



*Leventhal, Schlosser, Newberger, **Architects***

October 8, 2009

Thomas Wright
Pomo Nation / N.A.S.H.A.
P.O. Box 1674
Mendocino, CA 95460

Re: G-P Mill Site Mixed Use Development

Dear Mr. Wright:

As per your request, Leventhal Schlosser Newberger Architects presents this proposal for Architectural services in connection with the above referenced project. We are very excited about your vision for the property and we believe you can make a tremendously positive impact on our community with the development you are proposing.

We have spoken with Michael Lee to clarify the role our firm will play in a collaborative process with Michael Lee Designs in the initial phase of the process. We believe our skills and local connections will complement the expertise in resort planning that Michael's firm brings to the project.

Our proposed scope of work is the following:

1. Background Research:

- a. LSN will obtain copies of existing maps and planning documents that have been prepared for the site by the City of Fort Bragg, research the current and proposed zoning for the parcel and summarize the planning and zoning limitations on the property and contact the Department of Toxic Substances Control (DTSC) to obtain an update and summarize their progress and proposed schedule for environmental clean-up.
- b. We will speak with City staff to determine the direction the Planning Department has in mind for the property and interview City Council members to assess their attitude toward the proposed uses.
- c. We will act as local liaison for Michael Lee Designs and obtain documents and information as requested.

2. Planning Charrette:

Both of our partners will participate in the planning charrette process. If you like, we can use our office as a meeting place for the charrette.

*435 North Main Street · Fort Bragg, California 95437
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3. Master Planning:

Both of our partners will participate in three (3) review meetings proposed in this phase.

4. Computer Based Illustrations and Presentations:

Development of computer 3-D models of the building components of the project to enhance the realism of the renderings prepared by M.L.D.

5. Physical Model Presentation: (Optional)

If the Owner desires, we will prepare a physical 3-D model of the site and proposed development for use in making public presentations.

Fee Summary for Initial Phases:

Item 1:	\$6,000.00
Item 2:	\$2,000.00
Item 3:	\$3,000.00
Item 4:	\$8,500.00

Total to this point: \$19,500.00 plus reimbursable expenses

Item 5:	\$24,000.00 (Optional)
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Total to this point: \$43,500.00 plus reimbursable expenses

Payment Schedule:

Initial Deposit for Items 1-3:	\$ 6,000.00
Upon completion of Item 3:	\$ 5,000.00 plus reimbursable expenses
Upon completion of Item 4:	\$ 8,500.00 plus reimbursable expenses

Total Fee to this point: \$19,500.00 plus reimbursable expenses

Initial Deposit for Item 5:	\$10,000.00
Upon completion of Item 5:	\$14,000.00 plus reimbursable expenses

Total Fee to this point: \$43,500.00 plus reimbursable expenses

4. Subsequent Design Phases:

LSN can provide complete Architectural Services for the buildings and Landscape Design Services for landscape improvements. We can work in concert with Michael Lee Designs on this phase of the project. During the Bidding and Construction Phases, we will perform day to day observations and Construction Administration Services to assure conformance with the Contract Documents. In a joint venture with Michael Lee Designs, we feel we can keep within the proposed 12%-15% of the Cost of Construction fee for Architectural and Landscape Design Services.

Thank you for this opportunity. As members of the Fort Bragg community and professionals working in the field of development and construction, we have kept close watch on the G-P Mill Site redevelopment process and are extremely excited about this opportunity to lend our expertise in shaping a positive future for our community. Please visit us at our website, www.lsndesign.com to review our portfolio and biographies. If you have any questions, please do not hesitate to contact us.

Sincerely,



Robert Schlosser



Todd Newberger