

GREAT NORTHERN

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September 27 , 2018

Phillip M. Francis
Director of Operations Livonia Public Schools
15125 Farmington Road
Livonia , Michigan 48154

Re: Pre-Sale Investigation

Adams - 28201 Lyndon, Livonia
Hull - 34715 Lyndon, Livonia
Jefferson - 9501 Henry Ruff, Livonia
Old Webster - 37855 Lyndon, Livonia
Wilson - 28400 W. Chicago, Livonia

Mr. Francis

Please find attached our proposal for the pre-sale investigation for
The sites listed above.

I. Scope Of The Project **II. Compensation**

I. SCOPE OF THE PROJECT

Great Northern 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

II. COMPENSATION:

Great Northern Consulting Group will provide the services listed above on an hourly fee basis. 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.

FEE FOR PHASE 1:

- **Phase I: Pre Sale Investigation:** Pre-Sale Investigation will be completed for an hourly fee not to exceed \$4,000 per site or \$20,000.

If District decides to Market the sites the marketing packages will reflect the fact that the School District will not pay any commission. Brokers must look to their purchaser for any commission. **Additionally the School District may cancel this agreement with 30 days notice at any time, for any reason or no reason, with or without cause.**

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