

SCOPE OF WORK PROPOSAL
Between BOULD, LLC and Ellen Dibble

Introduction

Parties: BOULD, LLC provides LEED for Homes consulting and project management services. Ellen Dibble is a client, constructing a LEED certified home in Arvada, Colorado.

Proposal:

This is an initial proposal of work between BOULD, LLC and Ellen Dibble for the LEED Consultation and Management of the proposed project located at 13673 W. 78th Pl. Arvada, Co 80005.

Client Information (Referred to as "Client")

Client: Ellen and Dave Dibble

Address: 7708 Terrace Rd. Tempe, AZ 86284

Phone: Home: 480-413-2460 Cell: 480-703-2336

Project Information (Referred to as "Project")

Address: 13673 W. 78th Pl. Arvada, Co 80005

BOULD,LLC Information (Referred to as "BOULD")

BOULD Members/Managers: Shane Gring, Stephen Lepke, Shane Baldauf

Address: 1355 Adams St, Denver, CO 80206

Phone: (720) 515-4776

This Agreement includes:

1. Phase 1
2. Phase 2
3. Phase 3
4. Allowance

Billable per the following rate schedule. We estimate that the work involved will approximate \$2,400.00, and will not exceed that amount without prior written authorization of the Client.

LEED AP Consultant @ \$60 per hour in person support.

LEED AP Consultant @ \$40 per hour remote/documentation support.

Initial retainer of \$500 is required. Project will be billed as phases are completed:

Phase 1: \$300

Phase 2: \$800

Phase 3: \$800

1. Phase I

1.1. LEED Credential Support.

- 1.1.1. Project will utilize BOULD Director of Operations Shane Gring's LEED AP Homes distinction for satisfaction of ID credit 1.3.

1.2. LEED Registration/Certification Support.

- 1.2.1. As BOULD is a USGBC National member, BOULD receives discounts on the registration and certification costs associated with a LEED for Homes building project. We can extend our umbrella over this project and pass along those savings to the homebuilder.
- 1.2.2. BOULD will provide the Project membership support with the GBCI (Green Building Certification Institute) and pay for any fees with the allowance discussed in section "Allowance."

1.3. LEED Pre-Construction Consultation Support.

- 1.3.1. BOULD representative, Shane Gring will attend, actively participate, and provide LEED-focused recommendations the project's eight hour Design Charrette (credit ID 1.4) and/or the Preliminary Rating (prerequisite ID 1.1).
- 1.3.2. Shane will attend up to two 1-hour site visits, at Project Team's request. One-week notification of visit required.
- 1.3.3. BOULD will support the Project's Durability Review (prerequisite ID 2.1) with the Project's architect and builder.
- 1.3.4. Up to 4 hours of phone and email support for clarification of credits, or LEED expectations for Project Team.

2. Phase 2

2.1. LEED Documentation Management

- 2.1.1. Upon receipt of project plans, specifications, and completed LEED checklist, BOULD will develop a comprehensive documentation assignment plan. Plan includes an effective delineation of LEED documentation roles for each member of the team, including but not limited to, architect, LEED support, HVAC contractor, landscape designer, landscape installer, builder, and LEED Green Rater.
- 2.1.2. BOULD will provide training for all documentation management via proprietary online portal, providing access to all team members for uploading/downloading of project specs and assigned responsibilities.
- 2.1.3. BOULD will also ensure Accountability forms for each responsible party are collected and signed.

2.2. BOULD Documentation Assumptions

- 2.2.1. BOULD will provide documentation support for the following prerequisites and credits, dependant on LEED-H Checklist established at project start.
- 2.2.2. Each of the assigned documentation prerequisites and credits will require a one-page summary documenting efforts and indicating the points expected to receive, and if applicable, will include supporting documents. BOULD will provide support

to LEED project manager to follow LEED requirements for the following.

- 2.2.2.1. Innovation and Design
 - Solar Orientation calculations
 - CIR, ID requests
- 2.2.2.2. Location and Linkage
 - Site selection research.
 - Preferred Location calculations
 - Infrastructure research
 - Community Resource/Transportation research
 - Open Space calculations
- 2.2.2.3. Sustainable Sites
 - Conventional turf calculations
 - Drought-tolerant plants research and calculations
 - Heat island effect calculations
 - Permeable Lot calculations
 - Permanent Erosion control calculations
 - Roof runoff calculations
 - Compact Development calculations
- 2.2.2.4. Water Efficiency
 - Rainwater Harvest calculations
 - Greywater calculations
- 2.2.2.5. Materials and Resources
 - FSC letter sent to lumber suppliers
 - EPM Research and documentation
 - Waste diversion research
 - Develop a comprehensive plan to reduce waste on-site
 - Perform final waste diversion or reduction calculations, based on required reporting by builder.
- 2.2.2.6. Awareness and Education
 - Customized LEED Homeowner Manual
 - Website, sign, newspaper article creation

2.3. Builder Documentation Assumptions

2.3.1. To assist BOULD in the completion of the LEED for Homes documentation process, the following measures must be performed by the Client. This list is organized by LEED for Homes credit categories.

- 2.3.1.1. Innovation and Design
 - Host a Preliminary Rating meeting, establish LEED Checklist.
 - Determine if any Innovative Design Request or Credit Interpretation Requests will be pursued.
- 2.3.1.2. Location and Linkage
 - Upload or email plans, specs to BOULD
- 2.3.1.3. Sustainable Sites
 - Upload or email landscape plans, specs, invoices to BOULD
- 2.3.1.4. Water Efficiency
 - Submit specs on rainwater use systems

- Submit specs on greywater reuse
- 2.3.1.5. Materials and Resources
 - List of lumber suppliers.
 - List of expected EPP's to be used, capture all received and invoices and submit to BOULD.
 - Track dumpster pulls associated with waste recycling, and incineration of project's excess materials.

2.3.2. Additional Stipulations

- BOULD will provide up to 5 hours of phone and email support for members of the Project Team.
- BOULD will actively house the project's LEED Checklist and will be responsible for its maintenance.

3. Phase 3

3.1. Post Construction LEED Support

- 3.1.1. Compile and quality control Final Submittal Packet, containing the entirety of the documentation, to be submitted to the project's Provider.
- 3.1.2. Provide up to 2 hours of phone and email support for Provider, if clarification need or a credit is rejected.
- 3.1.3. BOULD will submit Project Certification fee to the GBCI (Green Building Certification Institute) with the allowance discussed in section "Allowance."

4. Allowance

- 4.1. Allowance will be issued to BOULD at signing of agreement. This will cover the costs associated with the Registration and Certification fees associated with LEED for Homes Certification. The fees will be paid on behalf of project, by BOULD, in order to take advantage of USGBC National Member rates. The cost of LEED registration is \$150 and will be paid at beginning of project. The cost of LEED Certification is \$225 and will be paid at completion of project. Therefore, Client must pay BOULD a total of \$375 to complete these tasks.