

September 9, 2020



Noel Anderson  
Community Planning & Development Director  
City of Waterloo Community Planning & Development Department  
City Hall  
715 Mulberry Street  
Waterloo, Iowa 50703

**Re: Proposed Architectural Services  
Dunsmore House Evaluation & Report**

Dear Noel,

Thanks for the opportunity to provide a proposal for architectural services to evaluate the condition and options for the potential redevelopment of the historic Dunsmore House. This is a very interesting piece of Waterloo history and presents some unique challenges to finding the best use for the house going forward. Based on our walk through of the house with you and other staff members and our other discussions we propose the following services to help the city determine how to move forward with the Dunsmore House.

**Dunsmore House Evaluation and Report**

We propose to document the physical condition of the existing house through photos and 3d scanning and produce floor plans of the existing layout. We will investigate the potential restoration of the existing house structure to be used as a home again or the potential to be converted to another use such as an office or museum. Other potential uses may be investigated and discussed with you through the evaluation process. Cost estimates for needed repairs and the various uses of the house will be done. The goal will be to find the best potential option(s) for the restoration and preservation of the historic structure that will be sustainable going forward.

The completed evaluation and report will provide the following:

- Floor Plan drawings and photos of the existing conditions with notes on needed repairs and issues that need attention on the house.
- A written evaluation of potential options for restoration and reuse of the house. Pros and cons for various options will be discussed.
- Preliminary cost estimates of repairs and potential various options for use of the house for budgeting and evaluation purposes.

We propose to provide these services at our standard hourly rates not to exceed \$3,500.00 plus reimbursable expenses for mileage and reproduction/ printing costs.

Our standard hourly rates are as follows:

Principal Architect	\$130.00/hr.
Preservation Architect	\$120.00/hr.
Landscape Architect	\$115.00/hr.
Registered Architect	\$105.00/hr.
Architect Intern III	\$90.00/hr.
Architect Intern II	\$80.00/hr.
Architect Intern I	\$70.00/hr.
Draftspersons	\$60.00/hr.
Office Administration	\$45.00/hr.

I would be happy to discuss this proposal in detail and clarify any questions you may have. We can modify this proposal if desired to best suit your needs.

If this proposal provides what you need and you would like to proceed on this basis we can use this letter as our agreement for architectural services. If you are comfortable using this letter as our agreement please sign this letter and return a copy to our office as our agreement for the architectural services described. I look forward to the opportunity to work with you and everyone involved on this project. Please feel free to call me with any questions or concerns.



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Martin P. Holst, Managing Partner  
Align Architecture & Planning

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By:  
City of Waterloo