

Exhibit 1

Developer Scope of Work to Advance RESHAP Project

Geotechnical - \$60,000

- Develop schematic surcharge recommendations for the Development Areas (per the RESHAP DDA Backbone Infrastructure (BBI) Exhibit. Development Areas include both the RESHAP and Market Rate sites) - **\$25,000**
 - This would allow us to prepare a surcharge plan across the RESHAP site and develop project schedules for geotechnical improvements, dirt map, and soil movement around the Development Areas
- Field work to determine limits of the existing foundation piles in the Development Areas area - **\$20,000**
- Review of existing pile locations, cut off elevations & design strategies - **\$15,000**
 - This will aid in the design of the geotechnical corrective measures required to support the RESHAP buildings by identifying constraints for placement of buildings (i.e. not placing buildings that span between the pile supported areas and non-pile supported areas), or alternative ground improvements (i.e. Load Transfer Platforms or “LTP’s”). Buildings constructed on top of LTP’s may be able to come online earlier and reduce the required ground improvements.

Environmental - \$95,000

- Pared down Environmental Phase 1 - **\$15,000**
 - This would be a review/update to the existing environmental documents. It will help point out where the Navy left off and how the Navy’s cleanup standards compare to today’s regulatory environment, critically important in the design and implementation of the Development Areas.
- Phase 2 sampling - **\$50,000**
 - Plug if we need to further investigate RESHAP based on the results of the Phase 1
- Abatement Survey - **\$30,000**
 - Survey of the buildings/foundations to be demolished for RESHAP

Civil/Planning - \$195,000

- RESHAP Land Planning - **\$30,000**
 - Based on information above, RESHAP consultants to generate new land plans to optimize quickest/most efficient delivery of RESHAP buildings (phasing and site layout).

- **RESHAP Utility Relocations - \$15,000**
 - Review existing utilities/utility relocations along with phasing plans in coordination with RESHAP consultants to ensure existing tenant utilities remain online as RESHAP is developed.
- **Additional BBI & Development Area Civil/Planning - \$150,000**
 - Following revised land planning studies by RESHAP consultants, generate RESHAP site constraints map based on items above as well as any existing utilities that cannot be/or are cost prohibitive to be relocated
 - Pothole existing utilities in streets that are to remain which will aid in BBI drawings that serve RESHAP
 - Update Development Area topo (if required)
 - Generate site cut/fill maps to determine sources/quantities of fill required for flood and seal level rise protection. Will also aide in geotechnical recommendations (above), and overall delivery schedule of RESHAP
 - Initiate street section modifications following revised land planning studies