

Due to the status of the Gardner project being in the “pre-development” phase and not “shovel ready” with financing already in place, there is a significant amount of work involved to get the project to that point. Based on this, I propose the following fee structure:

<u>Line Item</u>	<u>Description</u>	<u>Cost</u>
Project Mobilization	Research & organize all project information into a discrete shared “Data Room”. Identify information gaps and requirements for 3 <sup>rd</sup> Party Reports & Studies. Conduct scoping calls with stakeholders and refine project goals and timelines.	\$5,000 – Flat Fee
Pre-Development Actions	All steps required to reach a “shovel-ready” status for the project.	\$7,000/month – billed monthly (not to exceed \$84,000)
Development	All Development Manager Responsibilities, which include but are not limited to: <ul style="list-style-type: none"> <li>● Construction Management</li> <li>● Quality Control during Construction</li> <li>● GC Pay App and Loan Draw Processing</li> <li>● Change Order and RFI Management</li> <li>● Project Closeout &amp; Turnover</li> </ul>	5% of Hard Costs – to be determined based on final project scope (Standard Developer Fee – included in project budget)
Post Development	Asset and Property Management Services (if desired by County)	To be determined
Other Misc Costs	There will be a range of other 3 <sup>rd</sup> Party costs that will likely be necessary and incurred by the County, including but not limited to: <ul style="list-style-type: none"> <li>● Environmental Studies (\$2-\$5k per report)</li> <li>● Geotechnical Reports (\$5-\$8k) per report)</li> <li>● Property Inspection Report (varies by scope)</li> <li>● Surveys (\$3-\$5k per survey)</li> <li>● Project Architecture &amp; Engineering</li> <li>● Loan Closing &amp; Title Costs</li> <li>● Match Funds for Grants</li> <li>● Etc.</li> </ul>	To be determined, but I will put no mark up on these costs