

**PARTICIPANT COMMITMENT
IN CITY OF LA CROSSE
ARCHITECTURAL AND ENGINEERING ANALYSIS PROGRAM**

The City of La Crosse, Wisconsin, hereinafter referred to as City, is administering an Architectural and Engineering Analysis program under the Community Development Block Grant Program from the U.S. Department of Housing and Urban Development. This program is a prerequisite for participating in other publicly funded programs. A participant must select his or her own registered architect to conduct the analysis for the basic scope of work as outlined below.

SCOPE OF WORK

The Scope of Work will consist of providing services and written reports for individual participating. The objective of providing architectural services **and financial feasibility analysis** is to bring properties to a point where design development and financing options are the next steps toward commercial revitalization. The Scope of Work will be included in the architect's final report.

- * Building Documentation consists of an overview of a structure's condition, field measuring, photographic data log, plans, and elevation drafting.
- * Code and Zoning Analysis includes a review of restrictions and parameters placed on a building's current use and development potential.
- * Structural/Systems Analysis includes examination and documentation by a structural and mechanical engineer regarding the overall condition of a building's structural and mechanical systems.
- * Historic Impact Study is an assessment by an architectural historian regarding past history, special features, and possible involvement in the National Register of Historic Places for tax incentives from rehabilitation investments.
- * Design/Planning element consists of preparing a design plan(s) for all buildings and elevation rehabilitation treatments that would support implementation of that design plan.
- * Cost Estimates will be made for all necessary building rehabilitation work.
- * **Project Pro Forma Spreadsheet will be prepared utilizing the format suggested by the National Main Street Center (see attached) to prepare a cost and revenue summary and potential Net Operating Income (NOI) summary for the proposed use.**
- * Final Report will be prepared summarizing the above items. Three (3) final reports will be prepared for each property and delivered to the City of La Crosse Planning Department.

COMPENSATION

Compensation for services as listed in the Scope of Work will be on a fixed fee for each participating property or building. The fee for basic services for each building will be based on total floor area, including the basement. The fee schedule is as follows:

| | <u>Fixed Fee</u> | <u>You pay 20%</u> |
|--|------------------|--------------------|
| Under 5,000 square feet | <u>\$3,700</u> | <u>\$740</u> |
| 5,001 square feet to 10,000 square feet | <u>\$5,200</u> | <u>\$1,040</u> |
| 10,001 square feet to 20,000 square feet | <u>\$6,000</u> | <u>\$1,200</u> |
| 20,001 square feet to 30,000 square feet | <u>\$6,700</u> | <u>\$1,340</u> |
| 30,001 square feet to 40,000 square feet | <u>\$7,000</u> | <u>\$1,400</u> |
| 40,001 square feet to 50,000 square feet | <u>\$7,900</u> | <u>\$1,580</u> |
| 50,001 square feet and over* | | |

*Building area in excess of 50,000 square feet will be calculated by the above schedule. For example, the fee on a building of 54,000 square feet will be **\$7,900** (for the first 50,000 square feet) plus **\$3,700** (for the remaining 4,000 square feet), totaling **\$11,600**. The participant's share in this example would be 20% of the first 50,000 square feet (\$7,900 x 20% = \$1,580) and 35% of the remaining 4,000 square feet (\$3,700 x 35% = \$1,295), totaling \$2,875.

For the purpose of determining compensation for architectural services, buildings which have separate structural systems or two or more distinct businesses on the first floor or two or more distinct exterior designs may, as determined by the City Planning Department, be treated as either two separate buildings or one building.

Any architectural fees in excess of the above schedule or any architectural work performed in addition to the Scope of Work will be cost shared between the City of La Crosse and the participant on a 50/50 basis with prior approval by the City Planning Department. The timetable for completing architectural analysis will be based on a number of variables, e.g., the size of the building and phases of work requested or required. However, work will be completed no later than four (4) weeks from the date the participant signs this commitment.

A final report will be prepared by the architect and consist of results from each phase of the analysis undertaken. One copy of the report will be delivered to the participant, and two copies will be delivered to and retained by the City of La Crosse. Payment to the architect will be on completion. Invoice will be submitted to the City Planning Department for payment and, once approved by the City of La Crosse Common Council funds will be drawn down for payment. All published and unpublished documents resulting from this architectural analysis work will be the property of the City of La Crosse.

The undersigned has read the above description of architectural analysis, wants to participate in an Architectural and Engineering Analysis Program, and agrees to:

1. Allow entry and access at reasonable times to the architect and the firm's employees to the property addressed below for purposes of conducting the analysis.
2. Pay to the City twenty percent (20%) of the architectural analysis cost before the architect is authorized by the City to proceed with the project.

Date: _____

Owner Name: _____

Property Address:

Signature: _____

The architect, who is named below, will be conducting the analysis and receiving compensation as outlined above once the final report is delivered to the City of La Crosse Planning Department.

Date: _____

Architect: _____

Address:

Signature: _____

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TOTAL PROJECT DEVELOPMENT COST BUDGET WORKSHEET

| | | |
|---|--|---------------|
| PROPERTY: | | DATE: |
| | | PREPARED BY: |
| Acquisition: | | \$0.00 |
| Land | | |
| Building | | |
| Title Insurance | | |
| Closing & Recording Costs | | |
| Hard Costs | | \$0.00 |
| Intervention | | |
| Subcontractor's Costs | | |
| General Contractor's Costs | | |
| General Contractor Profit | | |
| General Contractor's Overhead | | |
| Permits | | |
| Insurance | | |
| Payment Bond | | |
| Performance Bond | | |
| Soft Costs | | \$0.00 |
| Professional Fees | | 0.00 |
| Architectural & Engineering Fees | | |
| Surveyor | | |
| Environmental Consultant | | |
| Attorney | | |
| Accountant | | |
| Appraiser | | |
| Marketing Research | | |
| Developer Fees | | 0.00 |
| Developer Consultant | | |
| Owner's Representative/Project Manager | | |
| Financing Fees | | 0.00 |
| Title Insurance | | |
| Loan Origination & Bank Fees | | |
| Closing & Recording Fees | | |
| Real Estate Taxes | | |
| Interest Accrued | | |
| Other Fees | | 0.00 |
| Broker | | |
| Lease Up | | |
| Marketing | | |
| Reserves | | 0.00 |
| Replacement Reserve | | |
| Operating Reserve | | |
| TOTAL PROJECT DEVELOPMENT COSTS (TPDC's) | | \$0.00 |

PROFORMA OPERATING STATEMENT

| | |
|----------|--------------|
| Property | Date |
| | Prepared by: |



| | | | | |
|---|-----------------------|--------------|-----------|--|
| INCOME/REVENUE | | | | |
| Gross Rents - Housing | | | | |
| | Qty | Monthly Rent | Extension | |
| One Bedroom | | | | |
| Two Bedroom | | | | |
| Three Bedroom | | | | |
| One Bedroom | AFF | | | |
| Two Bedroom | AFF | | | |
| Three Bedroom | AFF | | | |
| Gross Rents - Commercial | | | | |
| | SF | Annual Rent | Extension | |
| Retail | | | | |
| Bathrooms | | | | |
| Gross Rents - Annual | | | | |
| Vacancies | | | | |
| Effective Gross Income (EGI-Net Rents) | | | | |
| OPERATING EXPENSES | | | | |
| Fixed Expenses | | | | |
| Variable Expenses | | | | |
| Operating Expenses | | | | |
| Total Operating Expenses | | | | |
| Net Operating Income | | | | |
| | DCR | | | |
| | Adjusted Debt Service | | | |
| Total Debt Service | | | | |
| Debt Service (1st) | | | | |
| Debt Service (2nd) | | | | |
| Debt Service (3rd) | | | | |
| Cash Flow before Capital Reserve | | | | |
| Capital Reserves | | | | |

