



December 17, 2025

Jason Simpson, City Manager  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

RE: ARCHITECTURAL SERVICES  
CONCEPT DESIGN  
CITY OF LAKE ELSINORE  
AMPHITHEATER  
LAKE ELSINORE, CA 92530

Dear Mr. Simpson:

Based on our recent discussions and our meeting with Gus/Adam on December 15, 2025, STK has been requested to provide a proposal for Concept Design for a 6,000 seating capacity Amphitheater on a 10-acre site.

The following tasks will be provided:

- Obtain existing site dimensions of existing building elevations, doors, windows, etc., to develop 3D model. (City will provide a topo survey.) The 3D model will show the exterior of all the buildings. A daytime and nighttime video will be provided.
- Outline/prepare a building program and adjacency diagrams.
- Develop a site plan locating restrooms, parking, sidewalk, food courts, etc. Coordinate the Structural and MPE Engineering needs and incorporate into the model.
- Cost/Fee:  
We propose a Fixed Fee of \$31,800.

All invoices are payable upon presentation and fully due within 30 days of invoice date. Unpaid invoices, over 30 days past invoice date, bear interest at the rate of 1.5% per month, or 18% per year.

Reimbursable expenses shall include, but not be limited to, all mailing, printing, and photocopying. These costs will be fully itemized and shall be reimbursed in accordance with this Proposal. Travel expenses outside of the Southern California Region (if any) will also be reimbursable at the above rates.

Insurance:

STK maintains general Errors and Omissions Professional Liability Insurance in the amount of \$2,000,000 per occurrence, with an annual aggregate limit of \$2,000,000.

Schedule:

STK estimates the above stated tasks will take 4-6 weeks to complete.

Mediation:

Any claim, dispute or other matter in question, except for liens for services, arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution.

Mediation, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

If the parties do not resolve a dispute through mediation, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction of the place where the Project is located.

The Client and STK shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Client and STK waive all claims and causes of action not commenced in accordance with the above.

Termination or Suspension:

The Client may terminate this Agreement upon not less than seven days written notice to STK for the Client's convenience and without cause.

In the event of termination, STK shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

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If the Client suspends the Project, STK shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, STK shall be compensated for expenses incurred in the interruption and resumption of STK's services.

If the Client fails to make payments to STK in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at STK's option, cause for suspension of performance of services under this Agreement. If STK elects to suspend services, STK shall give seven days written notice to the Client before suspending services. In the event of a suspension of services, STK shall have no liability to the Client for the delay or damage caused the Client because of such suspension of services. Before resuming services, STK shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of STK's services.

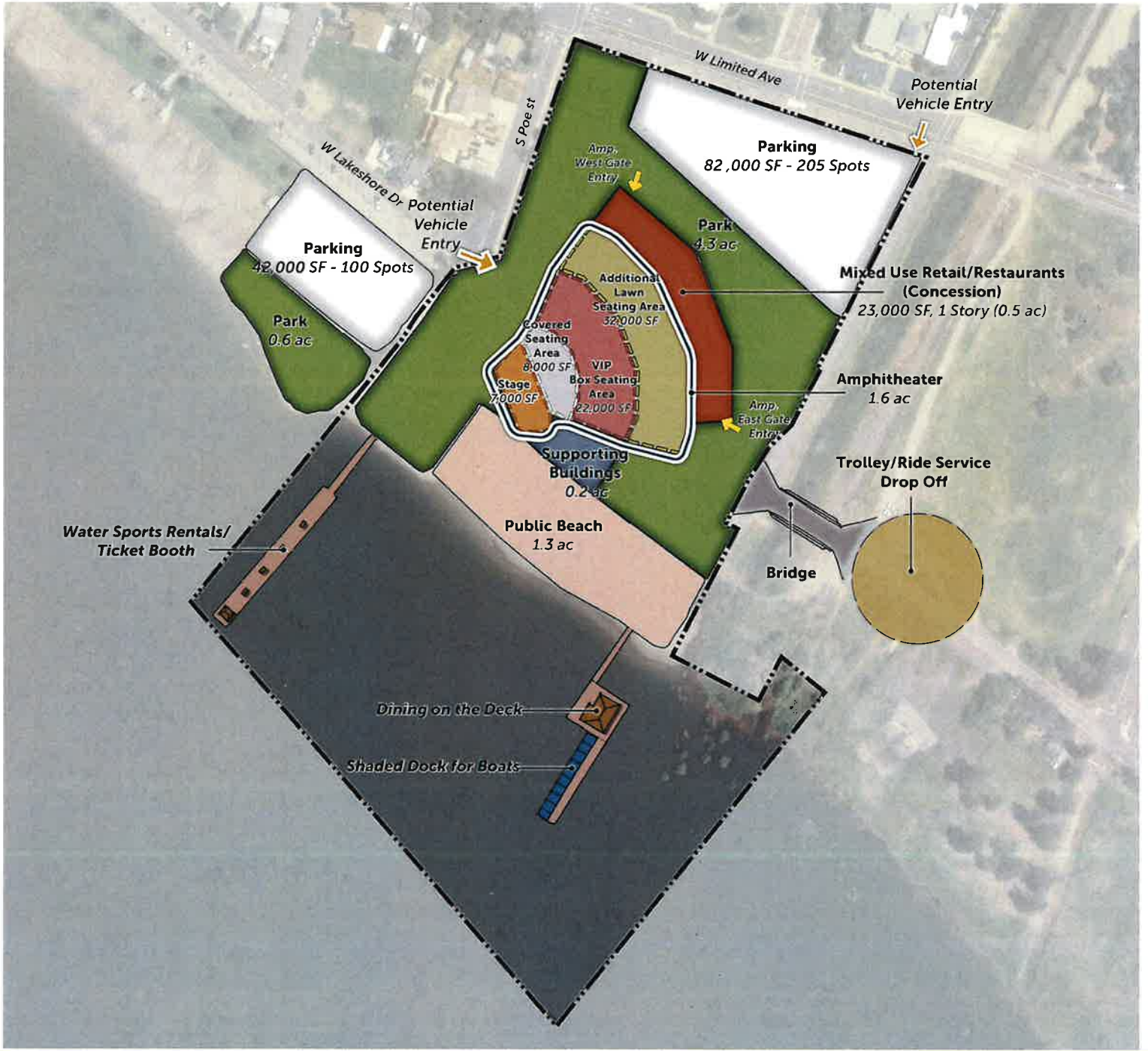
Please review and let me know if we need to add or take away any Scope of Work.

Sincerely,



G.V. Salts  
Architect/Owner  
License #C22977

Enc: 8 ½" x 11" Amphitheater Concept



# Amphitheater Concept *(Seating Capacity: 6,000)*

AMPHITHEATER | LAKE ELSINORE, CA

1"=50' Scale    September 11, 2025  
 CO1 + 03  

 PLACEWORKS