

will be provided.
BDE 6/16/14 to

PROPOSAL 12 June 2014

Brandon and Emily Gallas

4430 9th Street, NW

Washington, DC 20011

Brandon,

Pursuant to our discussions, we propose to provide the following Architectural Services for improvements to your residence at the above listed address:

SCOPE OF SERVICES:

- 1 MEASURED DRAWING PHASE: The Architect (AHMANN LLC) shall take field measurements and photographs as required to produce Measured Drawings (plans and elevations) of portions of the house as required for proceeding with the Design Phase described below. The Measured Drawings shall be produced on the Architects CAD software program.
- 2 ZONING ANALYSIS & DESIGN PHASE:
 - a Based on a Survey of the property to be provided by the Owner (Brandon Gallas), the Architect shall review the applicable portions of the District of Columbia Zoning Regulations as related to a proposed Rear Addition and a Third Floor Addition.
 - b Based upon the findings of the Zoning Analysis, and utilizing the Survey and the Measured Drawings, the Architect shall produce Design Drawings describing the general layout and character of the proposed Additions which shall include:
 - Rear Addition
 - New Basement Door at Basement
 - Screened Porch at 1st Floor
 - Master Bathroom at 2nd Floor
 - Balcony at 3rd Floor
 - Related Patio Space at Ground Level
 - 3rd Floor Addition:
 - New Stairway from 2nd Floor
 - Large Multi-purpose Room
 - Storage
 - Powder Room
 - c The Architect shall review the Design Drawings with the Owner, and shall incorporate modifications at the Owner's direction.
 - d The Architect shall arrange a Preliminary Design Review Meeting (PDRM) with the District of Columbia Zoning Administrator to clarify the specific details of the impact of the District of Columbia Zoning Regulations on the development of the proposed Additions from the point of view of the Zoning Administrator.
 - e The Design Drawings may be used for obtaining initial cost estimates for the Proposed Additions from one or more General Contractors.
- 3 ZONING RELIEF PHASE:
 - a Upon notification from the Owner to proceed with this Phase, the Architect shall aid the Owner in the application process for relief (Special Exception(s) or Variance(s) as deemed required) from the

requirements of the District of Columbia Zoning Regulations. This will include the preparation of the application form and the required supplemental information.

- b The Architect shall aid the Owner in pre-hearing presentations of the project to the local ANC with the intention of obtaining a letter recommending approval for the project from the local ANC Commissioners to the District of Columbia Zoning Commission.
- c The Architect shall aid the owner in presenting the case for the project before the Zoning Commission at a scheduled hearing, or hearings.

- 4 **COMMUNICATION:** The Architect shall maintain communication with the Owner on a regular basis as dictated by the needs of each Phase. The Architect agrees to communicate on no less than a monthly basis. Communication shall include meeting, phone calls and emails as deemed required by the process at the time.
- 5 **ADDITIONAL SERVICES:** Additional Services shall be provided under separate agreement(s). Additional Services include, but are not limited to: changes in project scope, revisions requested by the Owner after previously approved drawings or specifications. Additional Services also include, Design Development, Construction Document and Bidding, Permitting and Construction Phase Services.

BASIS OF COMPENSATION:

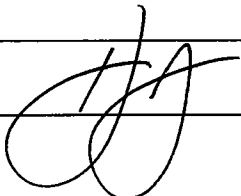
- 1 An initial payment of \$2,000.00 shall constitute the minimum payment due to the Architect by the Owner under this agreement. This payment shall be held as retainage to be deducted from the final billing for the services under this agreement.
- 2 The Owner shall compensate the Architect for Scope of Services as described here-in sat the hourly rate of \$150.00 per hour for Thomas Ahmann, \$125.00 per hour for employed or consulting registered architects, \$100.00 per hour for employed or consulting project manager, \$90.00 per hour for employed or consulting architectural staff, \$75.00 for employed or consulting technical staff.
- 4 A bill for services provided will be presented at the end of each phase, or monthly, whichever occurs first. The bills will include amounts due for time and reimbursables up to that point in time. Bills are considered due and payable upon receipt.

PREDESIGN FEE ESTIMATE PER PHASE:

1	MEASURED DRAWING PHASE:	\$2,500.00 to 2,750.00
2a/b/c	ZONING ANALYSIS & DESIGN PHASE:	2,750.00 to 3,000.00
2d/e	ZONING ANALYSIS & DESIGN PHASE:	450.00 to 600.00
3	ZONING RELIEF PHASE:	3,000.00 to 3,500.00

AGREEMENT:

Upon the signature of the Owner and the Architect, and upon the initial payment to the Architect as described above, this proposal becomes the sole agreement between the Owner and the Architect for the Scope of Services described herein. (Signature acknowledges agreement with the Contract Conditions attached)

	_____(Owner)	_____(Date)
	_____(Architect)	6/16/2014 (Date)

AHMANN LLC

ARCHITECTURAL SERVICES

REGISTERED IN MARYLAND, VIRGINIA, DELAWARE
AND THE DISTRICT OF COLUMBIA

CONTRACT CONDITIONS (RESIDENTIAL ADDITION / RENOVATION):

- 1 The attached Agreement incorporates the terms and conditions of AIA Document B105, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT FOR A RESIDENTIAL OR SMALL COMMERCIAL PROJECT, 2007 Ed., a copy of which is available upon request.
- 2 In Agreements where the Architect's fee is estimated as a percentage of Construction Cost, Construction Cost shall be considered to be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Architect. The definition of Construction Cost herein assumes that a General Contractor shall be engaged for the construction of all portions of the Project.
- 3 Reimbursable expenses incurred by the Architect in connection with the attached Agreement shall be compensated for by the Owner for the actual expense incurred. Reimbursable expenses include, but are not limited to: reproduction of drawings, postage and handling of related materials, and photographic expenses. Review of the Drawings by a structural engineer, if deemed required by the Architect, shall also be considered a reimbursable expense. Reimbursable expenses shall be considered to be outside the estimate for Basic Services as described above.
- 4 Additional Services shall be billed at the rate of \$150.00 per hour for Principals, \$125.00 per hour for employed or consulting registered architects, \$100.00 per hour for employed or consulting project manager, \$90.00 per hour for employed or consulting architectural staff, as applicable, or at a mutually agreed upon fixed rate. Fees for Additional Services shall be considered outside the compensation for the Scope of Services as described in the attached Agreement. Should the Project be put on hold or be active beyond two years from the contract date, the Architect reserves the right to adjust hourly rates and to do so on no more than a yearly basis.
- 5 It is understood that construction cost estimates offered by the Architect under the attached Agreement shall be considered general "ballpark" figures, and that actual construction costs can only be determined by a qualified Contractor or Project Manager after a full review of detailed Bid/Construction Documents.
- 6 It is understood that, with the exception of Construction Drawings and Specifications, the drawings and discussions which are covered by the attached Agreement are of a schematic nature, and that the information so provided shall not be used as the sole basis for proceeding with final bidding for, or construction of, the proposed renovations.
- 7 The Architect shall not be held responsible for the accuracy of the information provided by the Owner, or other professionals. Such information includes, but is not limited to measured drawings, plats and surveys.
- 8 Structural Engineering services as deemed required by the Architect and the Owner shall be contracted directly between the Owner and the Engineer, or shall be hired as a Consultant subcontracted by the Architect and shall be considered a reimbursable expense.
- 9 Engineering and site surveying services as deemed required by the Architect shall be contracted directly between the Owner and the Engineer/Surveyor, or shall be hired as a Consultant subcontracted by the Architect and shall be considered a reimbursable expense. Services related to the redesign of an existing Septic System, if necessary, will require a Registered Land Surveyor and/or a Professional Engineer.
- 10 Construction Phase Services are included in the attached Agreement. Should the Owner opt not to retain the Architect for the Construction Phase, or to limit the Construction Phase Services of the Architect, it shall be the responsibility of the Owner, Contractor, or Others to resolve field conditions. The consequences of any changes made during the Construction Phase without the advice or consultation of the Architect shall remain the responsibility of the Owner, Contractor, or Others.
- 11 All payments for work performed through the Construction Document Phase must be brought up to date prior to the issuance of the documents for bidding and permitting. Invoices outstanding for more than 30 days shall be subject to a 1.5% late charge for each 30 days past due. Furthermore, the Owner agrees to pay for all legal fees incurred by the Architect in attempting to obtain payment for overdue invoices.
- 12 The attached Agreement may be rescinded by the Architect if not returned signed by the Owner within thirty days of the date of the Proposal as listed above.

**This Document is an attachment to the Agreement dated
between AHMANN LLC and
For a residential addition/renovation project at**

**12 June 2014
Brandon and Emily Gallas
4430 9th Street, NW
Washington, DC 20011**

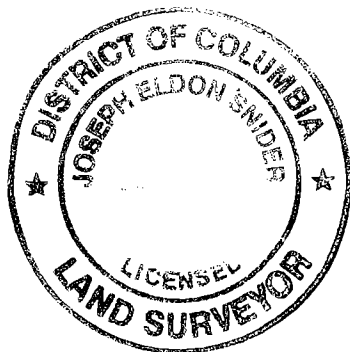
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

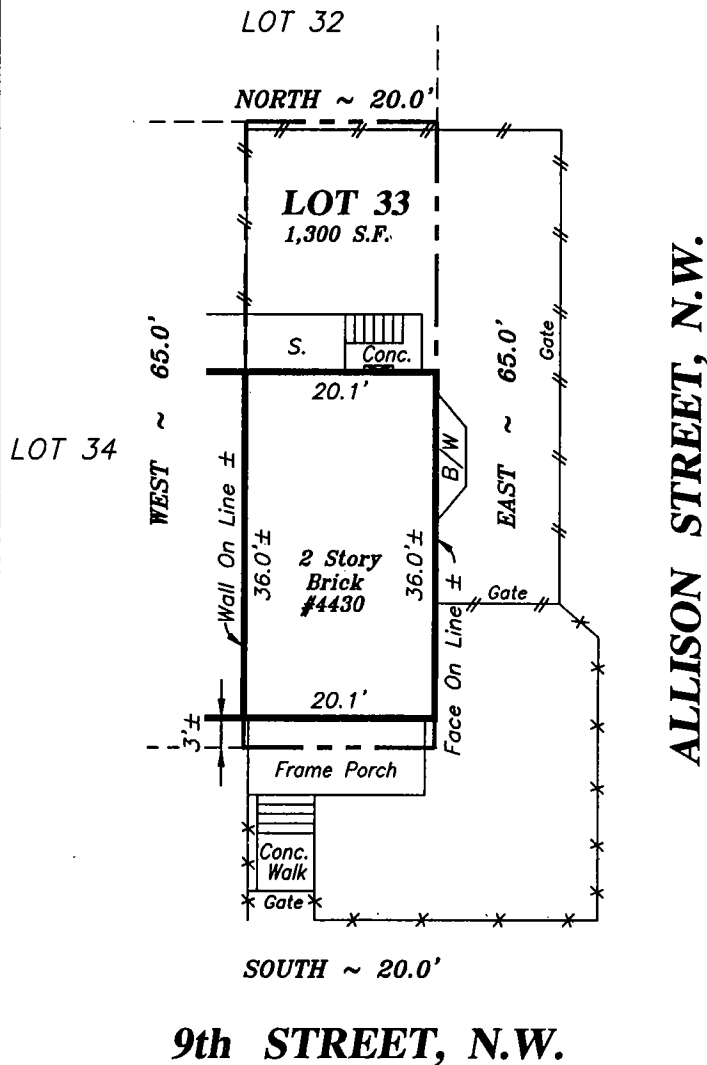


Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0020B.
- 2) No property corners found. Lines shown evidenced by drawing of record and field measurement.



Location Drawing
LOT 33, SQUARE 3020.
WASHINGTON
District of Columbia



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

Joseph E. Snider

DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632

REFERENCES

D.C. SURVEYOR RECORDS

BOOK 44

PAGE 41

LIBER

FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: M.C.J.

HSE. LOC.: 7-22-03

JOB NO.: 03-5019

LOCATION DRAWING APPROVAL FORM

In connection with your purchase or refinancing of the property located at:

4430 9th Street NW, Washington, DC 20011

By regulation in the State of Maryland, you as the consumer, have the right to choose between two different types of surveying products. Please review our brief explanations before you decide which product is best for your current situation.

LOCATION DRAWING:

This drawing will show the approximate Location of Improvements on the subject property after a brief field examination of the Lot or Parcel. This product does not identify Boundary Lines on the ground, is generally less accurate and less expensive, but will usually prove satisfactory for the purposes of purchase or refinancing.

BOUNDARY SURVEY WITH LOCATION DRAWING:

This type of survey provides you with a drawing of the improvements based upon a more complete and accurate survey of the subject property. The results of this type of survey will accurately determine the location of boundary lines and will include field monumentation of boundary corners. The final drawing is more accurate and can generally be relied upon for more detailed usage such as the design and/or construction of future improvements (additions, garage, fence lines, etc.).

PLEASE CHECK APPROPRIATE LINES

☒ I/We agree to the preparation of a Location Drawing for our settlement. We have read and understand the basic differences between the two products. We realize that unless some unusual circumstance or problem is revealed during its preparation; this type of drawing should be all that is required for settlement. **A Location Drawing (Only) will cost approximately \$125.00 to \$200.00.**

☐ I/We request that a Boundary Survey be performed that will include a location drawing for settlement purposes. We understand that this will include the establishment of boundary corner markers that are based upon a more complete and accurate survey. We further understand that this type of survey may not be needed for settlement purposes and that this request will **increase the cost of surveying services.**

We understand that our signature indicates the authorization to perform the surveying services checked above and payment is expected even if the Real Estate Transaction is not completed.

Emily M. Gallas
Purchaser Signature
File #: 03-3031R

7/10/03
Date

PLEASE COMPLETE AND RETURN OR FAX AS SOON AS POSSIBLE:
Robert W. Moses Title, 11400 Rockville Pike, Suite 112, Rockville, MD 20852
FAX: 301-468-6212