



8 Mile and Woodward Contractor Agreement: Exhibit C

PHYSICAL IMPROVEMENTS PERFORMANCE-BASED PAYMENT SCHEDULE

OVERVIEW

This document, together with any approved modifications, is meant as a supplement to the Contractor Agreement between the City of Ferndale and The People of Detroit LLC, dated March ___, 2021. It outlines key deliverables and their timing in the scope of work for that Agreement and associated payments to Contractor for those deliverables. This document can be modified by written agreement between the City of Ferndale and The People of Detroit LLC.

Parties recognize that while amenities budget may increase due to fundraising by the Local Communities, the Design and Visualization budgets will remain capped as outlined below.

BUDGET LINE ITEMS

Item/Category	Amount	Notes
Design		
<i>Project Coordination</i>	\$ 12,000	
<i>Creative Direction</i>	\$ 8,000	
<i>Urban Design and Construction Documents</i>	\$ 10,000	
<i>Lighting and Electrical Engineering</i>	\$ 8,000	
<i>Permitting</i>	NA	A time and material cost not to exceed \$3,000 shall be drawn from the amenities budget to fund any work done by Contractor in preparing and submitting permits. Performance payments will be adjusted accordingly.
<i>subtotal design</i>	\$ 38,000	
Visualization		
Rendering	\$ 4,000	Includes up to 3 revisions
Existing Conditions Survey	NA	Provided by MDOT. A time and material cost not to exceed \$5,000 shall be drawn from the amenities budget to fund any work done by Contractor as a result of deficiencies in any materials provided by MDOT, at the discretion of the Local Communities. Performance payments will be adjusted accordingly.
<i>subtotal visualization</i>	\$ 4,000	
<i>TOTAL: Design and Visualization</i>	\$ 46,000	
Amenities Budget (Streetscape enhancements, lighting, art)	\$ 54,000	Additional fundraising in process. All further dollars raised will add to amenities only, unless scope of work is changed materially and additional design work is required.
TOTAL PROJECT BUDGET	\$ 100,000	

ACTIVITIES AND PAYMENT SCHEDULE

AMENITIES BUDGET: Local Communities shall pay all amenities costs directly to the providing vendor within thirty (30) days of receipt of invoice for completed work and materials certified as in compliance with approved scope of work by Contractor.

DESIGN BUDGET: (ALL PAYMENTS ISSUED WITHIN 10 DAYS OF COMPLETED MILESTONE)

Milestone	Date/Time	Amount	Notes
Contract Execution and Kickoff Meeting	March 29, 2021	\$ 5,800	10% of Design Budget + 50% of Rendering Budget
Design First Draft Accelerated Delivery	April 5, 2021 12pm	\$ 3,800	10% of Design Budget (Rendering at 90% completion, ready for MDOT review)
Design First Draft – Submittal	April 12, 2021 12pm	\$ 1,000	25% of Rendering Budget (would be paid at accelerated delivery)
Draft Review Mtg	April 12, 2021	NA	
Community Mtg	April 15, 2021 7pm	NA	Presentation of Rendering post-MDOT review; permittable project.
Revision 1 Design Submittal	April 22, 2021 12pm	\$ 500	12.5% of Rendering Budget
Revision 1 Design Review Mtg	April 24, 2021	NA	
Final Design Submittal	April 29, 2021 12pm	\$ 500	12.5% of Rendering Budget (Rendering Fully Paid)
Construction Documents Submittal	April 29, 2021 12pm	NA	
Construction Documents Review Mtg	April 31, 2021	\$ 5,700	15% of Design Budget
Vendors Selected, Draft Mobilization and Construction Schedule	May 3, 2021	NA	
Contractors/Vendors Intro Meeting	May 5, 2021	NA	
Progress Payment	May 14, 2021	\$ 3,800	10% of Design Budget
Progress Payment	June 16, 2021	\$ 3,800	10% of Design Budget
MDOT Permitting Completed	July 1, 2021	NA	
Final Mobilization and Construction Schedule	July 1, 2021	NA	
Construction KickOff Mtg	July 6, 2021		
Construction Commences	July 7, 2021		
Progress Payment	July 14, 2021	\$ 3,800	10% of Design Budget
Construction at 50%	Aug 13, 2021	\$ 3,800	10% of Design Budget
Construction at 100%	Sept 22, 2021	\$ 3,800	10% of Design Budget
Final Punch List Completion	Oct 1, 2021	\$ 5,700	15% of Design Budget (Design Budget Fully Paid)