

GREAT NORTHERN CONSULTING GROUP

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December 4, 2014

Lisa Abbey
Director of Business Services
Livonia Public Schools
15125 Farmington Road
Livonia, Michigan 48154

Re: Pre-Sale Investigation

- Washington
- Nankin Mills
- Perrinville
- Vacant Hix Road

Dear Ms. Abbey:

Please find attached our proposal for the pre-sale investigation for Washington, Nankin Mills, Perrinville, and the vacant Hix Road site.

I. Scope Of The Project

II. Compensation

I. SCOPE OF THE PROJECT

Great Northern Consulting Group shall provide the following services on behalf of Livonia Public Schools.

Phase I: PRE SALE INVESTIGATION

- Determine existing zoning and potential upgrades to zoning
- Review existing appraisals
- Determine availability, location and capacity of water, storm sewer, and sanitary sewer.
- Order Title Work or review existing Title Work and attachments to determine if any issues need to be resolved
- Determine approval process and work necessary for approval process for re-use or re-development.
- Determine if any development incentives are available from City
- Prepare budget for proposed planning and due diligence items with recommendations
- Determine highest and best use for the site

- **Determine Estimated Market Values**
- Review Existing Surveys if available
- Review Existing environmental information if available
- Prepare report with recommendations and budget for due diligence and marketing

II. COMPENSATION:

Great Northern Consulting Group will provide the services listed above **on a fee basis not to exceed \$16,000.00**. Livonia Public Schools will be billed hourly on a monthly basis at a rate of \$185.00 per hour for Principal time and \$125.00 per hour for support personnel. The monthly fee does not include engineering, Title Work, Environmental studies, advertisements, or printing and postage costs. **However the scope of such work is at the discretion of the School District. The School District must approve any and all of these costs in advance in writing.** These items will be added to the monthly invoice. Payment for monthly billing shall be due within 30 days of receipt of invoice.

Thank you for the opportunity to present this proposal for your consideration. If the proposal is acceptable please sign below. I will follow up to answer any questions you may have in the next few days.

Sincerely,

William Bowman
President

Accepted by

Date