

Date: June 14, 2018

Mr. Blair Williams
Wired Properties Riverside North LLC
735 N Water St
Suite 1228
Milwaukee, WI 53202
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E: blair@wiredproperties.com

RE: Riverside North Development – Redevelopment Project

Dear Blair,

Attached is our understanding of the project and what it entails. Prior to sending over a contract, we want to confirm the scope and assumptions are correct. The contract will further identify the parameters of the project, however please let us know if you have any modifications to the attached understanding.

INFORMATION / ASSUMPTIONS

- The proposed redevelopment is detailed in the attached Exhibit A – Riverside North Development, Response to RFP, dated February 27, 2017

PROPOSED SCOPE OF WORK

The proposed scope of work is divided into the following phases / areas of work, expected to run concurrently.

1. Master planning and conceptual 3D development of the master plan for use in documenting the intent and implementation of the overall PUD or similar rezoning plan, including marketing imagery.
2. Further development of conceptual level design of all public/community focused buildings and adjacent public areas (anticipated 1-2 structures)
3. Authorship of the PUD or similar zoning planning guide to include, but not limited to, the following guideline categories:
 - a. General development plan
 - b. Building design guidelines
 - c. Building types
 - d. Best management practices
 - e. Signage guidelines and design intent
 - f. Streetscape guidelines and design intent

FEE FOR SERVICES

The hourly, not-to-exceed fee for Architectural Services for the above described scope of work will be a **\$194,500.00 (one hundred ninety-four thousand five hundred dollars)**.

RINKA CHUNG ARCHITECTURE INC

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ANTICIPATED SCHEDULE

The Project will be completed in a mutually agreed upon schedule commencing with a fully executed contract. The following project durations are expected for each project phase / area of work, progressing concurrently:

Master Planning / 3D:	Approximately 8-10 weeks
Rezoning Planning Guide (PUD or similar):	Approximately 16-18 weeks
Public Building(s) Development:	Approximately 6-8 weeks

Thank you for this great opportunity, we look forward to answering any questions you may have.

Kindest Regards,

Steve Morales
Principal

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