

COMMUNITY OF HOPE + THIRD LENS

Phase I – Project Launch

(September 1, 2022 – February 28, 2023)

Project Overview:

Master planning, conceptual design, and site selection due diligence of a future campus for Community of Hope in Madison County, AL. The campus shall include affordable housing, essential services buildings, and infrastructure.

Conduct a Project Launch Readiness Assessment & Gap Analysis

- Interviews with Key Staff
- Analysis of Financials (financial capacity for proposed project)
- Analysis of Proposed project Info (Program, Timeline, etc.)

Development of high-level Master Program Schedule to include, at a minimum:

- Project Launch timeline
 - Team selections
 - Financing/Fundraising
- Overall design timeline
 - Key Milestones
 - Breaking ground
 - Dry-in target
 - Construction completion
 - Move in

Development of Preliminary Master Program Budget (Based on program)

- Acquisition Costs
- Professional Fees (design, pm, etc.)
- Conceptual Construction Budget
- Soft Costs

Selection of Project Team

- Contractor (for preliminary budgets)
- Architect(s)
- Engineers
- Surveyors and Environmental Consultants
- Real Estate Professionals
- Other consultants, as needed

Completion of a defined Space Program for the project

- Explanations of programs and anticipated space requirements for such programs

Due Diligence of Potential Sites

- Coordinate the completion of the due diligence checklist prior to acquisition
- Coordination of surveying work
- Coordination of environmental and soil testing
- Review of zoning and permitting requirements

Completion of Master Plan and Site Layout Drawing

- Maximum usage of acreage
- Review of zoning and building permit requirements
- Configuration of existing conceptual site plan to actual property

Completion of Schematic Design

- Complete Conceptual Design
- Exterior Renderings of Building
- Potential BIM 3D Modeling