



January 17, 2024

Gus Papagolos  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

RE: **3D Concept Plan/Rendering Architectural Services  
City Library (APN-374-163-001, 002, 003 & 004)  
City of Lake Elsinore, Sumner Ave.**

Dear Gus Papagolos:

STK Architecture, Inc. is pleased to provide a proposal for services for the above mentioned project. This proposal is based upon our meeting on January 10, 2024.

**Library**

- Provide 3D video (of building exterior).
- Design new +10,000 SF library.
- No construction will be required.
- All parking is offsite.
- Add back drop.

**Required Spaces**

- Entry/Vestibule/Security
- Circulation Desk
- Library
- Restrooms
- Childrens Area
- Meeting Room (40-50 people)
- (2-4) Study Rooms
- Managers Office
- Work Room/Break Room/Unisex Restroom
- Friends Store
- Friends Storage
- Janitors Closet
- Facility Maintenance/Storage
- Electrical Room

- Computer Mainframe
- Follow Downtown Specific Plan Development Standards dated June 28, 2023, (7 pages)

Architectural Services	\$60,000
Reimbursable Expenses	\$500
<b>Total</b>	<b>\$66,500</b>

The above Proposal is based upon the following assumptions:

- A. The construction cost is estimated at +\$14 Million.**
- B. Project schedule is 2 months.**
- C. Work shall be limited to the areas described only.
- D. No consultants will be required.

This fee does not include any of the following:

- a. Permit, Development, Utility or Processing Fees.
- b. Construction Material testing (i.e. concrete, welding, etc.).
- c. Specialty consultants (i.e. Hazardous Waste, Traffic, Archeological, etc.).
- d. Low Voltage / CCTV / Security Engineering.
- e. Asbestos Engineering/abatement engineering and or testing.
- f. Fire sprinkler Design and Engineering, fire sprinkler water service upgrade or fire hydrant upgrade.
- g. Accessible pedestrian access to the project site.

The fee will be invoiced monthly, based on the percentage of work completed. Please note that STK Architecture, Inc. carries \$1,000,000 and \$2,000,000 aggregate of Professional Liability coverage and can provide all the required insurance coverage requested. If extra services are required, and approved by the Owner, the following hourly rates would apply:

Principal .....	\$244/Hr
Associate .....	176/Hr
Senior Draftsperson .....	108/Hr
Junior Draftsperson .....	91/Hr
Administration .....	68/Hr
Consultants .....	Cost x 1.15
Reimbursables .....	Cost x 1.00
Reimb. Agency Fees .....	Cost x 1.05

Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "G.V. Salts". The signature is stylized with a large, bold "G" and "V", and the name "Salts" written in a cursive-like script.

G.V. Salts  
Architect/Owner  
License #C22977

Enclosures:

- Assessor's Parcel Map
- Typical Floor Plan
- Development Standards
- Altha Cauch History