**Sample list of 'Authority & Obligations' of developer (Senior Partner) in a Developer Services Agreement**

- Participate in pre-con meetings (establish clear expectations, processes for COs and schedules)
- Recommend SOW
- Assess changes/impacts on budget & manage contingency log
- Assist obtaining construction financing
- Get environmental, impact, engineering studies as needed
- Prepare/get approval of construction budget & mods
- Share w/ owner all contracts, funding commitments, budgets, plans & specs
- Obtain construction contract
- Be owner's rep under the construction contract (gen admin & supervision):
    1. Admin & supe of GC
    2. Prepare schedules & supervise them
    3. Weekly site progress inspections, including closeout
    4. Process pay apps by GC, verifying pay apps v.s. work completed
    5. Process/analyze COs (per approval of owner)
- Do additional contracts, letter agreements, POs as needed
- Ensure GC completes the project.
- Maintain builder's risk, GC liability & worker comp coverages, owner as additional insured
- Keep separate project accounts & cost records; provide final & progress accounting
- Copy of all inspection reports & pay apps to owner (and to all given to any lender)
- Misc duties customary for developers