



Fruita Lagoons
Due Diligence Budget

7/10/23	Due Diligence Phase Budget			Task
	Total	City	Developer	
Expenses				
Due Diligence Costs				
Appraisal	\$ 4,750	4,750		PPP
Arborist	\$ 500	500		Constraints Map
Civil Engineering	\$ 9,250	4,625	4,625	Conceptual Plan
Drafting / Rendering	\$ 5,000	2,500	2,500	Conceptual Plan
Design - Arch. / Planning / Landscape	\$ 20,500	10,250	10,250	Conceptual Plan
Environmental Engineering				
Floodplain Assessment	\$ 7,800	7,800		Constraints Map
Phase 1 Environmental Report	\$ 5,500	5,500		Due Diligence
River Engineer	\$ 6,500	6,500		Constraints Map
Wetlands Deliniation	\$ 4,500	4,500		Constraints Map
Total Environmental Engineering	\$ 24,300	24,300		
Land Surveying	\$ 5,000	5,000		Survey
Legal	\$ 5,000	5,000		Due Diligence
Real Estate / Market Consultant	\$ 4,250		4,250	Market Analysis
Soil Engineering and Testing	\$ 1,000	1,000		Constraints Map
Total Due Diligence Costs	\$ 79,550	\$ 57,925	\$ 21,625	
Administration Supplies, Delivery, Repro	\$ 2,250	1,125	1,125	
Contingency 20%	\$ 16,360	11,913	4,447	
Total Expenses	\$ 98,160	\$ 70,963	\$ 27,197	