

RFP TYPE	Contractor Name	Details 1	Details 2	Details 3	Link
Property Management Services	Cahill Mountain Properties - Peter Cahill	Monthly Retainer of \$1,040/month (16 hours of management and general maintenance) with \$65/hr after	Handyman Projects \$65/hr plus 10% for overhead, insurance, tools	10%	https://www.richmondvt.gov/fileadmin/files/Town_Center_Library/Meetings/2025/09/RFP-PropertyManagementCahillMountainProperties.pdf
Property Management Services	ReArch Properties - Michael Biama	\$1,200/month plus 15% markup of an materials purchased and vendor invoices	See Labor Rate Sheet from Facility Manager (\$175/hr) to Building Tech (\$105/hr)	15%	https://www.richmondvt.gov/fileadmin/files/Town_Center_Library/Meetings/2025/09/RFP-PropertyManagementReArchPropertiesVideoLink.pdf
Organizational Project Manager	Colliers - Derek Osterman	See Hourly Rate based on Category from Director (\$285/hr) to Admin Support (\$130/hr)	For the first phase they propose a fixed fee of \$108,000	See details for Project Timeline	https://www.richmondvt.gov/fileadmin/files/Town_Center_Library/Meetings/2025/09/RFP-OPM-DerekOsterman.pdf
Organizational Project Manager	Talor Stewart RA	Hourly Rate \$175/hr reduced to \$125/hr if greater than 500 hours	Estimated Total Professional Services \$75,000-\$150,000	See details for Project Timeline	https://www.richmondvt.gov/fileadmin/files/Town_Center_Library/Meetings/2025/09/RFP-OPM-TalorStewart.pdf