

COMPOSTELA :: Development / Consulting

MENU OF SERVICES

Fee Development ::

Interview and assemble team, concept planning, schematic design, entitlements, public and governmental support, prepare the project for construction, maintain the project schedule, review and approve all contractors' and subcontractors' bids, assure compliance to project budget, conduct field inspections of project progress, resolve design and construction problems, schedule and attend inspections, approve all change orders, coordinate owner-tenant concerns, prepare punch-lists, obtain occupancy certificates, and place the building in service.

Total Project Cost (TPC) Under \$5M::5%; TPC over \$5M is negotiable range / between 3% and 4%.

Development Consulting ::

This could include input on concept and design, site analysis and selection, review of real estate contracts, market analysis, review of cost analysis and pro-formas, review of contractor's bids, entitlement and/or permitting, and review of marketing/leasing plan.

Development Consulting fees are billed at \$300 per hour.

Project/Construction Management or Owner Representation::

Interview and assemble team, scheduling and directing all construction team meetings, establishing and maintaining the project schedule, obtaining necessary permits, reviewing and approving all contractors' and subcontractors' bids, assuring compliance to project budget, field inspections of project progress, troubleshooting design and construction problems, scheduling and attending inspections, approving all change orders, coordinating owner/tenant concerns, preparing punch-lists, obtaining occupancy certificates, and placing the building in service. As Project/Construction Manager, Compostela becomes the primary point of communication for the owner/developer during construction.

Total Project Cost (TPC) Under \$5M::5%; TPC over \$5M is negotiable / range between 3% and 4%.

Equity Solicitation ::

This service is limited by SEC regulations and only available in certain situations.

The fee for this service is simply 3% of the total investment sourced by Compostela.

Real Estate Services::

Site selection services are offered as well as commercial sales, leasing, and property management