

## List of Integrated Services

### **A. Due Diligence**

**Typical Cost Range: \$3,500 - \$10,500**

- a. site construction logistical review*
- b. site investigation report*
- c. entitlements*
- d. utilities coordination / consulting*
- e. contract / LOI / lease review*
- f. site photos / specialty items/floor plan test fit / permit applications*

### **B. Budgeting**

**Typical Cost Range: \$1,500 - \$8,500**

- a. conceptual estimating (CE):*
  - i. conceptual estimating*
  - ii. preliminary quantifiable risk*
  - iii. broader range*
- b. opinion & probable cost (O&PC):*
  - i. full takeoff*
  - ii. higher level of confidence*
  - iii. value engineering platform*

### **C. Permitting**

**Typical Cost Range: \$1,500 - \$5,500**

- a. permitting process manager*
- b. expediting recommendation*
- c. needs assessment*
- d. jurisdiction meeting*
- e. requirements, how much, how long*
- f. documentation*
- g. document delivery*

## D. Construction Administration / Owners Rep

Typical Cost Range: Project Based

## E. Schedule Service

Typical Cost Range: \$1,500 - \$5,500

- a. schedule creation across process*
- b. accountability for all:*
- c. architect, permitting, vendors, construction, TO*
- d. phase approval e. schedule management*

## F. Construction

Typical Cost Range: Project Based

- a. Bid Approach: Core, Qualified, Distractor*
- b. Hard bid vs. Partner*
- c. Value Engineering*
- d. Contract options: Stipulated Sum, Cost-Plus, Fee for Service.*