

MARMOL RADZINER AND ASSOCIATES AIA

architecture
construction
landscape

12210 Nebraska Avenue
Los Angeles California 90025

phone
fax

January 13, 2010

Stephen Caplinger
LSJ, LLC
6100 Red Hook Quarter, Suite 8-3
St. Thomas, VI 00802

Re: St. Thomas Virgin Islands – Pool House

We would like to outline our fee proposal for the architectural services that you have requested.

Scope of Work:

The scope of work shall include the conceptual design for a pool house of approximately 3,000 interior square feet, 3,000 square feet of exterior covered decks, and a pool on the island of St. Thomas in the US Virgin Islands.

Conceptual Design:

We will prepare, for your review, Conceptual Design Documents consisting of a site plan, floor plans, exterior elevations, and three (3) three-dimensional color renderings. The scope will include one site visit (travel costs including airfare, hotel, and meals will be billed as reimbursable expenses) and one iteration of drawing revisions based on client feedback.

Compensation:

The architectural work for the Conceptual Design will be billed as a stipulated sum of Thirty-Two Thousand Dollars (\$32,000).

Payments:

An initial payment of five thousand dollars and zero cents (\$5,000.00) shall be due upon approval of this agreement, and will be credited against the final project invoice. Project invoices shall be sent monthly. Payments are due and payable fifteen (15) days from the date of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of 10% per year.

Additional Work:

Any additional work requested outside of the scope of work outlined above shall be considered Additional Services and compensated as per the Hourly Rates for Services. All Consultant Fees (Structural Engineering, Technical Engineering, etc.) shall be in addition to Basic Compensation and will be billed to the Owner as a Reimbursable Expense, unless those consultants are contracted by and billed directly to the Owner.

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Hourly Rates for Services:

Principal \$195.00

Associate \$150.00

Project Manager \$130.00

Project Architect \$120.00

Draftsperson \$80.00

Reimbursable Expenses:

In addition to the fee outlined above, we also request reimbursement for items such as travel, mileage, printing, plotting and delivery services. Reimbursable Expenses will include a fifteen percent (15%) coordination fee on the direct expenses.

Sincerely,



Ron Radziner, FAIA
President

Signature: _____ Date of acceptance _____