

Bob Drew

From: <don.ennis@comcast.net>
To: "Bob Drew" <bob@bobdrew.com>
Sent: Thursday, January 18, 2007 2:00 PM
Subject: Eagle Ridge Phase II

RE: Eagle Ridge Apartments Phase II

Dear Bob;

Project description:

The project is an apartment project containing a maximum of sixty units on phase II of the existing site. The project will have one building type consisting of a twelve-plex three-story building. Each floor of both buildings will contain two three-bedroom units and two two-bedroom units covering approximately an area of approximately 5200 square feet per floor. The units and building will be similar to the buildings and units in Phase I. The units will contain a kitchen, bedrooms, bath, a laundry area and a utility room. Each of the two unit types will have a handicapped version. Four eight-car stall garages will be included.

Per my conversations with Mike Tennyson and Greg Brink, the decks and patios will be extended to approximately 12' to match the modification of the first phase. The patios and decks will contain the air conditioning compressors. All compressors will not be placed at grade level. Building wrap will be on the exterior of all buildings. Modifications will be made to enlarge the bedroom in the 3 bedroom accessible unit by decreasing the bathroom size. The garage structure will be modified to accommodate the grade change conditions.

Project proposal:

This contract is to provide architectural services and structural, mechanical, and electrical engineering for the apartments and the garages. We will review the site planning and grading by others relative to the architectural needs. Civil engineering and grading and landscape design will be by others.

A review of the project and the pay applications will be performed on a monthly basis according to the schedule set by the lender and the contractor. Review of field submittals will be done as required by the project.

The proposed fee for this project is a fixed fee of (thirty-two thousand two hundred dollars (\$32,200.00)).

If you have any questions, please call.

Sincerely,
Don Ennis

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