STUDIOVARONE A R C H I T E C T U R E

PROPOSAL FOR ARCHITECTURAL SERVICES

for

Conceptual Design & Coordination

<u>"THE LITTLE SPOT" – PUBLIC SPACE</u>

located near University Avenue & 9th Avenue, San Diego, CA 92103

Prepared for: Hillcrest Business Association c/o Benjamin Nicholls, Executive Director 1601 University Avenue San Diego, CA 92103 Email: benjamin@hillcrestbia.org Phone: (619) 299-3330

Date: March 1, 2023



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CLIENT / OWNER: Hillcrest Business Association c/o Benjamin Nicholls 1601 University Avenue San Diego, CA 92103 RE: "The Little Spot" – Public Space University Avenue & 9th Avenue San Diego, CA 92103

Ben,

We have enjoyed working with the Hillcrest Business Association (HBA) to prepare a Conceptual Design of the "Little Spot" public space located on the south side of University Avenue, near the intersection of 9th Avenue, west of State Route 163, in the Hillcrest neighborhood of San Diego. We are looking forward to continuing our collaboration and assisting the HBA to move forward with this project. Now that the project has entered into a phase that will require some approvals from outside agencies and decision-makers, we would like to formalize our contract with the HBA.

Scope of Work: Our architectural services, for this proposal, are to prepare a Conceptual Design for the Little Spot public space. This will include an updated colored Conceptual Site Plan that extends the space to the south. We will work with the HBA to prepare a PDF package that can be submitted to the various agencies having jurisdiction, for their review. We will also participate in meetings with the HBA and various decision-makers and agencies, as required.

It is understood that the designs presented during this phase are Conceptual in nature, based on information that is currently available to the public, and that all dimensions and representations are approximate. It is further understood that if the project moves forward, past the Conceptual Design phase, Studio Varone Architecture, Inc. will require additional information to be provided by the Owner, such as a Topographic & Boundary Survey.

Copyright: The drawings, designs, and information provided are the property of Studio Varone Architecture, Inc. and are developed for use on, and in conjunction with this specific project and are disclosed in confidence. Studio Varone Architecture, Inc. reserves their common-law copyright and other property rights for all of their designs. These designs are not to be reproduced, copied, published, changed or otherwise used in any form or manner, directly or indirectly, in whole or in part to provide information to produce, construct, or manufacture drawings, prints, apparatus, parts or assemblies whatsoever without the full knowledge and the express written consent of Studio Varone Architecture, Inc.

<u>Limitation of Liability:</u> Since this work is Conceptual in nature, there is no professional liability assumed or associated with this contract.

Indemnification: Each party shall defend, indemnify and hold harmless the other party from any third party claims or third party actions arising out of (a) such party's negligence or willful misconduct or (b) such party's breach of this agreement.

Termination: Either party (the Architect or the Owner) may terminate this agreement with 7 days written notice. Neither party shall be held liable for damages or delays associated with termination by either party.

<u>Compensation</u>: For the Conceptual Design & Coordination architectural services described above, Studio Varone Architecture, Inc. has agreed to donate their time without compensation. Normal and customary reimbursable expenses will be billed at the actual cost x 1.10 (+10%). Reimbursable expenses include, but are

not limited to, all plotting, reproduction, mail, and messenger services. Billing will occur as expenses are incurred. Invoices are due upon receipt.

If the Hillcrest Business Association decides to proceed with the project, after the completion of the Conceptual Design work described above, Studio Varone Architecture, Inc. will prepare a separate "Proposal for Architectural Services", which will include AIA Document B101-2017 "Standard Form of Agreement Between Owner and Architect", for the Schematic Design, Design Development, Construction Documents, Permitting, Bidding & Negotiation, and Construction Administration services. We will outline our proposed architectural fees and fee structure (fixed or hourly) as part of this Proposal. This document will also outline additional consultants and engineers who may need to be hired by the Hillcrest Business Association to complete the Construction Documents and Permitting processes.

Thank you for this opportunity. We look forward to continuing to work together with the HBA on this project. Please feel free to contact us if you have any questions.

Sincerely,

CLV_+h

Chris Varone, AIA, NCARB Sasha Varone, AIA, NCARB (California Architect Licenses C-34750 & C-34744)

Please sign below to accept this proposal:

Benjamin Nicholls Executive Director, H.B.A. Date