

Maguire Group Inc.
Architects / Engineers / Planners

33 Commercial Street
Foxborough MA 01935

Tel: 508-548-1100 jjackson@maguiregroup.com

FILE
LSJ, LLC

James A. Jackson, PE
Project Manager

February 2, 2010



Mr. Gary Kerney -Representing LSJ LLC (master agreement "owner")
Landmark Land Co.
2817 Crain Hwy
Upper Marlboro MD 20774

Procured through
HBRK Associates Inc.
PO Box 400.
New York, NY 10150

RE: **Engineering /Architectural Services – Work Order No. 18.
Construction Administration Services for the Mechanical Building**

Dear Mr. Kerney:

Maguire Group Inc. (Maguire) is pleased to present this proposal for **Work Order No. 18** under our Master Agreement to provide architectural and engineering services for Little St. James Island. This Work Order is based on the general scope of services, terms, and conditions described in the *Abbreviated Standard Form of Agreement Between Owner (LSJ, LLC) and Architect (Maguire Group)* herein known as the Master Agreement, dated February 1, 2007. The following revisions shall apply to the master agreement:

1. Maguire Group Inc. address shall be revised to 33 Commercial Street, Foxborough MA 02035
2. Molyneux Studio or any reference to Molyneux shall be replaced by Owner's interior designer or representative.
3. Paragraph 1.1.1 "Owners Design Team" spokesperson shall be Gary Kerney in place of Douglas Schoettle.

In general, the services proposed in **Work Order No. 18** includes architectural, civil, structural, mechanical, electrical, and plumbing construction administration services for the Mechanical Building. A more specific description of the project scope and services to be provided is as follows:

Winner of Two Presidential Awards for Design Excellence

EFTA00306911



Scope

The second phase of the mechanical building construction will include building the structure as essentially designed between columns 1 through 7. Water production to be reduced to approximately 100,000 gallons per day utilizing reverse osmosis units design of which including specific room requirements to be programmed by others, but implemented into the floor plan design.

Construction Administration: This will include shop drawing review, request for information responses, construction sketches and any site investigations or inspections deemed necessary.

Deliverables

Maguire will review and comment on shop drawings and respond to contractors RFI's.

Fee

The scope of services is as anticipated in the Master Agreement and as generally described above. We propose to engage in the design services on an hourly basis, utilizing the hourly billing rates attached plus reimbursable expenses. Reimbursable expenses shall consist of mail, printing, travel, lodging etc.. Invoices will be submitted monthly based upon the hours and expenses charged directly to the project in the proceeding month. For financial planning purposes, we suggest the establishment of Work Order No. 18 budgets as follows:

Project Management	32 hrs @ \$130	\$4,160
Administrative	32 hrs @ \$70	\$2,240
Architecture	40 hrs @ \$115	\$4,600
Structural	40 hrs @ \$115	\$4,600
Mechanical	40 hrs @ \$115	\$4,600
Electrical	40 hrs @ \$115	\$4,600
Plumbing	40 hrs @ \$115	\$4,600
Water Production	40 hrs @ \$115	\$4,600
Site/Civil	24 hrs @ \$115	\$2,760
<u>Reimbursable Expenses</u>		<u>\$500.00</u>
Total:		\$37,260.00

OK

Little St. James LLC
Mr. Gary Kerney
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This budget is open ended and is not a "NOT-TO-EXCEED BUDGET" as past history with LSJ projects dictates multiple scope changes are expected throughout design and construction. Maguire has and will continue to be diligent and responsive to the clients needs. Your signature will be considered notice to proceed. Please feel free to call me if you have any questions. We look forward to working with the LSJ, Lafayette and HBRK team once again.

Very truly yours,

MAGUIRE GROUP, INC.



James A. Jackson, PE
Project Manager - Land Development

Approved and accepted this ____ day of _____ 2009

Gary Kerney- for Little St. James, LLC

cc: William Rowles LSJ Construction
Thomas Hevner -MGI,
Eric Douglas- MGI, Files

Daphne Wallace

From: Emad Hanna [REDACTED]
Sent: Thursday, February 18, 2010 11:35 AM
To: Daphne Wallace
Subject: FW: JE Approvals
Attachments: JE Approvals.pdf

See the attached changes

From: Monique Harry [mailto:[REDACTED]]
Sent: Thursday, February 18, 2010 6:25 AM
To: Emad Hanna; Rich Kahn; Darren Indyke (AOL)
Subject: JE Approvals

Good Morning,

Please find attached the signed approvals by JE for the following;

1. Budget adjustment for Master Suite #1004
2. Budget adjustment for MSOSI #1005

Please Amend the Original Budgets reflecting these increases.

3. The Maguire Work Order #18

Please note on the MSOSI Budget Adjustment the Irrigation has been revised and will cover the submitted invoice from **Saint Jan Botanical**, so process payment for the amount of **\$3,495.00**

Information forwarded by Gary's Request.

Monique Harry
LSJ LLC Construction
6100 Red Hook Qtr Suite A2-7
St. Thomas, USVI 00802

[REDACTED] Telephone
[REDACTED] Fax

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)