

**AGREEMENT BETWEEN CLIENT AND  
KIMLEY-HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES**

THIS AGREEMENT is made this 10 day of November, 2021, by and between City of San Luis ("the Client") and KIMLEY-HORN AND ASSOCIATES, INC. ("the Consultant").

NAME OF PROJECT: Rolle Field Analysis ("the Project").

The Client and the Consultant agree as follows:

(1) Scope of Services and Additional Services. The Consultant will perform only the services specifically described in Exhibit A, which is made a part of this Agreement ("the Services"). If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for the performance of any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) Client's Responsibilities. In addition to other responsibilities herein or imposed by law, the Client shall:

(a) Designate in writing a person to act as the Client's representative. Such person shall have complete authority to transmit instructions, receive information, make and interpret the Client's and decisions.

(b) Provide all criteria and information as to the Client's requirements, objectives and expectations for the Project, and all standards of development, design, or construction.

(c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as survey, engineering data, environmental information, etc., all off which the Consultant may rely upon.

(d) Arrange for access to the project site and other property as required for the Consultant to perform services .

(e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.

(f) Furnish approvals and permits for all government authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary.

(g) Obtain any independent accounting, legal, cost estimating and feasibility services as the Client my require.

(h) Give prompt written notice to the Consultant whenever the Client becomes aware of any

development that affects the Consultant's services, or any defect or nonconformance in any aspect of the Project.

(3) Period of Services. This Agreement assumes conditions permitting orderly and continuous progress of the Project through completion of the Services. The Consultant shall begin work after receipt of a fully executed copy of this Agreement. The times for performance shall be extended as necessary for periods of delay or suspension resulting from circumstances the Consultant does not control. If such delay or suspension extends for more than six months for reasons beyond the Consultant's control, the rates of compensation provided for in this Agreement shall be renegotiated.

(4) Compensation for Services.

(a) The Consultant's compensation shall be as stated herein, unless otherwise provided in Exhibit A. The Client shall pay the Consultant an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(b) If the Consultant's compensation is on an hourly basis, the parties may have estimated in Exhibit A costs and expenses for the various portions of the scope of Services. Services undertaken or expenses incurred by the Consultant exceeding any estimates shall be the liability of the Client.

(5) Method of Payment.

(a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due the Consultant under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full.

(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.

(c) If the Client objects to any charge on an invoice submitted by the Consultant, the Client shall so advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or all such objections shall be waived, and the amount stated in the invoice shall be conclusively deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.

(d) If the Consultant initiates legal proceedings to collect payments for services, it may recover,

in addition to all amounts due and payable, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings, including the cost, determined at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.

(e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts.

(6) Use of Documents. All documents, data, and programs prepared by the Consultant are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(7) Opinions of Cost. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, all opinions rendered as to costs, including but not limited to the costs of construction and materials, are solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from opinions of cost prepared by it. If at any time the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(8) Termination. The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof or upon thirty days' written notice for the convenience of the terminating party. The Consultant will be paid for all services performed to the effective date of termination, all expenses subject to reimbursement, and other reasonable expenses incurred by the

Consultant as a result of such termination.

(9) Standard of Care. The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) LIMITATION OF LIABILITY. In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant.

(11) Mutual Waiver of Consequential Damages. In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) Construction Costs. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained

(13) Certifications. All requests for the Consultant to execute certificates, lender consents, or other third-party reliance letters must be submitted to the Consultant at least 14 days prior to the requested date of execution. The Consultant shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual

knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(14) Dispute Resolution. All claims by the Client arising out of this Agreement shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(15) Construction Phase Services.

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) Hazardous Substances. Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(17) Assignment and Subcontracting. Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the Client and the Consultant and not for the benefit of any other party. The Client shall not assign, sublet or

transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are proved by in-house employees, contract employees, or independent subconsultants.

(18) Confidentiality. The Client consents to the Consultant's use and dissemination of photographs of the Project and to its use of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(19) Miscellaneous Provisions. This Agreement is to be governed by the law of the state where the project is located. This Agreement contains the entire and fully integrated agreement between the parties, and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions or affecting the enforceability of the provision in any other jurisdiction. The non-enforcement of any provision by either party shall not constitute a waiver of that provision or affect the enforceability of that provision or the remainder of this Agreement.

(20) CITY OF SAN LUIS ADDITIONAL REQUIREMENTS.

(a) The Consultant, its employees, agents and subcontractors shall be independent contractors concerning the providing of services under this Agreement and that Consultant, Consultant's employees, agents and subcontractors shall not be considered to be employees or agents of the Client for any purpose and will not be entitled to any of the benefits the Client provides for its employees. Rights of the Consultant as an independent contractor include but are not limited to control of the work, manner and methods of the work, and the right to contract with other employers. Rights of the Client include but are not limited to inspection and approval of the work and the right to contract with others to perform the work.

(b) Documents which are created as a result of this Agreement are confidential as determined under the Arizona Public Records laws.

(c) This Agreement is subject to the cancelation provisions of A.R.S. §38-511 for conflict of interest.

(d) This Under A.R.S. § 41-4401 (e-verify):

1. The Consultant warrants its compliance with all federal immigration laws and regulations related to its employees and its compliance with A.R.S. § 23-214, subsection A.


2. That a breach of a warranty under paragraph 1 shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the contract.

3. That the Client retains the legal right to inspect the papers of any contractor or subcontractor employee who works on the Agreement to ensure that the contractor or subcontractor is complying with the warranty under paragraph 1.

CITYOF SAN LUIS

KIMLEY-HORN AND ASSOCIATES, INC.

SIGNED: \_\_\_\_\_

SIGNED:  \_\_\_\_\_

PRINTED NAME: Gerardo Sanchez

PRINTED NAME: Brent C. Crowther

TITLE: Mayor

TITLE: Vice President / Sr. Associate

**Request for Information**

*Please return this information with your signed contract; failure to provide this information could result in delay in starting your project*

**Client Identification**

Full, Legal Name of Client	City of San Luis					
Mailing Address for Invoices	P.O. BOX 1170, San Luis, Arizona 85349					
Federal ID Number	86-0376164					
Contact for Billing Inquiries	Monica Castro, Finance Director					
Contact's Phone and e-mail	(928) 341-8553 mcastro@sanluisaz.gov					
Client is (check one) X	Owner	<input type="checkbox"/>	Agent for Owner	<input type="checkbox"/>	Unrelated to Owner	<input type="checkbox"/>

# EXHIBIT A

## **Project Understanding**

Rolle Field is managed by the Yuma County Airport Authority (YCAA). YCAA currently manages a contract and license agreement with the Bureau of Reclamation (BOR) to operate and maintain Rolle Field. The current 25-year term lease expires October 2034. San Luis's City Council has directed staff to explore the feasibility of the City taking ownership of Rolle Field. As part of this exploration, San Luis is seeking to understand the potential development costs and revenue potential at Rolle Field. Proposed development at Rolle Field was defined in the 2015 Airport Master Plan prepared by Morrison-Maierle, Inc. and will form the basis of potential development at Rolle Field.

## **Scope of Services**

Kimley-Horn will provide the services specifically set forth below.

### ***Task 1 Inventory of Existing Conditions***

Kimley-Horn will collect existing data of Rolle Field from the Client. This will be in the form of reports and drawings of existing facilities at the airport, on airport and nearby utility locations, existing and planned development near Rolle Field, zoning data, regulations, ordinances, and historical and forecasted socioeconomic and economic data for San Luis. The Client will provide these data in electronic format to the Consultant. The Consultant will compile and review data provided by the Client. Summaries of these data and how it pertains to Rolle Field will be included in the documentation of existing conditions.

The Client will also provide Kimley-Horn with the Airport Layout Plan CAD files for Rolle Field and the CAD files for Figures 5-1, 5-2, and 6-1 of the 2015 Airport Master Plan.

Kimley-Horn will collect from the Client historical aviation activity data for the airport in the form of annual based aircraft counts and annual operations (take offs and landings). These will be compared with the Planning Forecasts prepared in the 2015 Airport Master Plan and differences noted.

The Consultant will rely upon the accuracy and completeness of all documents, surveys, reports, plans and specifications provided by the Client or by others for whom the Consultant is not legally responsible. The Client acknowledges that verifying the accuracy and completeness of such items is not part of the Consultant's scope of services.

A baseline description of Rolle Field will be defined using the 2015 Airport Master Plan, published data, and information provided by the Client. Consultant will make one (1) site visit by Consultant staff. It is anticipated that the site visit be no more than four (4) hours in duration, total, to perform a limited visual inspection.

This task will be documented as a chapter in the Technical Report Deliverable, Task 8.

### ***Task 2 Forecasts of Aviation Demand***

Forecasts prepared in the 2015 Airport Master Plan will be adjusted to reflect current activity levels at Rolle Field. Growth rates and the basis of assumptions used in the 2015 Airport Master Plan will be retained with the starting point for the forecasts being adjusted to current activity levels. Forecasts of aviation demand, using the 2015 Airport Master Plan growth rate assumptions will be projected through 2041.

This task will be documented as a chapter in the Technical Report Deliverable, Task 8.

### ***Task 3 Define Future Development Plan***

The Master Plan Concept, as defined in the 2015 Master Plan represents the Future Development Plan for Rolle Field. Updates to future facilities to be constructed will be made based upon current existing conditions at the Airport. The future development will be defined in terms of quantities needed to develop from existing conditions. Developments will not be phased into projects or years of development. Validation or analysis of the Master Plan Concept are not included within this scope of services. Any Master Plan Concept validation or analysis required by the Client will be paid for as Additional Services.

This task will be documented as a chapter in the Technical Report Deliverable, Task 8.

### ***Task 4 Market Rate Survey***

The Consultant will perform a market rate survey of nearby and similar airports. Airports to be surveyed are:

- Yuma MCAS/Yuma International (NYL)
- Sommerton (private airport)
- Tri-Rotor AG Services (private airport)
- Laguna AAF (LGF)
- Dusty Wings (private airport)
- Curry Ridge (private airport)
- Walter's Camp (private airport)
- Holtville (L04)
- Calexico International (CXL)
- Brawley (BWC)
- Imperial County (IPL)
- Sells (E78)
- Gila Bend (E63)

It is unlikely that responses will be received from private airports, or if they do respond that they would have comparable data. Therefore, attempts to reach private airports will be limited to six (6) times via phone and email.

Surveys will request pricing information for:

- Airport owned hangar leases by type of hangar (e.g. shade, T-hangar, box, conventional) and size
- Tie-down parking fees for transient and based aircraft
- Land leases by type of use
- Landing fees
- Fuel fees
- Other service fees the airport may impose on users

The same data will be gathered for Rolle Field. Information will be tabulated and average rates will be developed from the survey data.

This task will be documented as an appendix to the Technical Report Deliverable, Task 8.

### ***Task 5 Opinion of Potential Revenues (OPRs)***

A range of OPRs will be developed using data gathered in Task 4. For this analysis it will be assumed that all facilities defined in the Master Plan Concept are leased. Up to five (5) potential revenue scenarios will be developed:

- Existing Rolle Field fee structure
- Average fee structure as defined in Task 4
- Median fee structure from data gathered in Task 4
- Premium rate fee structure assuming a percentage premium is applied to the Task 4 average fee structure
- Discount rate fee structure assuming a percentage discount is applied to the Task 4 average fee structure

The above scenarios will represent the range of OPRs. OPRs will be projected over 20 years assuming a modest annual increase in fees.

There are many factors in realizing potential revenue from the potential development that are beyond Kimley-Horn's control. Kimley-Horn makes no guarantee that OPRs developed for this analysis will be realized once the Airport is developed. OPRs are to only be used for comparative purposes with the Opinion of Probable Costs (OPCs) defined in a Task 6 and are not to be relied on or used for other purposes. Kimley-Horn assumes no responsibility for any subsequent obligations or commitments the Client or others may make using these OPRs. The Consultant cannot and does not guarantee that revenue projections will not vary from its opinions of study.

This task will be documented as an appendix to the Technical Report Deliverable, Task 8 and a summary included as a chapter.

### ***Task 6 Opinion of Probable Costs***

Kimley-Horn will develop OPCs for the development of the Master Plan Concept. Project cost data in the 2015 Airport Master Plan will be a reference for this analysis, as will recent projects Kimley-Horn has executed around the state of Arizona. Task 3 will form the basis of the development to be accomplished. Project timing and phasing will not be developed or considered as part of the project costs. Consultant will prepare Airport development planning level cost estimates (rough order of magnitude) to reflect the requirements of the development associated with the preferred development alternative. OPCs will be included for extending of infrastructure (road and utilities) to the Airport from their existing locations and from the proposed Avenue D/E Extension, as appropriate.

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The pre-design cost opinions will be based on current dollars for similar construction. Such cost opinions are intended to be used for planning purposes only and will not be the result of detailed engineering design. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

This task will be documented as an appendix to the Technical Report Deliverable, Task 8 and a summary included as a chapter.

***Task 7 Opinion of Probable Annual Maintenance and Operating Costs***

There is a recurring cost to operate and maintain an Airport. An opinion of probable annual maintenance costs will be developed for the existing and proposed physical facilities at the Airport. The maintenance costs will be projected 20 years into the future, assuming facilities are to remain in a good state of repair. A modest increase in annual maintenance costs will be included.

In order to operate and maintain the Airport the Client will likely need to hire/train dedicated Airport staff. Kimley-Horn will consult with the Client to estimate future staffing levels and salary ranges, along with potential salary increases. For this analysis, it is assumed that all administrative activities related to the Airport will be completed by Airport staff.

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of maintenance, construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator and/or financial planner.

This task will be documented as an appendix to the Technical Report Deliverable, Task 8 and a summary included as a chapter.

***Task 8 Documentation***

The analysis described within this Scope of Services will be documented in a Technical Report with tables and figures, as appropriate. The Technical Report will be delivered to the Client in electronic form only. If the Client requires paper or bound copies of the report the Client will pay for them as Additional Services.

***Task 9 Project Management, Quality Control, and Meetings***

This task is for the Consultant's internal project management activities. Specific activities are, coordination with project team members, developing project invoices and project progress reports (as reasonably appropriate), updating project schedule for Consultant's tasks, monitoring and tracking Consultant's project and task budgets, and associated office expenses.

Consultant will also follow its Quality Management System processes which includes peer reviews of technical analysis, quality control reviews by senior staff, and quality assurance reviews of all project deliverables.

Consultant shall attend up to six (6) virtual meetings, each up to one-(1)-hour in duration. Up to three (3) Consultant staff shall attend the virtual meetings. It is assumed that as part of the site visit, a meeting with the Client will also occur.

***Additional Services***

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates.

**Information Provided By Client**

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn as outlined in this Scope of Services.

**Responsibilities of Client**

In addition to other responsibilities set out in this Agreement, the Client shall coordinate access to the Airport for the site visit.

**Schedule**

We will provide our services as expeditiously as practicable with the goal of delivering a technical report to the Client in five (5) months from Notice to Proceed.

**Fee and Expenses**

Kimley-Horn will perform the services in Tasks 1 - 9 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task 1	Inventory of Existing Conditions	\$18,640
Task 2	Forecasts of Aviation Demand	\$2,830
Task 3	Define Future Development Plan	\$3,030
Task 4	Market Rate Survey	\$13,610
Task 5	Opinion of Potential Revenues	\$13,160
Task 6	Opinion of Probable Costs	\$8,660
Task 7	Opinion of Probable Annual Maintenance and Operating Costs	\$8,660
Task 8	Documentation	\$8,150
Task 9	Project Management, Quality Control, and Meetings	\$20,090
	Estimated Reimbursable Expenses	\$2,200

**Total Lump Sum Fee** **\$99,030**

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.