, NY [REDACTED]

With over 25 years experience managing large, complex projects in Manhattan and Long Island, Tony has a critical eye towards detail and problem solving. Tony leverages his experience by executing every detail for any scope of project. An early adapter of sustainable design and building practices Tony collaborates with architects and designer to incorporate these modern building methods. Tony has a degree in Environmental Studies from the University of Santa Cruz in California and studied architecture at the University of Chicago, Urbana---Illinois and is a competitive cyclist and triathlete.

- **Luana Soares** – Project manager / based in New York, NY [REDACTED]

Luana graduated from Mackenzie University – São Paulo with a bachelor's degree in Industrial Design and a graduate degree in Marketing. Luana participated in internships in different areas such as engineering, product design, marketing, product development and projects. Since 2013, when she joined Sagewood Construction, Luana has coordinated residential projects as a project manager assisting some of the most discerning Brazilian and American clients.

- **Tiago Chamadoira** – Project manager / based in New York, NY [REDACTED]

Tiago graduated in Architecture and Urbanism at Universidade Salvador in Salvador-Brazil in 2011 where he used to work as a design coordinator for residential, commercial and retail projects. In 2014 he joined the Sagewood Construction team in New York City where he's been working as a project manager overseeing residential and commercial renovations of the highest quality.

4. PROPOSAL OF FEES

PHASE 1 SCHEDULE OF VALUES

Item	Studio Arthur Casas	RMBA	Total
Master Planning - 10% Vision Planning; Concept Design; Preliminary Visualization	\$ 377,900	\$ 94,475	\$ 472,375
Schematic Design – 20% Concept Level Site Planning; Architectural Development and Narrative; Building Massing and Location Diagrams	\$ 755,816	\$ 188,954	\$ 944,770
Phase 1 Subtotal	\$1,133,716	\$ 283,429	\$1,417,145

PHASE 2 SCHEDULE OF VALUES (projected)

Design Development – 20% Further development of approved Schematic Design; initial preparation of Construction Details	\$ 755,816	\$ 188,954	\$ 944,770
Construction Documents – 30% Coordination with consultants; final preparation of Construction Plans.	\$ 483,431	\$ 933,724	\$1,417,155
Municipal Filing – 10% Submit plans to agencies having jurisdiction.	\$ 0	\$ 77,900	\$ 77,900
Construction Administration – 10% General oversight.	\$ 277,900	\$ 194,476	\$ 472,376
Phase 2 Subtotal	\$1,517,147	\$ 1,395,054	\$2,912,201
Combined Totals Phase 2 pricing to be confirmed upon completion of Phase 1.	\$2,650,863	\$ 1,678,483	\$4,329,346

*** Upon acceptance of this Scope of Work a contract with additional terms and exclusions will be prepared. The fees for scope of services listed herein will be billed on flat fee for one year contract, excluding reimbursable expenses, consultant fees and NYC Use Tax. The fees shall be invoiced on a percentage of services completed and shall include the following reimbursable expenses: transportation, lodging, business class plane tickets for meetings and visits of the Studio Arthur Casas Staff, RMBA staff, and Sagewood staff, first class plane tickets for meetings and visits by Arthur Casas, long distance telephone calls, messenger services, presentation photography, authorized out of town travel, facsimile transmission, express mail, etc. Reimbursable Expenses related to site visits and meetings shall be reimbursable.188,950 47238

STUDIO ARTHUR CASAS
Mr. Arthur Casas

RMBA
Mr. Ralph Beiran AIA

SAGEWOOD CONSTRUCTION
Mr. Douglas Strabelli

5. PROJECT SCHEDULE

Not including unforeseeable delays, we estimate the following timeline for the project's delivery:

PHASE 1 (Included in this proposal)

- Master Plan 6 weeks
 - Vision Planning
 - Concept Design
 - Preliminary Visualization
- Schematic Design: 6 weeks
 - Concept Level Site Planning
 - Architectural Development and Narrative
 - Building Massing and Location Diagrams
 - Preliminary Interior Visualization
 - Preliminary Landscape Architecture

PHASE 2 (To be outlined in a subsequent proposal pending completion of Phase 1)

- Design Development 8 weeks
 - Retain consulting engineers
 - Site Plan Development
 - Building Exterior and Interior Development
 - Preliminary MEP and Civil Design
 - Geotechnical Evaluation
 - Environmental Evaluation
 - Lighting Design
 - Prepare narrative specifications and conclude this phase with an ORDER OF MAGNITUDE ESTIMATE exercise (OME).
- Construction Documents 8 weeks
 - Address findings from OME.
 - Prepare and Submit Construction Plans for municipal approval.
 - At the conclusion of this phase comments Construction Pricing and Planning
- Construction Administration TBD

TOTAL DESIGN TIMELINE

28 weeks

6. EXECUTIVE SUMMARY

PHASE 1 SCHEDULE OF VALUES

Item	Studio Arthur Casas	RMBA	Total
Phase 1 Subtotal	\$1,133,716	\$ 283,429	\$1,417,145
Duration			12 weeks

PHASE 2 SCHEDULE OF VALUES (projected)

Phase 2 Subtotal	\$1,517,147	\$ 1,395,054	\$2,912,201
Duration			16 weeks

Combined Totals	\$2,650,863	\$ 1,678,483	\$4,329,346
Phase 2 pricing to be confirmed upon completion of Phase 1.			
Combined Duration			28 weeks

*** Upon acceptance of this Scope of Work a contract with additional terms and exclusions will be prepared.