



July 29, 2018

[REDACTED]
[REDACTED] PC
230 Park Avenue Suite 2415
New York NY 10169

Re: Letter of Intent for Pre-Construction and Construction Services
36 East 68th Street
New York NY

Dear Mr. Cilio

It was a pleasure to have met you recently and to have met your colleagues this past Friday. We appreciate that you the authorized agent of the Owner of the above referenced residence ("Owner") intend to retain Taconic Builders (Taconic) as the Builder for this project. We look forward to working with you and the offices of Achille Salvagni Atelier and Matiz Architecture & Design (the "Architect") on this exciting project

This Letter of Intent ("Letter") serves as an instrument whereby you as the Owner of the above referenced residence and we, Taconic, agree it is our intent to enter into Construction Management Agreement ("Contract") with each other, based in whole, or in part on the AIA A-103 2009 *Standard Form of Agreement between the Owner and the Construction Manager as Constructor where the basis for payment is the Cost of the Work plus a Fee without a Guaranteed Maximum Price* contract, to perform renovations and improvements to the above mentioned residence (hereinafter called the "Work"). It is understood that this Letter governs Pre-Construction and Construction Services and the Work until such time that the aforementioned Contract is executed.

This Letter is based on drawings from Matiz Architecture & Design dated November 7, 2016, a "punch list" by Matiz Architecture & Design dated August 5, 2018 and issued to Taconic Builders on August 28, 2018 and a preliminary site walk-through performed by representatives of Taconic and The Architect. It is understood by all parties to this letter that additional drawings, documents and information may be issued throughout the course of the Project and that they may impact the Cost and the Fee.

We propose that the services and related fees for Pre-Construction and Construction Services are as follows:

Pre-Construction Services:

- Review existing documentation and request additional information and/or drawings as required
- Perform a survey of existing conditions and existing work to remain
- Prepare a pre-construction and construction schedule to assure coordination to meet the desired completion date

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