

Proposal

30.4.2026



ULKONA

(DESIGN)

ULKONA (DESIGN)

Client / Principal:

AS OY VUORIMIEHENKATU 23
Vuorimiehenkatu 23
Helsinki

Client Contact Person:

Taqi Kizilbash
unmethod@gmail.com
+358 44 084 0089

Proposal for Landscape Design

Thank you for your request for a proposal regarding the renovation design of the housing company at As Oy Vuorimiehenkatu 23, Helsinki.

Our proposal is based on the site visit on April 23, 2026, and the initial information you have provided. It includes the preparation of a landscape design plan for the courtyard areas. The proposal includes two (2) meetings.

Site and Objectives:

- Renovation of the housing company courtyard; partly flat and partly steeply sloped terrain; building type: apartment building
- Complete renewal of courtyard surfaces (currently in poor condition asphalt) using natural stone materials, with lighting design as a key focus area
- Redesign and relocation of waste collection area
- Redesign and planning of bicycle shelter and storage
- Improvement of courtyard comfort and safety – current asphalt is uneven and worn, and the courtyard lacks vegetation and seating areas

Scope of Work:

1. Project Kick-off Meeting

The landscape designer and representatives of the housing company review the current conditions and objectives on site. Partially completed.

2. Site Measurement Visit

Surveying the elevation points and mapping of fixed elements on site to support the design process. The survey focuses on functional courtyard areas.

ULKONA (DESIGN)

3. Concept Design Phase

A concept design illustrating key changes, spatial organization, design language, surface materials, lighting proposal, planting areas, and a mood board. Lighting design includes fixture types and positioning. Does not include electrical design.

4. Concept Review Meeting

The concept is presented to the client's representatives in a meeting organized by the client. Feedback is collected and the spatial layout and design are approved.

5. Detailed Design

Following the concept review, the design is refined into a detailed implementation plan.

The detailed design includes:

- Courtyard layout and functions
- Detailed planting plan and plant list
- Quantity take-offs for surface materials and structures
- Material specifications for furniture and equipment (bike storage, waste bins, planters, and other elements)
- Required written guidelines
- Lighting proposals
- Surface grading plan with elevation points
- 2 detail drawings

Total:

Approx. 36 hours á €112.95 = €4,066.20 incl. VAT 25.5%

The above hours are estimates. Actual invoicing will be based on hours worked. If the estimated hours are expected to be exceeded, this will be discussed with the client in advance.

Additional meetings and consultations are billed at €112.95/hour incl. VAT 25.5%.

Project Management (Optional, hourly service):

- Contractor tendering
- Material cost calculations
- Design coordination during construction and site supervision

Estimated total: approx. 12 hours á €112.95/hour = €1,355.40 incl. VAT 25.5%

Site meetings are invoiced separately as needed.

ULKONA (DESIGN)

Additional Information:

The client provides an up-to-date site plan to be used as the design base.

Additional services (ordered separately) may include:

- 3D visualizations
- Structural drawings
- Additional detail drawings
- Stormwater (drainage) design
- Technical specifications
- Cost estimates

Travel compensation: €1/km

This proposal is valid for 1 month from the date above.

Schedule: Design delivery according to agreement.

Invoicing:

The design work will be invoiced in two installments:

- 50% upon delivery of the first concept design version
- 50% upon delivery of the final detailed design

Payment terms: 14 days net. Late payment interest according to applicable law.

VAT according to current Finnish legislation.

Kind regards,

Johanna Rostedt
Landscape Designer & Partner, CEO
johanna@ulkonadesign.fi
+358 50 524 6114