



DESIGN AGREEMENT

April 23, 2025

Dr. Myles Shelton
President
Galveston College
4015 Avenue Q
Galveston, TX 77550

Re: student housing – design proposal – 3802 Avenue R, Galveston, Texas 77550

Dear Dr. Shelton,

Thank you for contacting Creole Design regarding the design of new student housing at 3802 Avenue R in Galveston. I would like to submit the following proposal:

❖ **Architectural drawings:**

- Custom house design – approximately 3,600 sq.ft. @ \$6.50/sq.ft. based on the framed area of the house and the garage - \$23,400
- 2 repeats @ \$2,500/repeat - \$5,000

Approximate total amount due for architectural drawings: \$28,400

The scope of our work will be as follows:

- architectural drawings:

- Site plan
- Floor plans
- Exterior elevations
- Roof plan
- Window and door schedules
- Electrical plans
- Interior details
- Wall sections
- Cross sections
- Exterior detail sheet

Any revisions to the drawings after the floor plans are approved by the Client will be charged at \$200.00/hour for Principal's design time, and at \$110.00/hour for AutoCAD work.

505 MERRILL ST., HOUSTON, TX 77009
713 880-3158 FAX: 713 880-4416

Client will receive 2 sets of final prints. Additional sets of plans requested by the client will be billed according to the size and number of pages.

Invoicing and Payment:

- 25% deposit (\$7,100.00) due upon execution of this agreement
- 25% due upon completion of the conceptual drawings
- 25% due upon completion of the floor plans
- Balance due when the drawings are ready to be submitted for engineering

❖ **Structural drawings** (by others) – \$3,500 total for 3 houses

- 50% (\$1,750) due when the drawings are submitted to the structural engineer
- Balance due when the drawings are completed

❖ **MEP drawings** (by others) - \$8,200 total for 3 houses

- \$3000 due when the proposal is accepted
- Balance due when the drawings are completed

Price does not include ADA plans and permits, drainage plans (if required), City of Galveston permit fees and permitting.

No representations and warranties are made as to conformity with covenants, deed restrictions, or other possible legal restrictions affecting Client's property.

The drawings, including, but not limited to, plans, details, specifications, renderings, and marketing plans shall remain the exclusive property of Creole Design, LLC. Client's right to use of same is conditioned and limited to a one-time use to construct per the description and location of the project in the proposal. It is further understood by client that if client uses the same or similar plans at another location, without prior written consent of Creole Design, LLC and compensation to Creole Design, LLC then we will consider this a violation of Creole Design, LLC ownership and subject to legal action.

If these terms are acceptable to you, please sign where indicated below and return the signed proposal to our office.

Sincerely,



Sam Gianukos
Creole Design, LLC

Accepted: _____
Dr. Myles Shelton

Date: _____