



DESIGN AGREEMENT

April 8, 2026

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

Re: student housing – design proposal – 2105, 2223 and 2203 41st Street, Galveston, Texas 77550

Dear Dr. Shelton,

Thank you for contacting Creole Design regarding the design of new student housing at 2105, 2223 and 2203 41st Street. I would like to submit the following proposal:

❖ **Architectural drawings:**

- Custom units:
 - 2 story unit - approximately 1,904 sq.ft. @ \$6.50/sq.ft. based on the framed area - \$12,376.00
 - 3rd floor option – approximately 954 sq.ft. @ \$6.50/sq.ft. - \$6,201.00
 - 6 repeats @ \$2,500/repeat - \$15,000

Approximate total amount due for architectural drawings: \$33,577.00

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 time, and at \$110.00/hour for AutoCAD work.

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.

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

Invoicing and Payment:

- 25% deposit (\$8,394.25) due upon execution of this agreement
- 25% due upon completion of the floor plans
- 25% due upon completion of the elevations
- Balance due when the drawings are ready to be submitted for engineering

❖ **Structural drawings** (by others) –

- 2 story unit: 1,904 sq.ft. @ \$1.50/sq.ft. - \$2,856.00
- 3 story unit: 2,858 sq.ft @ \$1.50/sq.ft. - \$4,287.00
- 6 repeats @ \$1,000/repeat - \$6,000.00
- Estimated total \$13,143.00

❖ **MEP drawings** (by others) – estimated price \$12,000 – based on 4- 2 story units and 4 – 3 story units

Price does not include ADA plans and permits, civil plans (drainage), 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: _____