



**DATE:** February 8, 2018  
**SUBMITTED TO:** Mr. Erik Quinson, Livingston Management Services  
**STREET:** 225 West 35<sup>th</sup> Street, 15<sup>th</sup> Floor  
**CITY:** New York **STATE:** New York **ZIP:** 10001  
**PHONE:** (646) 214-0333 **EMAIL:** [erik@livingstonnyc.com](mailto:erik@livingstonnyc.com)  
**JOB LOCATION:** 534 West 42<sup>nd</sup> Street, New York, NY

### **PROPOSAL/CONTRACT**

Paradigm Architecture Design & Consulting, LLC, (PA) shall provide Architectural Services with regard to the Local Law 11/98 Façade Inspection and Report, 8<sup>th</sup> Cycle, for the above referenced job location.

### **Local Law 11/98 Façade Inspection and Report, 8<sup>th</sup> Cycle**

- A. PA shall inspect the subject building, as required by Local Law 11/98 and Building Department Regulations for the "critical examination" of exterior walls and appurtenances.
- B. PA shall review the history and structure of the building, prior and all relevant repair records submitted by the Client and or which was obtained at the NYC Department of Buildings.
- C. The inspection(s) shall be made visually using high-powered glasses and high-resolution photographic equipment. In addition, where required and mandated by law, scaffold drop inspections will be performed for visual inspections of all street facades and possible rear facades. Special effort shall be made to detect slipping or fracturing of stonework or cracking of masonry and brickwork where relevant. The inspection may require access to some spaces, which is to be provided and arranged by management.

**PLEASE NOTE: The NYC Building Departments mandates that at least one scaffold drop inspection be performed (unless some other means of close up examination of the wall is available, such as balconies, terrace setbacks or a fire escape). Owners are responsible for obtaining a Contractor for the mobilization and operation of a scaffold.**

- D. If immediate restorative or repair work is required, PA shall provide the Client with a list of work necessary to bring the building into compliance with Local Law 11/98.

- E. PA will generate a Local Law Cycle 8 Report in compliance with the appropriate regulations and file this Report with the Department of Buildings. Per the new requirements of Local Law 11/98, the Owner of the building must electronically sign and acknowledge a copy of the report before it can be filed online with the DOB Safety Now Site. A copy of the accepted report by the Department of Buildings, shall be forwarded to the Client.

<b>FEE:</b>	Preparation of Local Law 11/98 Eighth Cycle Report	\$ 4,000.00
	*Scaffold Inspections with Contractor. One drop included. Additional drops to be billed at \$ 350.00/drop	\$350/drop

- **Owners shall employ the services of a Contractor to perform the scaffold drops along with the Engineer**
- **Note: Fees do not include Filing fees associated with the Department of Buildings. Cost for initial filings is \$ 265.00 each. Owners to pay filing fees online at DOB Safety Now site at the time when electronically signing the report.**

**PAYMENT TO BE MADE AS FOLLOWS:**

**Phase 1: Local Law**

1. **Local Law Report:** \$2,000.00 upon signing of proposal. \$2,000.00 upon filing with the New York City Department of Buildings.
2. **Scaffold Inspections:** \$350.00 To be paid in full upon completion of the scaffold inspections

*All invoices must be paid within 20 days of posting*

All work is to be completed in a professional manner according to standard professional practices. Alterations to the above proposal involving extra costs will be executed only upon written consent of the parties involved and will become an extra charge over and above the contracted Fees. Architect's liability is limited only to the extent of the Fees associated with this Proposal/Contract.

The Client agrees not to solicit bids from the Local Law Report. The intent of the report is for informational purposes only and not to be used for specifications, which are more detailed orientated.

**Paradigm Architecture – Design & Consulting, LLC.**



Michael Panossian  
Executive Vice President  
Paradigm Architecture Design & Consulting, LLC.

**Acceptance of the Proposal:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made in accordance with the terms outlined above.

Kindly execute both original documents in writing, return one (1) with the **REQUIRED RETAINER OF \$2,000.00** to Paradigm Architecture. Retain one (1) original for your records.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date of Acceptance