

September 14, 1988

Mr. George Collins
Director
Henry George School of Social Science
413 South Tenth Street
Philadelphia, PA 19146

Re: Restoration of the Henry George Birthplace

Dear George:

The following is my proposal to provide Architectural Service for the restoration of the Henry George Birthplace.

I. PROJECT DESCRIPTION

A. Building Improvements

1. Renovation of existing three story brick townhouse including:
 - a. Restoration of the front facade to original 1830's appearance. Remove existing windows and door, bay window and roof. Install new windows, door and wood shingle roof. Infill masonry with new brick and mortar to match existing.
 - b. Restoration of front chamber first through third floors to original 1830's appearance. Remove existing plaster ceiling and install new plaster ceiling first through third floors front. Install new plaster cornice and vestibule. Install new wood mantle and hearths on first and second floors. Install new baseboards.
 - c. Renovation of rear chambers first through third floors. Remove existing wall and floor coverings.
 - d. Restore casings and mantle of second floor rear chamber.
 - e. Install new kitchen doorway and bulkhead in rear of cellar.

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- f. Install new HVAC system and electrical outlets as per code.

II. SCOPE OF BASIC ARCHITECTURAL SERVICES

A. Construction Documents (License & Inspection)

Preparation of construction documents consisting of drawings sufficient in scope to define the appearance of the front elevation to obtain building permits and approval of the Architecture Committee of the Philadelphia Historical Commission including: plans, elevations, sections in 1/4" scale; doors, window and shutter elevations in 1/2" scale; construction details in 3/4" scale; window, door and shutter profiles in 1/2 full size.

B. Construction Documents (Interior Renovation and Millwork)

Preparation of construction documents consisting of drawings sufficient in scope to define the appearance of the interior of the building including: interior elevations, mantle elevations, interior door elevations in 1/2" scale; interior door jambs and panels, window casings, baseboard and cornice profiles in 1/2 full size.

C. Existing Conditions Survey

Preparation of drawings to locate existing historic fabric found during our investigation of the building's former appearance during selective demolition on the Construction Documents.

D. Preparation of measured drawings of other existing buildings whose dormer, exterior cornice, vestibule, bulkhead and door to breezeway are similar in appearance to the 1830's appearance of the Birthplace. These drawings will enable us to accurately restore the building's elements which have been removed and whose appearance is known only through the 1821 Insurance Survey and the photograph of the unaltered front elevation.

E. Coordinate with Historical Consultant

Upon completion of preliminary hard line drawings of all interior and exterior details, the drawings will be reviewed by Charles E. Peterson, FAIA, to ensure that the details are historically correct. Upon his approval, the details will be included in the construction documents.

III. SCOPE OF MECHANICAL ENGINEERING SERVICES

I recommend that the mechanical engineer be engaged to provide a design of the ductwork and specify equipment.

IV. FEE PROPOSAL

- A. As compensation for basic Architectural Services as outlined in Section II, I propose to charge a fee not to exceed TWENTY ONE THOUSAND THREE HUNDRED FIFTY DOLLARS (\$21,350).

- | | |
|--------------------------------|--------------------|
| 1. Construction Documents | \$16,975 (maximum) |
| 2. Construction Administration | \$ 4,375 (maximum) |

- B. Compensation for Construction Documents, Construction Administration and Construction Observation shall be based on an hourly rate of thirty-five dollars (\$35).

V. PROPOSED BILLING/PAYMENT PROCEDURE

- A. Lump sum amounts shall be billed monthly in accordance with an approved Design and Documentation Schedule. An initial payment of \$4,375 shall be made upon execution of this Agreement.

Construction Document Phase	
(License & Inspection) - 75%	\$ 9,450
Final Construction Documents - 25%	3,150
Construction Administration	<u>4,375</u>
Total	\$21,350

B. Reimbursable Expenses

1. Administration of Engineering Services shall be reimbursed at a rate of 15% of Engineering Consulting Costs.
2. Reproduction of Documents and Photographic Work shall be reimbursed at Direct Cost.

VI. PROPOSED APPROVAL PROCEDURE

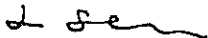
- A. All Documents submitted for approval shall be interpreted as being fully approved unless otherwise notified in writing within 10 working days of the Date of Submission.

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- B. Any Work performed by the Architect incident to Changes requested in writing by the Owner (provided the Work to be changed was previously approved or the Scope of Work changed) shall be compensated at a negotiated Lump Sum amount and will be billed and payable at the end of the month during which the Additional Work was performed.

If the above meets with your approval, please sign below and return the enclosed signed copy to my office where upon I will forward the Standard Form of Agreement between Owner and Architect for your review. Looking forward to a successful renovation, I am,

Yours truly,

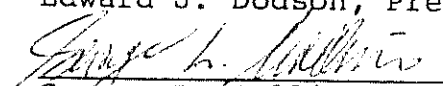


James S. Collins
COLLINS - ROSENBERG, ARCHITECTS

ACCEPTED BY: _____ DATE: _____
~~George Collins, Director~~
Henry George School of Social Science

By: 
Edward J. Dodson, President

DATE: 9/15/88


George L. Collins, Secretary

DATE: 9/23/88

JSC/min