

**AGENDA – Special Meeting – Revised 11.30.2021**  
**ALLEGAN COUNTY COMMUNITY MENTAL HEALTH SERVICES BOARD**  
**Tuesday, November 30, 2021 at 5:30 P.M.**

COUNTY SERVICES BUILDING, 3283 122<sup>ND</sup> AVENUE, ALLEGAN  
 Allegan County Commission Board Room

***NOTE: In-person attendance capacity is limited. Masks are required.***

1. Call to Order – Commissioner Gale Dugan, Chairperson
2. Pledge of Allegiance
3. Provision for Public Comment – Agenda items only, subject to 5” limit per speaker
4. Approval of Agenda
5. Loan Resolution Security Agreement – Commissioner Gale Dugan
6. Building Construction Budget and Agency Commitment – Commissioner Dugan
7. Provision for Public Comment (any topic, subject to 5” limit per speaker) –
8. Board Member Comments
9. Adjournment

**2021 Board meeting dates:**

January 19 (Zoom)	April 20 (Zoom)	July 20 in-person/Zoom	October 19
February 16 (Zoom)	May 18 (Zoom)	August 17	November 16
March 16 (Zoom)	June 15 (Zoom)	Sept 21	December 21

<b>Full Board ACTION REQUEST</b>	<b>Subject:</b>	<b>USDA Loan Resolution Security Agreement</b>
	<b>Meeting Date:</b>	November 30, 2021
	<b>Requested By:</b>	Mark Witte
<b><u>RECOMMENDED MOTION:</u></b>		
<b><u>The Board of Directors for Allegan County Community Mental Health Services authorizes the completion and certification of the USDA Loan Resolution Security Agreement.</u></b>		
<b><u>SUMMARY OF REQUEST/INFORMATION:</u></b>		
<ul style="list-style-type: none"> <li>• The USDA has given notice to Allegan County CMH Services (ACCMHS) that the closing on the USDA loan for acquisition and construction of our new building is scheduled for December 15, 2021.</li> <li>• The USDA has further informed ACCMHS that one requirement of the closing is the completion of a “Loan Resolution Security Agreement” on a form provided by the USDA. This form has been partially filled in by the USDA for the agency to complete.</li> <li>• As this form requires a specific set of documented decisions by the board that are aligned with prior board decisions to operationalize the construction process, it is reasonable to ask for the board to authorize its completion and certification in a public board meeting.</li> </ul>		
<b><u>BUDGET/FINANCIAL IMPACT</u></b>		
<ul style="list-style-type: none"> <li>• As indicated in the attached resolution document.</li> </ul>		
<b>BY:</b> Mark Witte	<b>DATE:</b> November 24, 2021	

**LOAN RESOLUTION SECURITY AGREEMENT**

A RESOLUTION OF THE Board of Directors  
OF THE Allegan County Community Mental Health  
AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS IN THE  
PRINCIPAL AMOUNT OF \$5,635,000.00 FOR THE PURPOSE  
PROVIDING A PORTION OF THE COST OF ACQUIRING AND CONSTRUCTING A  
Mental Healthcare, PROVIDING FOR THE COLLECTION, HANDLING, AND  
DISPOSITION OF REVENUES THEREFROM, AND AUTHORIZING MAKINGS OF PROMISSORY NOTES,  
SECURITY INSTRUMENTS, AND PLEDGES OF REVENUES TO EVIDENCE AND SECURE THE PAYMENT  
OF SAID INDEBTEDNESS AND FOR RELATED PURPOSES.

WHEREAS, the Allegan County Community Mental Health Services, (hereinafter  
referred to as the "Organization"), was organized under Michigan Mental Health Code,  
Public Act 258 of 1974 for the purpose of providing a  
Rural Community Health Care Services

(hereinafter referred to as the  
"Facility") to serve the members of the said Organization; and

WHEREAS, a meeting of the members of the said Organization was held on the \_\_\_\_\_ day of \_\_\_\_\_  
pursuant to proper notice thereof to consider plans for the acquisition, construction, and methods of financing the Facility:  
and, as shown by the minutes of said meeting, of the \_\_\_\_\_ members of record of the Organization there were present and voting  
\_\_\_\_\_, and by a recorded vote, the Facility and its financing were authorized; and,

WHEREAS, the proposed Facility is to be constructed and in accordance with plans and specifications  
prepared by Schley Nelson Architects, Inc.

and in order to finance the Facility, the Board of Directors  
(hereinafter referred to as the "Board") is authorized and empowered, in their discretion, for and in the name of the Organization, to make  
application to the United States of America, through the United States Department of Agriculture, (hereinafter referred to as the "Government"),  
for financial assistance; to cause the execution and delivery of an installment promissory note or notes or other evidence of indebtedness  
(hereinafter referred to as the "Note"), and appropriate security instruments to secure any loan or loans made or insured by the Government; to  
comply with any requirements, terms or conditions prescribed by the Government or by Government regulations; and to execute contracts or  
enter into agreements and, without limitation, to take any and all other action as may be necessary, incidental or appropriate to finance, acquire,  
construct, complete, or equip the Facility for and on behalf of the Organization.

NOW THEREFORE, it is hereby resolved by the Board as follows:

Section 1. (Determination of Board). That it is necessary to defray a portion of the costs of financing the Facility by obtaining a loan  
made or insured by the Government in accordance with applicable provisions of the Consolidated Farm and Rural Development Act, it being  
determined that the Organization is unable to obtain sufficient credit elsewhere to finance the Facility, taking into consideration prevailing  
private and cooperative rates and terms currently available;

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015. The time required to complete this information collection is established to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

Section 2. (Terms of Loan). That the Organization borrow \$ 5,635,000.00 and issue as evidence thereof Note in the form prescribed by the Government for the full principal amount of the loan. The note shall be signed by the President, attested by the Secretary and if necessary, have the corporate seal of the Organization affixed thereto, and shall bear interest from its date, which shall be the date of delivery, at a rate not to exceed 2.1250 percent per annum;

the principal and interest shall be paid over a period of 30 years in accordance with the payment schedule set forth in the Note, until the principal and interest are fully paid except the final payment of the entire indebtedness, if not sooner paid, shall be due and payable 30 years from the date of the Note. Each payment shall be applied first to the payment of the accrued interest and second to the payment of the principal. Prepayments of any installment may be made in any amount at any time at the option of the Organization.

Section 3. (Assignment and Pledge of Revenue). The indebtedness hereby authorized to be incurred, together with the interest thereon, shall be payable from the gross income and revenue to be derived from the operation of the Facility, a sufficient portion of which, to pay the principal and interest as and when the same shall become due, is hereby assigned, and pledged and shall be set aside for that purpose and this assignment and pledge shall extend to and include any assessments that may be levied pursuant to Section 5 (d) hereof.

Section 4. (Protection and Disposition of Funds). The Chief Financial Officer (CFO) of the Organization shall be the custodian of all funds of the Organization. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.

The Chief Executive Officer (CEO) is hereby directed to establish the following accounts into which the current funds of the Organization, Note proceeds, the revenues from the Facility and any other income shall be deposited, which accounts shall be continually maintained, except as otherwise provided, so long as the indebtedness hereby authorized remains unpaid:

(a) Construction Account.

The proceeds of the Note, hereby authorized not disbursed contemporaneously with loan closing for incurred Facility costs, and at least the amount of \$ 0.00 to be contributed by the Organization from the collection of initial connection fees, membership fees or contributions shall be deposited in an account designated as the Construction Account which shall be established as required by the Government. Withdrawals from the construction account shall be made only on checks signed by the (CFO) and (CEO) of the Organization as authorized by the Board from time to time, and with prior concurrence of the Government. At the option of the Government, the construction account may be established as a "supervised bank account". Amounts in the supervised bank account exceeding \$100,000 shall be secured by the depository bank in advance in accordance with 31 C.F.R. part 22. Withdrawals from a supervised bank account shall be made only on checks signed by the

CFO of the Organization and countersigned by an authorized official of the Government. The Organization's share of any insurance or liquidated damages and other monies paid by defaulting contractors or their sureties will be deposited in the Construction Account to assure completion of the Facility. When all construction costs have been paid in full, any balance remaining in the Construction Account may be applied on the loan or used for other authorized purposes that have been approved by the Government and the Construction Account shall be closed.

(b) General Account.

As soon as the Facility becomes revenue producing, all funds received shall be set aside in an account to be designated as the General Account. Disbursements and transfers from this account shall be for: debt service, operations and maintenance, and transfers to an account designated as the Reserve Account. Monies deposited in the General Account shall be used only in the manner and order as follows:

(1) Organizations making monthly Government debt service payments shall use the General Account for making such payments plus operating and maintenance expenses. Any remaining funds will be transferred from this account to the Reserve Account in accordance with (d) below.

(2) Borrowers making other than monthly Government debt service payments shall first use the General Account to pay operating and maintenance expenses. Then other transfers from this account will be made in the following order: (i) To an account designated as the Debt Service Account will be made in accordance with (c) below, (ii) Transfers to the Reserve Account will be made in accordance with (d) below.

(c) Debt Service Account

Organizations making other than monthly debt service payments, shall transfer subject to income availability from the General Account to the Debt Service Account, a sum not to increase the next installment on the note.

(d) Reserve Account.

From the remaining funds in the General Account, after transfers and payments required in (b) (1) or (b) (2) and (c), there shall be set aside into the Reserve Account the sum of \$ 711.11 each month until there is accumulated in that account the sum of \$ 255,999.00 after which deposits may be suspended, except to replace withdrawals. When necessary, disbursements may be used for payments due on the Note if sufficient funds are not available in the General or Debt Service Account. With the prior written approval of the Government, funds may be withdrawn for:

- (1) paying the cost of repairing or replacing any damage to the Facility which may have been caused by catastrophe, or
- (2) making extensions or improvements to the Facility.

Whenever disbursements are made from the Reserve Account, monthly deposits shall then be resumed until there is again

accumulated the amount \$ 255,999.00, at which time deposits may be discontinued. Whenever there shall accumulate in the General Account, amounts in excess of those required in subsections (b) (1) and (2), (c), and (d), such excess will be used by the Organization to make prepayments on the loan or retained in the General Account. The accounts required in subsections (b) (1) and (2), (c) and (d) may be established and maintained as bookkeeping accounts or as separate bank accounts at the election of the Organization, unless otherwise directed by the Government. ~~Repair, Replacement Account \$6,000 per year~~

- (e) Repair, Replacement Account. \$6,000 per year will be set aside in a semi-restricted account for future repair and maintenance of facility.

Section 5. (Other Covenants and Agreements of the Organization). The Organization covenants and agrees that so long as the indebtedness hereby authorized remains unpaid:

(a) It will indemnify the Government for any payments made or losses suffered by the Government.

(b) It will comply with applicable state laws and regulations and continually operate and maintain the Facility in good condition.

(c) It will impose and collect such rates and charges that gross revenues will be sufficient at all times to provide for the payment of the operation and maintenance thereof and the installment payments on the Note and the maintenance of the various accounts herein created. All service rendered by or use of the Facility shall be subject to the full rates prescribed in the rules and regulations of the Organization.

(d) If, for any reason, gross revenues are insufficient, it will cause to be levied and collected such assessments as may be necessary to operate and maintain the Facility in good condition and meet installment payments on the Note as the same become due.

(e) It will (i) establish and maintain such books and records relating to the operation of the Facility and its financial affairs, (ii) will provide for the annual audit thereof in such manner as may be required by the Government, (iii) will provide the Government without its request a copy of each such audit, and (iv) will make and forward to the Government such additional information and reports as it may from time to time require.

(f) It will provide the Government, at all reasonable times, access to the Facility and all its books and records so that the Government may ascertain that the Organization is complying with the provisions hereof and with the provisions of other instruments incident to the making or insuring of the loan.

(g) It will maintain at least such insurance and fidelity bond or employee dishonesty coverage as may be required by the Government.

(h) It will not borrow any money from any source or enter into any contract or agreement or incur any other liabilities in connection with making extensions or improvements to the Facility, exclusive of normal maintenance, without obtaining the prior written consent of the Government.

(i) It will not cause or permit any voluntary dissolution of the Organization or merge or consolidate with an other organization, without obtaining the prior written consent of the Government. It will not dispose of, or transfer title to the Facility or any part thereof, including lands and interest in lands by sale, security instrument, lease or other encumbrance, without obtaining the prior written consent of the Government. Revenue, in excess of the amount required to maintain the accounts described by Section 4 herein, will not be distributed or transferred to any other organization or legal entity.

(j) It will not modify or amend its organizational documents, including any articles of incorporation or bylaws without the written consent of the Government.

(k) It will provide adequate service to all persons within the service area who can feasibly and legally be served and will obtain Government's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Organization or public body.

(l) All present and future contract rights, accounts receivable, and general intangibles arising in connection with the Facility are pledged as security for the loan.

(m) It will comply with the measures identified in the Government's environmental impact analysis for this Facility for the purpose of avoiding or reducing the adverse environmental impacts of the Facility's construction or operation.

(n) See Michigan Attachment A, which is incorporated fully herein.

Section 6. (Security Instruments). In order to secure the payment of the principal and interest of the Note, the President and Secretary of the Organization are hereby authorized and directed to execute and deliver good and sufficient lien instruments, where necessary, encumbering the properties and assets, both real and personal, constituting said Facility, as completed, or as the same may be thereafter extended, including an assignment and pledge of revenues and such other instruments as may be prescribed by the Government.

Section 7. (Refinancing). If at any time it shall appear to the Government that the Organization is able to refinance the amount of the indebtedness then outstanding, in whole or in part, by obtaining a loan for such purposes from responsible cooperative or private credit sources, at reasonable rates and terms for loans for similar purposes and periods of time the Organization will, upon request of the Government, apply for, and accept, such loan in sufficient amount to repay the Government and will take all such actions as may be required in connection with such loan.

Section 8. ("Equal Employment Opportunity under Construction Contracts and Nondiscrimination"). The President and the Secretary be and they are authorized and directed to execute for and on behalf of the Organization, Form RD 400- 1, "Equal Opportunity Agreement", and Form RD 400-4, "Assurance Agreement".

Section 9. (Authorization of Officials). In the case of a grant in the sum not to exceed \$ 0.00, the Organization hereby accepts the grant under the terms as offered by the Government and that the n/a and n/a of the Organization are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant and the Organization hereby resolves to operate the Facility under the terms as offered in said grant agreements.

Section 10. (Cross Default). Default under the provisions of this agreement or any instrument incident to the making or issuing of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Organization, and default under any such instrument may be construed by the Government to constitute default hereunder.

Section 11. (Resolution of Contract). The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instruments, shall constitute a contract between the Organization and the Government or assignee so long as the note hereby authorized remains unpaid.

Section 12. (Effective Date). This resolution shall take effect and be in force from and after the \_\_\_\_\_ day of \_\_\_\_\_, being the date of its enactment.

Section 13. See Michigan Attachment A, which is incorporated fully herein. The vote was: Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

Allegan County Community Mental Health

(SEAL) (if applicable)

By \_\_\_\_\_

Attest:

Title Board Chair

\_\_\_\_\_  
Title Board Secretary

CERTIFICATION

I, the undersigned, as secretary of the Board of Directors hereby certify that the Board of Directors of such Organization or Corporation is composed of \_\_\_\_\_ members of whom \_\_\_\_\_; constituting a quorum, were present at a meeting thereof duly called and held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; that the foregoing resolution was adopted at such meeting by the vote shown above, and that said resolution has not been rescinded or amended in any way.

Dated, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Secretary of \_\_\_\_\_

## **MICHIGAN ATTACHMENT A**

### **To Form RD 1942-9, LOAN RESOLUTION SECURITY AGREEMENT**

Section 5n All equipment now owned or hereafter acquired for the facility and all goods now fixtures or to become fixtures to the facility are pledged as security for the loan.

Section 13 In the event of dissolution of this corporation, or in the event it shall cease to carry out the objectives and purposes herein set forth, all business, property and assets of the corporation shall go and be distributed to one or more nonprofit corporations or public bodies as may be selected by the board of directors of this corporation and approved by at least 75% of the users or members to be used for, and devoted to, the purpose of a community facility project or other purpose to serve the public welfare of the community. In no event shall any of the assets or property, in the event of dissolution thereof, go or be distributed to members, directors, stockholders, or others having financial or managerial interest in the corporation either for the reimbursement of any sum subscribed, donated or contributed by such members or for any other purpose, provided that nothing herein shall prohibit the corporation from paying its just debts.

(Revised 2/6/2013)

## Allegan County Community Mental Health Services

<b>Full Board ACTION REQUEST</b>	<b>Subject:</b>	<b>Authorize Building Construction Budget and Agency Commitment</b>
	<b>Meeting Date:</b>	November 30, 2021
	<b>Requested By:</b>	Erinn Trask, Interim Chief Financial Officer
<b><u>RECOMMENDED MOTION:</u></b>		
<p><b><u>The Board of Directors for Allegan County Community Mental Health Services authorizes the use of agency funds to cover the difference between the total building construction budget and the USDA Loan in the amount of \$986,270.</u></b></p>		
<b><u>SUMMARY OF REQUEST/INFORMATION:</u></b>		
<ul style="list-style-type: none"> <li>• The total building construction budget is \$6,621,270, as outlined in the attached Facility Planning budget prepared by Schley Nelson Architects and last updated on September 30, 2021.</li> <li>• The Allegan County Community Mental Health Services Board has secured a loan from the USDA in the amount of \$5,635,000.</li> <li>• The Allegan County Community Mental Health Services Board commits to cover the gap of \$986,270 between the total project cost and the USDA loan.</li> </ul>		
<b><u>BUDGET/FINANCIAL IMPACT</u></b>		
<ul style="list-style-type: none"> <li>• As indicated in the attached resolution document.</li> </ul>		
<b>BY:</b> Erinn Trask	<b>DATE:</b> November 30, 2021	



**Facility Planning Budget**  
Project Number 19-127

by: Schley Nelson ARCHITECTS  
Last Updated: September 30, 2021



Description	area	36,068	Comments	Respons.
	date	9/30/2021		
<b>CONSTRUCTION BUDGET</b>				
<b>PRELIMINARY ESTIMATE</b>				
General Conditions		\$ 227,340.00	this is general work such as site cleanup & subcontractor coordination	Contractor
Site work		\$ 25,300.00	patch, seal and restriping of parking lot	Contractor
Concrete		\$ 43,800.00	patch areas of floor sawcut for other work	Contractor
Masonry		\$ 164,000.00	new openings in masonry walls and patching	Contractor
Steel		\$ 107,500.00	modification of existing structure for new hvac units, new canopies	Contractor
General Carpentry		\$ 88,154.00	cabinetry counters, blocking, rough framing	Contractor
Thermal & Moisture protection		\$ 188,445.00	sound insul. in new walls, EIFS in areas on ext., new flashing and misc roof work.	Contractor
Doors/ Frames/ Hardware		\$ 143,700.00	interior & exterior doors and windows	Contractor
Flooring		\$ 264,334.00	interior walls with D.W. & finishes, flooring, walls, ceilings	Contractor
Drywall/ Acoustical		\$ 1,033,800.00	grab bars, fire extinguisher cabinets, baby changing stations	Contractor
Wall Finishes/ Painting		\$ 105,000.00	live wall interior & exterior	Contractor
Plumbing		\$ 161,119.00	pipng, fixtures, new drains	Contractor
HVAC		\$ 634,370.00	rework existing sprinkler layout	Contractor
Electrical		\$ 570,000.00	add to existing RTU's new ducting	Contractor
Miscellaneous not listed above		\$ 879,038.00	new lighting and receptacle layouts	Contractor
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 4,635,900.00</b>	Allowance	
<b>POST BID MODIFICATIONS</b>				
Site & Asphalt		\$ (15,000.00)	Leave parking lot as existing, no removal of islands or patching	Contractor
Fencing		\$ (2,248.00)	eliminate patio fencing	Contractor
Windows		\$ (62,794.00)	reduce the number of windows added to the building by 18	Contractor
Mezzanine		\$ (38,850.00)	Eliminate the larger of the 2 mezzanines	Contractor
Parapet		\$ (65,132.00)	simplify the parapet around the building	Contractor
Doors		\$ (12,306.00)	utilize a different manufacturer	Contractor
Column Covers		\$ (18,000.00)	eliminate column covers for inteior existing columns	Contractor
EIFS		\$ (57,235.00)	eliminate EIFS on north and west elevations	Contractor
Framing		\$ (76,163.00)	reduce framing height on various walls	Contractor
Wall covering		\$ (11,953.00)	replace various wall coverings with paint	Contractor
Canopies		\$ (33,500.00)	eliminate all small canopies	Contractor
Livewall		\$ (136,176.00)	eliminate all inteior and exteior live wall and plantings	Contractor
Mechanical		\$ 16,630.00	material cost increase	Contractor
Bond		\$ (3,333.00)	reduction of bid price reduces bond cost.	Contractor
		\$ -		
<b>TOTAL POST BID MODIFICATIONS</b>		<b>\$ (516,060.00)</b>		
<b>UTILITY &amp; PERMIT RELATED COSTS:</b>				
Gas connection & meter		\$ -	included above	utility
Electrical connection & meter		\$ -	existing	utility
Water connection & meter		\$ -	existing	utility
Sanitary connection		\$ -	existing	utility
Telephone/Fiber connection		\$ -	existing	utility
Permits/ Plan Reviews (project inspection fee)		\$ -	included above	AHJ
		\$ -		
<b>TOTAL UTILITY &amp; PERMIT COSTS</b>		<b>\$ -</b>		
<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		\$ 370,300.00		
		\$ -		
<b>TOTAL CONTINGENCY</b>		<b>\$ 370,300.00</b>		
<b>TOTAL CONSTRUCTION BUDGET</b>		<b>\$ 4,490,140.00</b>	including contingency	BID

**Facility Planning Budget**  
Project Number 19-127

by: Schley Nelson ARCHITECTS  
Last Updated: September 30, 2021



Description	area date	36,068 9/30/2021	Comments	Respons.
<b>NON-CONSTRUCTION BUDGET (soft costs)</b>				
<b>FURNISHINGS:</b>				
Furniture (new & relocation of existing)		\$ 190,000.00	allowance (Miscellaneous)	Owner
Artwork (relocate existing possible supliment as need)		\$ -	to be provided outside of project at a later date	Owner
Signage (interior)		\$ -	to be provided outside of project	Owner
<b>TOTAL FURNISHINGS</b>		<b>\$ 190,000.00</b>	(Miscellaneous)	
<b>COMMUNICATIONS SYS. (INCL. CABLE)</b>				
Telephone/Data termination within building		\$ 190,000.00	allowance (Miscellaneous)	estimate
Security system (monitor smoke detectors & security)		\$ 60,000.00	allowance (Miscellaneous)	estimate
<b>TOTAL COMMUNICATION SYSTEMS</b>		<b>\$ 250,000.00</b>	(Miscellaneous)	
<b>OWNER EQUIPMENT:</b>				
Owner Furnished, Owner Installed		\$ -	to be provided outside of project	
Owner Furnished, Contractor Installed		\$ -	included in construction costs	
Office Equipment		\$ -	reuse existing computers & equipment	
<b>TOTAL OWNER EQUIPMENT</b>		<b>\$ -</b>		
<b>DESIGN FEES: SCHLEY NELSON ARCHITECTS</b>				
SNA Part 1 Programming Study Fees		\$ 25,000.00	fee for part 1 programming, needs study & concept develop.	SNA
SNA Part 2 Design Fees		\$ 232,130.00		SNA
Reimbursables		\$ 9,500.00	estimated allowance of \$7,500 to \$9,500	SNA
<b>TOTAL Arch/Eng FEES</b>		<b>\$ 266,630.00</b>		
<b>OTHER OWNER EXPENSES:</b>				
Land, Structures, Right-of-way, appraisals, etc.		\$ 1,395,000.00		Owner
Closing Fees		\$ -	TBD	
Property Tax		\$ -	n/a	
Land Topographic Survey		\$ -	n/a	surveyor
Geotechnical Report		\$ -	n/a	testing co.
Phase 1 environmental		\$ -	USDA work	testing co.
Phase 2 environmental		\$ -	USDA work	testing co.
Construction Inspection & Testing		\$ 8,000.00	Project inspection fees	testing co.
Local Site Plan Review Fees		\$ -	included in construction costs	AHJ
Relocation expenses and payments		\$ 18,000.00	allowance	Owner
Administrative and Legal Expenses				Owner
Banking Commitment Fee		\$ -		
Builders Risk Insurance (miscellaneous)		\$ 3,500.00	allowance	Owner
Flood Insurance		\$ -		
Escalation Cost		\$ -	TBD	Owner
<b>TOTAL OTHER OWNER EXPENSES</b>		<b>\$ 1,424,500.00</b>		
<b>TOTAL NON-CONSTRUCTION BUDGET (soft costs)</b>		<b>\$ 2,131,130.00</b>		<b>ESTIMATE</b>
<b>TOTAL FACILITY PLANNING BUDGET</b>		<b>\$ 6,621,270.00</b>	includes Construction Costs and Soft Costs	<b>ESTIMATE</b>
<b>USDA LOAN COMMITMENT</b>		<b>\$ 5,635,000.00</b>	includes Construction Costs and Soft Costs	<b>ESTIMATE</b>
<b>OWNER COMMITMENT</b>		<b>\$ 986,270.00</b>	includes Construction Costs and Soft Costs	<b>ESTIMATE</b>