

SUPPLEMENTAL SERVICES AGREEMENT NO. 4

**ARMSTRONG CONSULTANTS, INC.
(AIRPORT ENGINEERING CONSULTANT)**

THIS SUPPLEMENTAL SERVICES AGREEMENT NO. 4, hereinafter referred to as Supplemental Agreement, is made and entered into this _____ day of _____, 2024, by and between the COUNTY OF LAKE, hereinafter referred to as COUNTY, and ARMSTRONG CONSULTANTS, INC, hereinafter referred to as ENGINEER:

W I T N E S S E T H:

WHEREAS, the COUNTY has entered into a General Services Agreement dated July 26, 2022, with ENGINEER to perform engineering services, including planning studies, topographic surveys, soil tests and pavement evaluation studies, preparation of applications for State and Federal Aid, environmental studies, preliminary engineering studies, designs and cost estimates, engineering design including complete construction plans and specifications, and all engineering consultation required by COUNTY; and,

WHEREAS, the COUNTY AND ENGINEER now desire to also enter into this Supplemental Agreement with the scope of services described herein for project development for Lampson Field Airport,

NOW, THEREFORE, IN CONSIDERATION OF the covenants and agreements herein set forth, it is hereby agreed:

1. The General Services Agreement remains in full force and effect, and in the performance of this Supplemental Agreement ENGINEER is held to all provisions and the terms of the General Services Agreement.

2. **Projects**

The project covered by this Supplemental Agreement shall include the following:

- Preliminary engineering services related to a potential Hanger Development Project on the south side of Lampson Field.

3. **Scope of Work**

The scope of work covered by this Agreement is described in the Scope of Work and Cost Proposal prepared by ARMSTRONG CONSULTANTS, INC., which is dated March 14, 2022 and included as Attachment "A".

4. **Compensation**

- A. As full compensation for all work or services to be provided by ENGINEER hereunder, County shall make payments to ENGINEER based on monthly invoices for all services performed under this Agreement. Invoices shall reference the project title and include a detailed breakdown of work items completed to date and the cost of work remaining. Payment will be a lump sum based on the percentage of work complete per task. Invoices are due and payable upon receipt. The total fee for the project will not exceed \$158,947.00 without prior approval of the County.

Upon satisfactory completion of services summarized in Attachment "A", the final payment of any balance will be due upon receipt of the final invoice. The final invoice shall be submitted within 60-calendar days after completion of the ENGINEER'S work.

- B. **Interest:** Interest at the rate of 1-1/2% per month, or that permitted by law if lesser, will be charged on all past-due amounts starting thirty (30) days after receipt of invoice and required documentation. Payments will first be credited to interest and then to principal.

In the event of a disputed or contested billing, only that portion so contested will be withheld from payment, and the undisputed portion will be paid. COUNTY will exercise reasonableness in contesting any bill or portion thereof. No interest will accrue on any contested portion of the billing until mutually resolved.

If COUNTY fails to make payment in full to ENGINEER for services within sixty (60) days of

the date due for any uncontested billing, ENGINEER may, after giving seven (7) days written notice to COUNTY, suspend services under this Agreement until paid in full, including interest. In the event of suspension of services, ENGINEER will have no liability to COUNTY for delays or damages caused COUNTY because of such suspension of services.

5. Duration of Contract

This Supplemental Services Agreement #4 shall incorporate and include the work scope of Supplemental Services Agreement #2 and shall have an effective date of October 19, 2023. ENGINEER shall continue work as assigned and this AGREEMENT shall remain in full force for a period of two (2) years from the ~~date of approval~~^{effective date} or until terminated by either party.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first written above.

County of Lake, a political
subdivision of the State of California

ARMSTRONG CONSULTANTS, INC.

By _____
Chair, Board of Supervisors
(COUNTY)




(ENGINEER)

ATTEST: SUSAN PARKER
CLERK TO THE BOARD

APPROVED AS TO FORM:
LLOYD GUINTIVANO
COUNTY COUNSEL

By _____



ATTACHMENT "A"

LAMPSON FIELD AIRPORT LAKE COUNTY, CALIFORNIA HANGAR DEVELOPMENT SUPPORT: PHASE I DRAFT SCOPE OF WORK

March 14, 2022

OBJECTIVE

Lake County (County) wishes to develop the infrastructure necessary to support development of hangars on the south side of Lampson Field. Construction of hangars will be by private parties. This Scope of Work describes the tasks that Armstrong Consultants, Inc. (Consultant) will undertake in support of the County's project.

Lampson Field lacks sites for aircraft storage hangars that have taxiway access and available utilities. This limits the ability of the Airport to accommodate existing demand for new hangars. It also reduces the ability of the Airport to meet its goal of financial self-sufficiency. About 20 acres on the south side of the Airport have been designated for hangar development on the approved Airport Layout Plan. At a December 6, 2021, meeting, several pilots expressed interest in building hangars. County representatives indicated a willingness to evaluate the potential for the County to provide the needed infrastructure. This project will provide the County with the information needed to make an informed decision.

This project is explicitly structured as a multi-phase task. The first phase will provide:

- Preliminary geotechnical investigation and topographic surveying to support future engineering design and to provide information for the preliminary cost estimates being developed for this phase of effort.
- Conceptual layout plan for the new hangar development area, including layout plans for associated taxilanes and future hangars
- Delineation of which elements of development would be the responsibility of Lake County and which would be the responsibility of the private developers.
- Preliminary cost estimate for the County's part of the project.
- Identification of County's costs that could be reimbursed by the FAA.
- Biological and cultural field investigation to provided data for environmental review.

After reviewing this information, the County will have the opportunity to decide whether to proceed with Phase II of the project. If subsequently authorized by Lake County, Phase II will provide Lake County with the documents and approvals necessary to solicit bids from construction contractors for the taxilanes, drainage and other infrastructure. Specifically, Phase II would provide the following:

- Submission of project design to FAA for Obstruction Evaluation / Airport Airspace Analysis.
- Consultation with FAA San Francisco Airports District Office staff to verify required approvals.
- CEQA environmental review to meet County obligations under California law.
- NEPA environmental review to provide the FAA with documentation to support that agency's required approvals.
- If required by the FAA, preparation of a Biological Assessment.

- Detailed geotechnical investigation, if deemed necessary.
- Preparation of plans and specifications to support construction of taxiways, drainage and other infrastructure components to be undertaken by the County.
- Update the Airport Layout Plan to reflect the new layout.
- Preparation of FAA grant applications to support reimbursement of County funds.

The Consultant will prepare a scope of services and fee proposal for Phase II based upon the deliverables developed in Phase I, when directed by the County.

The geotechnical investigation will be conducted in accordance with FAA Advisory Circular 150/5320-6F Airport Pavement Design and Evaluation, with additional testing and sampling conducted in order to provide more information for facility foundation design considerations.

The conceptual taxiway layout will be completed in accordance with FAA Advisory Circular 150/5300-13A Airport Design. This will allow it to be inserted into the currently approved Airport Layout Plan at a later date.

A summary of the elements of Phase I of the Hangar Development Support project is presented below. Each is further described in the remainder of this document.

Project Elements

Element 1	Project Management
Element 2	Geotechnical Investigation
Element 3	Topographic Survey
Element 4	Biological and Cultural Field Surveys
Element 5	Define Initial Phase of Development

ELEMENT 1 PROJECT MANAGEMENT

Task 1.0 Project Management and Quality Control

Description: To provide appropriate direction and project management for the development of the Lampson Field Hangar Development project as each assignment is undertaken and completed, Armstrong Consultants will maintain close liaison with the County to ensure the plan truly reflects the appropriate development needs.

To ensure consistency throughout the project in terms of written and graphic communication, Armstrong Consultants will be responsible, through regular in-house meetings and communications, for quality control, final word processing, proof-reading, editing, final artwork and other graphics, presentation graphics, and production of all documents, including draft reports, final reports, preliminary designs, and others as appropriate.

Ongoing coordination discussions will be held among Consultant team members for purposes of project quality control, coordination and strategy. Regular meetings will be held between the Consultant and County staff supported by telephone discussions and written progress reports. The purpose of the meetings will be to report on progress made on the study since the prior meeting, receive input from the participants, report on important phases or sub-phases that have been completed, identify problems encountered for the purpose of resolution, evaluate and select alternatives presented, and generally afford an opportunity to review the work and findings at various stages of completion. It is anticipated that approximately 3 in-person meetings lasting 2 hours each, and 10 telephone meetings lasting 1 hour each will be conducted during the duration of this project.

The Consultant will develop a schedule for conducting the Phase I of the Hangar Development project, updating it as appropriate with the approval of County staff. The duration of the project will be up to twelve (12) months. Invoices will be submitted to the County at key project milestones based on the percentage of tasks completed. Progress reports will accompany each billing.

Responsibilities:

- Consultant: Develop a program for project execution from all members of the Armstrong Consultants team including schedule, budget, meeting summaries, billings, and progress reports.
- Sponsor: Review and monitor all project management deliverables provided by Armstrong Consultants.

Output: A program for assuring the overall project is developed collaboratively by the Consultant and County.

Task 1.1 Format of Project Deliverables

Description: All project deliverables will be provided to the County, and other parties as directed by the County, in digital format. Draft and final deliverables will be provided in PDF format. If requested by the County, large-format plan sheets will be provided in a DWG format compatible with the version of AutoCAD used by the County.

Responsibilities:

- Consultant: Provide deliverables in formats compatible with County applications.
- Sponsor: Communicate which file formats are usable by the County.

Output: Delivery of deliverables that can be readily used by the County.

ELEMENT 2
PRELIMINARY GEOTECHNICAL INVESTIGATION

Task 2.0 Preliminary Geotechnical Investigation

Description: The purpose of the preliminary geotechnical investigation is to establish preliminary geotechnical design parameters so that initial conclusions can be reached regarding taxilane pavement design and basic design parameters for future facility foundation design. This information will also improve the precision of cost estimates. It is anticipated that an additional geotechnical investigation will be performed as part of subsequent design efforts to provide more refined data as required by FAA pavement design guidance.

A geotechnical engineering subconsultant will be employed to conduct the geotechnical investigation in accordance with the requirements developed. The Engineer will coordinate the subconsultant's work schedule with County staff. The following is an estimate of the effort required to complete the investigation and associated testing:

- a. Subsurface Investigation: Complete 5 borings to a depth of approximately 15 feet.
- b. Laboratory Soil Testing: Subgrade samples will be collected from completed borings in and the following tests will be performed on the samples collected:

Test	Test Standard	No. of Tests
Soil Gradation (Dry)	ASTM C117/C136	15
Moisture-Density Relationship	ASTM D 698	5
CBR Testing	ASTM D 1883	3
Atterburg Limits	ASTM D 4318	5
Consolidation Testing	ASTM D 2435	5
Soluble Sulfate Content	ASTM C 1580	1
pH, resistivity, water-soluble chloride	Various	1

- c. The geotechnical engineering subconsultant will also make recommendations with regards to subgrade preparation required for pavement and foundation designs.

Responsibilities:

- Consultant: Provide results of preliminary geotechnical investigation.
- Sponsor: Review geotechnical report.

Output: Delivery of a preliminary geotechnical investigation report.

ELEMENT 3 TOPOGRAPHIC SURVEY

Task 3.0 Preliminary Geotechnical Investigation

Description: The purpose of the topographical survey is to develop a surface terrain model for the existing terrain within the development area. This data will be used to estimate earthwork quantities, analyze the feasibility of development alternatives with regards to maximum surface gradient requirements, and make preliminary conclusions regarding site grading and drainage.

A surveyor subconsultant will be employed to conduct the survey, which will include the elements described below:

Topographic and Feature Location:

Survey coverage will be the approximate 20-acre hangar development area identified on the Airport Layout Plan. The maximum survey grid will be a 50 ft interval. The grid will be denser than this interval, as necessary, to identify all features and important topographical characteristics.

Utilities:

The surveyor will coordinate with the appropriate utility location services and have all below ground utilities marked within the survey coverage area prior to completing the topographic survey. The surveyor will locate and describe all underground and above ground utilities within the survey coverage area. This includes, but may not be limited to water, sewer, gas, power and communications.

Survey Control:

A record of vertical and horizontal control closure and method, (bench level, trig level, GPS, LIDAR) will be kept in a standard field book or electronic field book, with sketches and descriptions of the locations of control points.

Accuracy:

Horizontal:

All horizontal measurements: 0.10 feet accuracy (but recorded to 0.01 feet).

Vertical:

All survey monuments will have elevations established by differential level loop.

All hard surfaced elevations (i.e., pavements, floors, pedestals) and subsurface elevations (i.e. grates, pipes, inverts): 0.02 feet accuracy (but recorded to 0.01 feet). Automatic levels or conventional total stations shall be used for hard surfaces.

All (natural) ground elevations: 0.10 feet accuracy (but recorded to 0.01 feet) GPS equipment may be used for natural ground and other topographic items.

Deliverable;

A topographic base map with 1-foot contours that includes locations for all surface features within the surveyed area. The base map will be delivered in pdf format, however a Civil3D AutoCAD format file is available upon request.

Responsibilities:

- Consultant: Prepare a topographic map of the project site with 1-foot contours that identifies the location of all surface features.
- Sponsor: Review topographic map.

Output: Delivery of a topographic map of the project site in PDF format. The Consultant will also provide a Civil3D AutoCAD format file if requested.

ELEMENT 4 BIOLOGICAL AND CULTURAL FIELD INVESTIGATIONS

Task 4.0 Biological Resources

Background review and Field Surveys

Description: The Consultant will conduct background research and literature reviews to identify species known to occur or having potential to occur at the airport. Background research will include but not be limited to queries of the U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper and Information for Planning and Conservation (IPaC) database, California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB), and species lists from USFWS and the California Native Plant Society (CNPS). These records will be compiled and used to focus the field surveys and the resources requiring evaluation. The County will be responsible for providing any biological reports or data on the project site in its possession.

The Consultant will conduct two field surveys in the biological survey area (BSA), which will include up to 25 acres on the airport. The focus of the survey will be to assess wildlife uses, map vegetation communities, and describe the baseline conditions of the BSA to ascertain which biological resources need to be considered while evaluating the project. Our biologists will capture photos and Global Positioning System (GPS) data points of biological resources observed for incorporation into the biological report. The Consultant will also conduct seasonally timed botanical surveys to capture the blooming period for special-status plant species that are documented to occur in the airport vicinity. Based on recent data for the area, the Consultant proposes that the two surveys be conducted in April and June 2022. However, the Consultant may adjust the timing of the surveys to better capture the blooming period of Burke's goldfields (*Lasthenia burkei*), a federally and state-listed endangered species that is dependent on seasonal hydrological conditions of mesic areas for blooming. Although this proposal does not include protocol wildlife surveys, the Consultant can provide protocol wildlife surveys under an amended scope of work and budget, if the studies determine these surveys are necessary.

Biological Resources Survey Report

Following completion of the survey efforts, the Consultant will prepare a Biological Resources Survey Report (BRSR) detailing the results of the background research and field surveys. The BRSR will evaluate the project for potential constraints associated with federal and state special-status species and would meet CEQA and NEPA guidelines. The BRSR will include: 1) an introduction describing the site location and environmental setting; 2) a description of the methods and results of the background searches and field survey; 3) a discussion of the regulatory setting relating to natural resources; 4) a discussion of the project's potential impacts to biological resources; and 5) recommendations for avoidance, minimization, or mitigation measures that should be considered to address the potential impacts. The BRSR will include maps depicting the locations of special-status species, communities, or other resources that occur within the BSA.

Responsibilities:

- Consultant:
 - Conduct background research and two field investigations.
 - Preparation of a Biological Resources Survey Report.
- Sponsor: Review Biological Resources Survey Report.

Output: Delivery of a Biological Resources Survey Report.

Task 4.1 Cultural Resources

Records Search and Literature Review

The Consultant will perform a records search for the project area at the Northwest Information Center (NWIC), located at Sonoma State University. The NWIC is the regional office of the California Historical Resources Information System (CHRIS), and the primary purpose of the records search is to acquire site records for all previously recorded cultural resources within, or within 0.25 mile of, the project area, as well as copies of all previous cultural resources studies. A map showing the results of the literature search, including previously inventoried areas and previously recorded sites, will be provided. The California Native American Heritage Commission (NAHC) will be contacted for a review of their Sacred Lands File and a list of local tribal contacts. The County will provide any cultural resources reports or data in its possession.

Archaeological Field Survey

Upon completion of the CHRIS records search, the Consultant will conduct a Phase I intensive pedestrian survey of all non-paved or previously un-surveyed areas on the airport property. the Consultant archaeologists will conduct the survey utilizing pedestrian transects spaced at maximum intervals of 15 meters, covering all accessible portions of the airport property. No testing or excavation will be conducted, nor will any artifacts, samples, or specimens be collected during the survey.

This scope of work specifically excludes:

- Formal evaluation of eligibility for either the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) for identified archaeological resources.
- An inventory of the built environment.
- Preparation of relevant Department of Parks and Recreation Series 523 forms in the event of a cultural find. This scope and its associated fee assumes that not cultural artifacts will be found.
- Native American outreach or consultation
- Consultation with the FAA.

Archaeological Survey Report

Upon completion of the background research and field survey, the Consultant will prepare an Archaeological Survey Report (ASR). The ASR will summarize the results of the cultural

resources studies, provide management recommendations for resources within or near the project area, and include maps depicting the areas included in the survey. If the locations of sensitive archaeological sites or Native American cultural resources are shown or described in the report, the report will be considered confidential.

Responsibilities:

- Consultant: Provide results of the archaeological research and field survey.
- Sponsor: Review Archaeological Survey Report.

Output: Delivery of an Archaeological Survey Report.

ELEMENT 5 DEFINE INITIAL PHASE OF DEVELOPMENT

Task 5.0 Defining Initial Development

Description: This hangar development project has elements of a private-public partnership between Lake County and the individuals wishing to building hangars. It is essential that the publicly developed facilities (e.g., taxilanes) support the contemplated private development (i.e., hangars). Therefore, the initial step in the design process is to define the private facilities. This will include the number and size of hangars, aircraft parking aprons, automobile parking spaces, and other site development features.

The Consultant will support County staff in meetings with prospective tenants to define the facilities they wish to build. Up to two (2) face-to-face meetings will be attended by the Consultant's planning and engineering staff. The County will be responsible for soliciting interest in hangar development and advertising meetings.

After County review, the Consultant will provide materials to prospective tenants via email prior to the meetings. This will include graphics defining the limits of the buildable area and height limitations. This information package will also include focused questions to elicit useful data from the meetings.

The County will be responsible for identifying general development requirements needed to meet County standards. These will include requirements relating to fire protection, emergency access, sewer and water, auto parking, landscaping, setbacks, and other development requirements.

Following the meetings the Consultant will document the facilities proposed by prospective tenants. The deliverables are described in Task 5.1.

Responsibilities:

- Consultant: Support the County in meetings with prospective tenants.
- Sponsor:
 - Soliciting interest in hangar development and advertising meetings.
 - Identifying standard development requirements.

Output: Documentation of facilities proposed by prospective tenants.

Task 5.1 Draft Building Area Plan

Description: Using the information obtained through the initial consultation with prospective tenants in Task 5.0, the Consultant will update the Building Area Plan (BAP) contained in the approved Airport Layout Plan (ALP). The County will be responsible for obtaining an AutoCAD (DWG) file(s) of the currently approved ALP. This draft BAP will support the hangar plans defined by prospective tenants to the extent possible. The BAP will follow FAA design guidelines for taxiways, taxilanes, and hangar areas presented in Advisory Circular 150/5300-13A, *Airport*

Design. The first phase of development will be distinguished from subsequent development. The design will minimize the County's capital investment in phase one consistent with achieving project objectives.

The BAP will include proposed leasehold boundaries for the first phase of hangars. These leasehold boundaries will be at a planning level of accuracy. Preparing metes and bounds legal descriptions of the leaseholds is not included in this scope of services.

Revisions to the BAP will necessitate consideration of other airfield elements. The existing BAP includes uses other than hangars: an aircraft wash rack, aircraft fuel facility, maintenance building, electrical vault, and parking lot. Additionally, the BAP includes a building that would house a restaurant, general aviation terminal, and a County office. The Consultant will obtain guidance from the County on whether it wishes to allocate space for these uses in the updated BAP. The revised BAP will reflect County direction on these, or other uses desired to be shown in the BAP.

The existing BAP anticipated the need to relocate the existing automated weather observing system (AWOS). Depending upon their height, development shown in the BAP might intrude into the setback required for an AWOS. The BAP shows a proposed new location for the AWOS. As part of this update of the BAP, the Consultant will evaluate the proposed site for consistency with FAA standards with the new hangar layout. If an alternate site is needed to meet standards, the Consultant will identify a site.

A brief report will be prepared that documents:

- The process used to prepare the BAP
- Development assumptions
- Relevant FAA design standards
- Key design constraints
- Environmental factors that will shape development
- Any unresolved issues

The draft BAP and associated report will be presented to the County for review and discussion. A meeting will be scheduled for the Consultant to present the plan to the County. If circumstances permit, the meeting will be held in person. If not, a video conference will be arranged. The Consultant will prepare a final draft BAP to reflect County comments. The report will be revised to reflect changes in the BAP.

Responsibilities:

- Consultant:
 - Development of a draft Building Area Plan that incorporates the hangars proposed by prospective tenants.
 - Preparation of a report summarizing the factors that shaped the Building Area Plan.
- Sponsor:
 - Provide an AutoCAD (DWG) file of the currently approved ALP.
 - Review draft documents and provide direction to Consultant.

Output: Draft Building Area Plan with associated summary report.

Task 5.2 Determining Lease Terms and Rates

Description: Lake County will be responsible for developing lease terms and rates for the land leases. Lease terms and rates are needed at an early stage of so that prospective tenants can make the financial calculations necessary to determine whether they will be able to construct a hangar. Key elements that the County should address in the leases are:

- Per acre cost for the land lease
- Term of lease
- Reversion conditions at the end of the lease
- Required FAA standard conditions

Armstrong Consultants will support this effort by providing estimated acreage for each leasehold at a planning-level of accuracy in the draft BAP. The Consultant will also provide the standard FAA conditions that should be in all leases.

Responsibilities:

- Consultant: Calculation of appropriate acreage associated with each proposed leasehold.
- Sponsor: Development of lease terms and conditions.

Output: Communication of lease terms and rates to prospective tenants.

Task 5.3 Estimated Capital Costs

Description: The Consultant will estimate capital costs for the County portion of the first phase of development based upon the final draft BAP. Data from the preliminary geotechnical investigation and topographic survey will be used to provide a refined cost estimate. The Consultant will identify those capital costs that are eligible for reimbursement from the FAA. The factors that shape obtaining reimbursement grants from the FAA will be identified. This information will be presented to the County in an expanded version of the report prepared for the BAP. A meeting will be schedule to review the costs. Requested clarifications will be made by the Consultant as appropriate.

Responsibilities:

- Consultant:
 - Development of estimated capital costs for County portion of the first phase of development.
 - Preparation of an expanded version of the BAP summary report that will include estimate capital costs.
- Sponsor: Review draft documents and provide direction to Consultant.

Output: Expanded Building Area Plan report.

Task 5.4 County Decision Point

Description: This scope of services is explicitly designed to provide the County with an opportunity to review the proposed project before authorizing funding for engineering design and environmental review. It is also a point where prospective tenants should make a commitment to construct their hangars. To support this decision, the Consultant will prepare a presentation to review the planning, engineering, and environmental factors that shaped the proposed design. The Consultant will present this information at a meeting of the Board of Supervisors or another group as directed by the County. It is recommended that the County obtain a written commitment from prospective tenants prior to the meeting. It would also be appropriate to consider requiring a nonrefundable deposit from prospective tenants.

Responsibilities:

- Consultant: Present results of analysis and design to Board of Supervisors or other County-designated body.
- County: Evaluation of proposed hangar development.

Output: Meeting materials for consideration by County.

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**PROJECT COST SUMMARY
HANGAR DEVELOPMENT SUPPORT
LAMPSON FIELD**

Project Work Elements	Hours	Cost
Element 1: Project Management & Coordination	110	\$ 17,534.00
Element 2: Preliminary Geotechnical Investigation	14	\$2,500.00
Element 3: Topographic Survey	24	\$3,600.00
Element 4: Biological and Cultural Field Investigations	40	\$6,924.00
Element 5: Define Initial Phase of Development	304	\$49,102.00
Labor Subtotal	492	\$79,660.00
Travel Subtotal	-	\$5,022.00
Biological and Cultural Field Investigations Subtotal	-	\$28,605.00
Preliminary Geotechnical Investigation Subtotal		\$25,000.00
Topographic Survey Subtotal		\$20,000.00
Document Production		
Handouts for meetings with prospective tenants	-	\$250.00
Draft Building Area Plan	-	\$125.00
Expanded Building Area Plan with CIP	-	\$125.00
Draft Building Area Plan	-	\$160.00
Document Production Subtotal	-	\$660.00
Total Project Cost	-	\$158,947.00

