



December 13, 2020

Lawrence Aderinkomi

Letter of Agreement for Concept Design and Pricing for 1179 7th Street East, Saint Paul, MN
(submitted via email)

Dear Lawrence,

Thank you for the opportunity to work with you on this project. The building and property is currently unoccupied and was most recently a bar with apartments above. The intent of the project to renovate and update the building for the reuse of a building for multi-family with likely retail on the first floor. The goal of this LOA is to develop a concept design and pricing to have a clear and concise development proposal to have a preliminary development review with a city planner and likely total project costs for redevelopment.

Concept Design and Entitlement Review

- review overall programming
- review historic status and entitlements
- review all applicable zoning, code and entitlements
- prepare basic concept site plan, floor plans, elevations

Deliverables

- Site Plan at 1:30
- Floor Plans at 1/16"=1'-0"
- Elevations at 1/16"=1'-0"
- Written Summary of Historic overview, Program, Code and Zoning Requirements
- One mtg with City Planner
- working with a general contractor (tbd) develop Concept Pricing

Schedule

- 4 weeks for development of deliverables
- 2 weeks for Owner review, mtg with City Planner
- 1 week follow up and determine next steps

Proposed Lump Sum of \$3,000 (three thousand and 00/100 dollars). 1/2 down, 1/2 at completion. Fee does not include any other consultants and we do not anticipate any in this phase. No reimbursables are anticipated for this project at this point.

Please sign and return.

AWH ARCHITECTS, LLC.

ACCEPTED:

A handwritten signature in black ink, appearing to read 'Alex Haecker', written over a horizontal line.

Alex Haecker, AIA, NCARB

Lawrence Aderinkomi