**RESOLUTION** 1

**WHEREAS**, in order to more effectively compete with other communities in attracting and retaining regional and national conventions, Sangamon County (County) and the Springfield Metropolitan Exhibition and Auditorium Authority (SMEAA) desire to expand and improve the Bank of Springfield Center (BOS Center) located in the City of Springfield, Sangamon County, IL to meet current industry standards; and

**WHEREAS**, the current proposed expansion would create approximately 65,000 additional square feet of space, including the proposed construction of a 30,000-40,000 square foot Grand Ballroom/Multi-Use Hall, 15,000 square feet of additional meeting space and 10,000 square feet of outdoor meeting, gathering and dining space (BOS Center Expansion); and

**WHEREAS**, the County and Garfield Public/Private Illinois LLC (Garfield) are engaged in negotiating a Master Development Agreement that would govern the design, engineering and construction of the BOS Center Expansion, but acknowledge that such effort is highly complex and will take several months to finalize said agreement; and

**WHEREAS**, in order to avoid design and engineering delays that could contribute to an escalation in costs, the County and Garfield desire to enter into that certain Professional Services Pre-Development Agreement relating to the BOS Center Expansion, the form of which is attached hereto as Exhibit A (the "Agreement"), that would permit Garfield to perform certain professional preliminary services comprised of architectural, engineering, surveying, soil testing, and similar planning and design services prior to commencement of acquisition and construction of the BOS Center Expansion, other than land acquisition, site preparation, and similar costs incident to commencement of construction, all as contemplated in 26 CFR Section 1.150-2, particularly subparagraphs (d) and (f) thereof;

**NOW THEREFORE BE IT RESOLVED**, by the County Board of Sangamon County, in session this **17th day of November, 2026**, as follows:

Section 1. That the County Board hereby approves the substantial form of the Agreement attached hereto as Exhibit A for the public purpose of advancing planning of the BOS Center Expansion project and hereby determines that the execution and delivery of the Agreement is advantageous to and will benefit the County.

Section 2. That the County Board hereby authorizes the Sangamon County Administrator to execute and deliver the Agreement on behalf of this Board with such changes thereto as the Sangamon County Administrator, after consultation with legal counsel, has determined are not materially adverse to the County, such determination being evidenced by his execution of the Agreement.

Section 3. The preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

_____
Chairman, Building and Grounds Committee

_____
Chairman, Sangamon County Board

ATTEST:

_____
County Clerk

FILED

NOV 13 2026

Don Shay
Sangamon County Clerk

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EXHIBIT A

Substantial Form of Professional Services Pre-Development Agreement relating to the BOS Center Expansion in Sangamon County

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**PROFESSIONAL SERVICES PRE-DEVELOPMENT AGREEMENT**
**Relating to**
**BOS CENTER EXPANSION**
**Sangamon County, Illinois**

This Professional Services Pre-Development Agreement (the "Agreement") dated as of _____, 2026 (the "Effective Date"), is entered into by and between Sangamon County, Illinois, a body corporate and politic organized pursuant to the Illinois Counties Code, acting by and through its County Board, ("County") and Garfield Public/Private Illinois LLC, an Illinois limited liability company ("Garfield"). Each of County and Garfield may be referred to in this Agreement as a "Party" or collectively as "Parties".

**RECITALS:**

**WHEREAS,** the Parties executed that certain Professional Services Pre-Development Agreement dated as of April 7, 2026, in connection with the planning, design, financing, and construction of a hotel, meeting space, and the potential added scope of the expansion of the BOS Center (the "Initial Pre-Development Agreement");

**WHEREAS,** the Parties are currently negotiating the terms of a Master Development Agreement (the "MDA") for professional services relating only to the expansion of the existing BOS Convention Center facilities (the "Project");

With respect to the Project, which is more limited in scope than the project contemplated by the Initial Pre-Development Agreement), this Agreement shall supersede the Initial Pre-Development Agreement;

**WHEREAS,** the County has determined that it is in the best interest of the County to continue pre-development activities in relation to the Project while the terms of the MDA are negotiated and finalized;

**AGREEMENT:**

**NOW, THEREFORE,** in consideration of the mutual promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

**Section 1. Pre-Development Scope of Services and Schedule.**

Subject to the Exemption Disclosure set forth in Exhibit A attached hereto and made a part of hereof, Garfield shall perform or cause to be performed the scope of services set forth on Exhibit B attached hereto and made a part hereof. (the "Services").

**Section 2. Fees and Costs.**

(a) The County shall pay Garfield, in accordance with the County's customary payment procedures, the amounts set forth on Exhibit B, including amounts that are costs for third party contractors, including their reimbursable expenses, which costs shall be passed-through to the County without an upcharge or fee.

(b) The County will have the right to access and receive copies of any documents supporting the Services provided by Garfield, and any architect, contractor, or third-party consultants engaged by Garfield pursuant to this Agreement at no additional cost or expense to the County. Garfield will retain for review by the County, for a period of twenty-four (24) months following the termination of this Agreement, the financial records and reports regarding the work performed by Garfield and any architect, contractor, or third-party consultants engaged by Garfield under this Agreement. All the aforesaid costs and fees will be included in the final budget for the Project, which is subject to approval by the County.

**Section 3. Term, Termination.**

(a) This Agreement will be effective as of the Effective Date and expire upon the earlier of the execution of the MDA or January 31, 2027.

(b) The Parties may extend this Agreement by mutual agreement set forth in writing and executed on behalf of each Party.

(c) The County may temporarily suspend this Agreement, at no additional cost to the County, provided that Garfield is given advance written notice of such temporary suspension. If the County gives such notice of temporary suspension, Garfield will immediately suspend its activities under this Agreement. Compensation owed by County to Garfield will be based upon the actual time expended by Garfield for Services, plus additional costs incurred in accordance with Exhibit B and not yet paid, through the date the work is temporarily suspended.

(d) Notwithstanding any provisions of this Agreement to the contrary, Garfield will not be relieved of liability to the County for damages sustained by the County by virtue of any breach of this Agreement by Garfield, and the County may withhold any payments due to Garfield until such time as the exact amount of damages, if any, to be paid to the County by Garfield is determined [by a non-appealable order of a court of competent jurisdiction][through arbitration _____].

(e) In the event of termination, Garfield will be compensated as [follows:][as provided for in this Agreement.] Upon termination, the County will be entitled to all work product and all other such materials as may have been prepared or accumulated by Garfield in performing this Agreement, which are not Garfield's privileged information, performed up to the date of termination. "Garfield's privileged information means _____.

**Section 4. Amendments, Changes, or Modifications.**

Amendments, changes or modifications to the terms of this Agreement may be made at any time but only by mutual written agreement between the Parties signed by individuals authorized to bind the Parties.

**Section 5. Property of the County.**

It is agreed that the Parties intend this to be an Agreement for services and each considers the products and results of the services included in the work to be rendered by Garfield under this Agreement to be a work made for hire. It is further mutually agreed that such products and results will become the property of the County only upon full payment to Garfield for services as provided in this Agreement. Immediately upon termination and receipt of all amounts due and payable, the County will be entitled to, and the Garfield will deliver to the County, the work product and all other such materials as may have been prepared or accumulated to date by Garfield in performing this Agreement, which are not Garfield's privileged information, as defined by law, along with any other property belonging exclusively to the County which may be in Garfield's possession.

**Section 6. Compliance with Public Information Laws.**

Garfield acknowledges that the County is a governmental entity subject to the Illinois Freedom of Information Act, and other applicable Law.

**Section 7. Warranties and Responsibilities - Garfield.**

(a) Garfield agrees and represents that it is qualified to provide the Services in a manner which is at a minimum consistent with the generally accepted standards of Garfield's profession.

(b) Garfield agrees and represents that the work performed under this Agreement will be in accordance with applicable federal, state and local law.

(c) Garfield will designate in a certification to the County a project manager who at all times will represent Garfield before the County on all matters relating to this Agreement. The project manager will continue in such capacity unless and until he or she is removed at the request of the County, is no longer employed by Garfield, or is replaced with the written approval of the County, which approval will not be unreasonably withheld.

(d) Any exclusivity, none hereby being implied, granted to Garfield under this Agreement shall be strictly limited to the performance of the Services expressly described herein. Exclusivity shall not apply to any activities, negotiations, planning efforts, procurement processes, or due-diligence activities of the County that fall outside the scope of the Services to be performed by Garfield hereunder. The County shall remain free at all times to undertake or

commission parallel evaluations, planning studies, financial analyses, or other assessments related to the Project. The County expressly reserves the right, in its sole discretion, to (i) explore, solicit, or evaluate alternative development concepts, delivery methods, or potential development partners for the Project; and (ii) commission independent third-party reviews, audits, or assessments of any deliverables, cost estimates, feasibility analyses, financial models, or other materials prepared or provided by Garfield and all contractors, architects, and consultants engaged by Garfield pursuant to this Agreement. Garfield acknowledges and agrees that the County's exercise of the rights set forth in this Section shall not constitute a breach of this Agreement, shall not give rise to any claim for damages or additional compensation by Garfield, and shall not limit or impair any other rights or remedies available to the County under this Agreement or at law. Notwithstanding the foregoing, and subject to Section 5 above, to the extent allowable by law, all work product prepared by Garfield or Developer Parties (as defined below) shall remain confidential and property of Garfield until full payment for work performed has been received.

(e) Garfield represents and warrants that all reports, studies, documents, drawings, models, concepts, designs, data, analyses, specifications, software, and other materials of any kind ("development materials") prepared for, delivered to, or otherwise provided to the County by Garfield or any of its contractors, architects, or other consultants engaged pursuant to this Agreement shall not infringe upon or violate any patent, copyright, trademark, trade secret, or other intellectual property right of any third party. Garfield shall, at its sole cost and expense, defend, indemnify, and hold harmless the County, its officers, employees, agents, and representatives from and against any and all claims, demands, suits, liabilities, damages, judgments, settlements, costs, and expenses (including reasonable attorneys' fees and expert fees) arising out of or related to any allegation that any pre-development materials prepared by or on behalf of Garfield or any of its contractors, architects, or other consultants engaged pursuant to this Agreement infringe or violate any intellectual property right of any third party. If any pre-development materials are alleged or found to infringe upon any such rights, Garfield shall, at its sole expense and without delay, (i) secure for the County the right to continue using the pre-development materials; (ii) replace or modify the pre-development materials with non-infringing materials acceptable to the County; or (iii) provide the County with a refund of all amounts paid for such pre-development materials, without limiting Garfield's indemnification obligations hereunder. The obligations in this Section shall survive the expiration or termination of this Agreement and shall not be limited by any other provision of this Agreement.

(f) Garfield represents, warrants, and covenants that neither it nor any of its members, managers, officers, directors, employees, agents, contractors, architects, engineers, consultants, or subconsultants (collectively, "Developer Parties") has any financial, ownership, contractual, or personal interest that would constitute a conflict of interest under applicable law or under the County's conflict of interest, ethics, procurement, or lobbying resolutions (collectively, the "County Ethics Rules"). Garfield shall promptly disclose to the County, in writing, any actual, potential, or perceived conflict of interest that arises at any time during the term of this Agreement. Garfield further represents and warrants that Garfield Parties: (i) have not provided, offered, or arranged for any illegal or improper gift, payment, gratuity, or thing of value

to the County or to any current or former County officer, official, director, member, employee, agent, representative, or their respective relatives or affiliated business entities; (ii) have not retained, and will not retain, any person or entity to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage fee, or contingent fee of any kind; and (iii) have not knowingly breached, and will not knowingly breach or cause any person to breach, any ethical standards set forth in the County Ethics Rules. Garfield also represents and warrants that neither it nor any Developer Party is currently representing, advising, consulting for, or otherwise acting on behalf of any person or entity whose interests are or may become adverse to the County in connection with the Project, the pre-development services, or any matter reasonably related thereto. Garfield shall ensure that no developer party undertakes such representation or engagement during the term of this Agreement. Garfield shall use best efforts to cause all Developer Parties to comply fully with the County Ethics Rules, and shall take all steps necessary to prevent conflicts of interest from arising in the performance of this Agreement. Any violation of this Section shall constitute a material breach of this Agreement and shall entitle the County to exercise any and all remedies available at law or in equity, including (without limitation) the immediate termination of this Agreement and damages. The foregoing obligations shall survive the expiration or termination of this Agreement.

**Section 8. Liability.**

Garfield will be responsible for performing the Services under this Agreement in a manner consistent with the generally accepted standards of Garfield's profession and will be liable for its own negligence and the negligent acts of the Developer Parties. The County will not be charged with the responsibility of preventing risk to Garfield or its employees, agents, contractors, or subcontractors. Approval by the County of any service performed or product supplied by Garfield hereunder shall not in any way relieve Garfield of responsibility for any technical accuracy or quality of Garfield's work. The County's review, approval, acceptance of, or payment for any of Garfield's goods or services shall not be construed to operate as a waiver of any of County's rights under this Agreement or of any cause of action by County against Garfield arising from or related to Garfield's performance or lack of performance under this Agreement.

**Section 9. Indemnification of the County.**

**GARFIELD SHALL INDEMNIFY, SAVE, AND HOLD HARMLESS COUNTY, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, BOARDS AND COMMISSIONS WITH RESPECT TO ANY CLAIMS OR DEMANDS, ACTIONS, DAMAGES, COSTS AND EXPENSES, INCLUDING, WITHOUT LIMITATION, ATTORNEY'S FEES AND COSTS OF LITIGATION, ARISING FROM THE DEATH OR INJURY OF ANY PERSON WHOMSOEVER, RESULTING DIRECTLY OR INDIRECTLY FROM ANY INTENTIONAL, NEGLIGENT OR GROSSLY NEGLIGENT ACT, ERROR OR OMISSION OF GARFIELD, ITS AGENTS, SERVANTS, EMPLOYEES OR OTHER PERSONS ACTING ON GARFIELD'S BEHALF AND ARISING FROM OR RELATED TO GARFIELD'S PERFORMANCE UNDER THIS AGREEMENT.**

**Section 10. Insurance.**

Garfield will at all times maintain or cause to be maintained such insurance as will protect Garfield from any of the risks of liability imposed on it by this Agreement. Garfield shall maintain, and shall cause all Contractors, Architects, and Consultants engaged by Garfield to maintain, insurance customary for professional services of this nature, including at minimum: (i) Commercial General Liability with limits not less than $1,000,000 per occurrence; (ii) Automobile Liability with limits not less than $1,000,000 combined single limit; (iii) Workers' Compensation as required by Illinois law; and (iv) Professional Liability (Errors & Omissions) with limits not less than $1,000,000 per claim. The County shall be named as an additional insured on all liability policies other than professional liability. All policies shall be primary and non-contributory with any coverage maintained by the County. Certificates of insurance evidencing compliance with this Section shall be provided to the County upon request.

**Section 11. Additional Provisions.**

(a) Garfield will keep itself, and all Contractors, Architects, and Consultants engaged by Garfield pursuant to this Agreement, fully informed of, will observe and comply with, and will cause any and all persons, firms or corporations employed by it or under its control to observe and comply with, applicable federal, state, County and municipal laws, ordinances, regulations, orders and decrees which in any manner affect those engaged or employed in the Services described by this Agreement or the materials used or which in any way affect the conduct of the Services. Garfield shall promptly notify the County in writing upon becoming aware of any actual or potential violation of any applicable law related to the Project or the Services provided hereunder by Garfield and any contractors, architects, and consultants engaged by Garfield pursuant to this Agreement.

(b) Garfield will not engage in unlawful employment discrimination. Such unlawful employment discrimination includes, but is not limited to, employment discrimination based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, citizenship, or sexual orientation.

(c) Garfield represents and warrants that neither it nor any of its members, managers, employees or officers has: (1) provided an illegal gift or payoff to the County or any current or former officer, official, director, member, agent, representative or employee of the County, or his or her relative or business entity; or (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; (3) knowingly breached any of the ethical standards set forth in the County's conflict of interest ordinance; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, an County officer, official, director, member, agent, representative or employee or any former County officer, official, director, member, agent, representative or employee to breach any of the ethical standards set forth in the County's conflict of interest ordinance.

(d) This Agreement constitutes the entire agreement between the Parties relative to the Services specified in this Agreement and no modification of this Agreement will be effective unless and until such modification is evidenced by a writing signed by both Parties to this Agreement. There are no understandings, agreements, conditions, representations, warranties or promises, with respect to this Agreement, except those contained in or referred to in this Agreement.

(e) All notices that are required to be given by one Party to the other under this Agreement will be in writing and will be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the Parties at the following addresses:

| | |
|---|---|
| County: | County Administrator<br>Brian McFadden<br>200 S. 9th Street, 2nd Floor<br>Springfield, IL 62701 |
| Copy to: | Brown, Hay + Stephens, LLP<br>Attn: Daniel L. Hamilton<br>205 S. 5th St., Suite 1000<br>Springfield, IL 62701<br><br>and to<br><br>Troutman Pepper Locke LLP<br>7456 Jager Court, Suite 7456-B<br>Cincinnati, OH 45230 |
| Garfield: | Garfield Public/Private LLC<br>Attn: Steve Galbreath<br>14911 Quorum Drive, Suite 380<br>Dallas, Texas 75254 |
| Copy to: | Garfield Public/Private LLC<br>Attn: Daniel J. Hennessy, Esq.<br>14911 Quorum Drive, Suite 380<br>Dallas, Texas 75254 |

(f) Amendment and Waiver. A provision of this Agreement may be amended, modified or waived if such amendment, modification or waiver is in writing and is duly signed on behalf of Garfield and the County. No course of dealing on the part of Garfield or the County, nor any failure or delay by Garfield or the County with respect to exercising any right, power or privilege pursuant to this Agreement, will operate as a waiver thereof, except as otherwise

provided herein, nor will any single or partial exercise of any such right, power or privilege preclude any other or further exercise of this Agreement.

(g) Independent Parties. Garfield enters into this Agreement as an independent contractor and not as an employee of the County. Garfield will have no power or authority by this Agreement to bind the County in any respect. Nothing in this Agreement will be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by Garfield are employees, agents, contractors, or subcontractors of Garfield and not of the County. The County will not be obligated in any way to pay any wage claims or other claims made against Garfield by any such employees, agents, contractors, or subcontractors, or any other person resulting from performance of this Agreement.

(h) Severability. The provisions of this Agreement are severable. Should any provision of this Agreement be held unenforceable, inoperable or invalid for any reason, said provision will be deemed to be modified to conform to applicable law and this Agreement, and, as so modified, will continue to be in full force and effect and will be binding on the Parties to this Agreement.

(i) Interpretation. This Agreement has been negotiated jointly by the Parties and will not be construed against a Party because that Party may have assumed primary responsibility for the drafting of this Agreement.

(j) Venue. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois, without giving effect to any choice or conflict of law provision or rule (whether of the State of Illinois or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Illinois. Any action arising out of this Agreement shall be exclusively brought in courts located in Sangamon County, Illinois, and said courts shall be the sole venue for such actions, and the Parties agree that said courts shall have personal jurisdiction over them in such actions.

(k) Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will constitute one and the same instrument. Such executed counterparts may be delivered by facsimile which, upon transmission to the other Parties, will have the same force and effect as delivery of the original signed counterpart.

*[Signature Pages Begin on the Following Page]*

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*Signature Page*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

**Sangamon County, Illinois**
**(acting by and through its County Board)**

By: _____

Name: _____

Title: _____

**ATTEST:**

_____
Administrative Assistant/Notary

**APPROVED AS TO FORM:**

_____
General Counsel

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*Signature Page (Continued)*

**PROFESSIONAL SERVICES PROVIDER**
GARFIELD PUBLIC/PRIVATE Illinois LLC,
an Illinois limited liability company

By: _____

Name: Stephen L. Galbreath

Title: Chief Development Officer

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EXHIBIT A

EXEMPTION DISCLOSURE

**WHEREAS,** Sangamon County ("County") has contracted with GARFIELD PUBLIC/PRIVATE ILLINOIS LLC ("Garfield"), an Illinois limited liability company, for professional services, including but not limited to, possible financial structures for a public/private development within the County; and

**WHEREAS,** Garfield is not an independent registered municipal advisor as described in SEC Rule 15 Bal - 1(d)(3)(vi) (the "Rule"), and

**NOW, THEREFORE,** the County and Garfield agree and disclose to each other as follows:

1. Garfield acknowledges that any municipal entity that contemplates issuing any municipal financial securities as discussed in Garfield's work must employ the services of an independent registered municipal advisor, as described in the Rule, to advise it with respect to any aspects of the municipal financial product or issuance of municipal securities.

2. Garfield hereby discloses in writing to the County that Garfield is not a municipal advisor and is not subject to the fiduciary duty set forth in section15B(c)(1) of the Securities Exchange Act of 1934 (15 U.S.C. 780-4(c)(1)) with respect to the municipal financial product or issuance of municipal securities as discussed in Garfield's Work.

3. The County is strongly encouraged to assess the material incentives and conflicts of interest as discussed in the Rule.

4. Garfield will provide a copy of this disclosure to any independent registered municipal advisor, if applicable.

Executed the _____ day of October, 2026

| | |
|---|---|
| GARFIELD PUBLIC/PRIVATE ILLINOIS LLC,<br>an Illinois limited liability company | Acknowledged and Agreed,<br>Sangamon County |
| By: _____ | By: _____ |
| Name: Stephen Galbreath<br>Title: Chief Development Officer | Name: _____<br>Title: _____ |

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EXHIBIT B
SCOPE OF SERVICES AND SCHEDULE OF COSTS

# Sangamon County, Ill

**Design Period Only**

October 15, 2026

Notes: 1. Costs do not include costs from original or restated PSA. 2. Costs include escalation to a September 2026 approval from The County.

| | Concepts/Schematic Design | | | | DD Fees |
|---|---|---|---|---|---|
| | 2026 | 2026 | 2026 | 2026 | 2027 |
| | | | | | M.R. Start |
| | September | October | November | December | January |
| **GPP Design Period ONLY** | month 1 | month 2 | month 3 | month 4 | month 5 |
| GPP Developer Fee | $301,009.59 | $301,009.59 | $301,009.59 | $301,009.59 | $301,009.59 |
| Developer Success Fee | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| GPP Deferred Fees (Paid in yrs 3-8 from Hotel NOI) | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Developer Reimbursable Expenses | $9,230.77 | $9,230.77 | $9,230.77 | $9,230.77 | $9,230.77 |
| Construction Manager | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| FF&E Services Fee | $5,886.64 | $5,886.64 | $5,886.64 | $5,886.64 | $5,886.64 |
| OS&E Services Fee | $2,790.70 | $2,790.70 | $2,790.70 | $2,790.70 | $2,790.70 |
| IT Services Fee | $2,834.31 | $2,834.31 | $2,834.31 | $2,834.31 | $2,834.31 |
| GPP Legal Work | $19,361.81 | $19,361.81 | $19,361.81 | $19,361.81 | $19,361.81 |
| GPP Insurance | $6,914.93 | $6,914.93 | $6,914.93 | $6,914.93 | $6,914.93 |
| **Subtotal** | **$348,028.76** | **$348,028.76** | **$348,028.76** | **$348,028.76** | **$348,028.76** |
| **GPP Total per month** | **$348,028.76** | **$348,028.76** | **$348,028.76** | **$348,028.76** | **$348,028.76** |
| GPP Total per phase | SD Fees | | | $1,392,115.03 | DD Fees |
| **Hard Costs** | month 1 | month 2 | month 2 | month 3 | month 4 |
| **Construction** | | | | | |
| Design/Builder Pre-Construction | $0.00 | $25,000.00 | $0.00 | $25,000.00 | $0.00 |
| Design/Builder Modelroom | $0.00 | $0.00 | $0.00 | $0.00 | $100,000.00 |
| Design/Builder Construction | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Contractor Liability/P&P/BRI | | | | | |
| DAS - Emergency Responder | | | | | |
| **Owner FF&E/Supplies/Equipment** | | | | | |
| FF&E | | $0.00 | $0.00 | $0.00 | $481,319.59 |
| OS&E | | $0.00 | $0.00 | $0.00 | $0.00 |
| IT | | $0.00 | $0.00 | $0.00 | $0.00 |
| **Soft Costs** | | | | | |
| **Due Dillegence** | | | | | |
| Accessibility Review | | | | | |
| Survey, Geotech, Environmental Study, Market St. | $25,000.00 | $25,000.00 | $25,000.00 | $25,000.00 | $10,000.00 |
| **Design Consultants** | | | | | |
| DLR Architects | $120,000.00 | $120,000.00 | $120,000.00 | $120,000.00 | $120,000.00 |
| Base Consultants (Struct, MEP,Civil, Landscape) | $75,000.00 | $75,000.00 | $75,000.00 | $75,000.00 | $75,000.00 |
| Interior Design - Looney & Associates | $35,000.00 | $35,000.00 | $35,000.00 | $60,000.00 | $60,000.00 |
| Specialty Consultants | $30,000.00 | $30,000.00 | $30,000.00 | $30,000.00 | $30,000.00 |
| Design Contingency | $0.00 | $0.00 | $0.00 | $0.00 | |
| **3rd Party Consultants** | | | | | |
| 3rd Party Building Material Testing & Inspection | | | | | |
| 3rd Party Building Commissioning | | | | | |
| **Brand Total** | | | | | |
| Brand Technical Services | | | | | |
| Brand Application Fee | | | | | |
| Brand Pre-Opening | | | | | |
| **Owner Project Contingency Total** | | | | | |
| Owner General Contingency | | $0.00 | $0.00 | $0.00 | $0.00 |
| Owner Design Fee Contingency | | $0.00 | $0.00 | $0.00 | $20,010.66 |
| Owner Temporary Power Contingency | | $0.00 | $0.00 | $0.00 | $0.00 |
| Owner DAS - ER Contingency | | $0.00 | $0.00 | $0.00 | $0.00 |
| **Project Total per month** | **$633,028.76** | **$658,028.76** | **$633,028.76** | **$683,028.76** | **$1,244,359.01** |
| Project Total per phase | SD | | | $2,607,115.03 | DD month 1 |
| **Agreement total** | | | | | **$3,851,474.04** |