

SYMPHONY  PARK

NEWLAND REAL ESTATE
GROUP, LLC

**Eighth Amendment to Project
Management Consulting
Agreement**

July 2011



SYMPHONY PARK

A PUBLIC-PRIVATE PARTNERSHIP



Newland Background

- Project Manager since December 2005
- Strong third-party developer relationships
- Depth of project knowledge
- History of innovation, flexibility and prudent fund management
- Proven track record in large-scale development



FY2012 Scope of Services

- Land Disposition
- Financials with Phased Development Project Schedule
- Master Planning
- Design Guidelines
- Symphony Park Master Association Planning and Community Governance
- Marketing and Public Relations



Project Management Costs

Monthly Cost	7 th Amendment	8 th Amendment
LV Payroll	\$ 37,700	\$ 37,700
Rent	\$ 3,770	\$ 3,770
Regional Staff	\$ 1,333	\$ 1,000
Supplies	\$ 333	\$ 250
Annual Total	\$517,632	\$512,640



Additional Scope

Construction Management Services

- Phase IIA infrastructure
- Parcels M1/M2 park
- Federal Brownfield Grant Funding
- Smith Center surface parking area
- Front entry monument design & installation



Additional Scope Cost

Scope of Work	Newland	City PW
Phase II infra.	\$125,000	\$200,000
Parcels M1/M2	\$85,000	Not PW scope
Fed Brownfield grant	\$10,000	Not PW scope
Smith Ctr parking	\$22,376	Not PW scope
Entry monument	\$10,000	Not PW scope
Detail: Newland: \$137,376 K-H: \$80,000 City PW: \$35,000	\$252,376	

Additional Savings

- Federal Brownfield Grant
 - o Granted to SPMA through Newland's application
 - o To be applied to remediation of M1 and M2 (park entrance)
 - o \$200,000



FY 2012 Marketing Scope

- Symphony Park Marketing & Public Relations
- Downtown Marketing/Public Relations Initiative
 - o 12 months vs. six months in FY 2011
- Additional scope with lower budget
 - o FY 2011 \$305,140
 - o FY 2012 \$300,000



Marketing Budget Recap

	FY 2011	FY 2012
Budget Allowance	305,140	300,000
Actual Expenditures	(206,140)	-
Committed Contracts	<u>(60,000)</u>	<u>60,000</u>
Budget Funds Available	<u>39,000</u>	<u>360,000</u>



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