

CONTRACT NO. 173-16

**INTERLOCAL COOPERATIVE AGREEMENT**

**BETWEEN**

**THE PORT OF BENTON AND THE CITY OF RICHLAND**

**FOR**

**THE MASTER PLAN FOR THE 1, 341 ACRES LOCATED NORTH OF HORN RAPIDS ROAD**

THIS INTERLOCAL COOPERATIVE AGREEMENT is entered into this 23<sup>rd</sup> day of June, 2016, between the Port of Benton, a municipal corporation of the State of Washington, hereafter referred to as "Port," and the City of Richland, Washington, a municipal corporation of the State of Washington, hereafter referred to as "City" or referred to collectively as the "Jurisdictions."

**I. RECITALS**

WHEREAS, RCW 39.34.010 permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantages and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to RCW 39.34.080, each Party is authorized to contract with any one or more public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform: provided that such contract shall be authorized by the governing body of each Party to the contract and shall set forth its purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, the Jurisdictions have requested proposals for a Master Plan for the 1,341 acres located north of Horn Rapids Road; and

WHEREAS, the Jurisdictions have determined that creating one (1) Master Plan jointly is in the best interest of the Jurisdictions and the public; and

WHEREAS, the Jurisdictions, by their respective governing bodies, have determined this effort may be best implemented on a shared basis in a manner deemed most efficient and effective for the Jurisdictions.

NOW, THEREFORE, in consideration of this mutual covenants contained herein, the Jurisdictions agree as follows:

## II. AGREEMENT

**Section 1. Purpose and Scope of Work:** The purpose of this Agreement is to formalize a commitment to complete a Master Plan for the 1,341 acres located north of Horn Rapids Road, as shown on attachment Exhibit A.

**Section 2. Administration:** This Agreement shall be administered by the Port of Benton Executive Director or his designee. Such person shall be responsible for:

- a) Establishing policies for implementing this Agreement;
- b) Providing periodic progress reports to the elected officials of each Jurisdiction;
- c) Monitoring progress of the Jurisdictions and other agencies in the fulfillment of their respective responsibilities.

**Section 3. Funding:** The City of Richland hereby commits to provide funding as set forth below:

- a) Contract work (including 10% contingency): \$48,820.50
- b) Contract administration/inspection: \$ 1,000.00

The Port of Benton hereby commits to provide funding as set forth below:

- a) Contract work (including a 10% contingency): \$48,820.50
- b) Contract administration

This funding shall be used for the Master Plan for the 1,341 acres located north of Horn Rapids Road per the proposal on attached Exhibit A.

**Section 4. Development and Bid Award Requirements:** Each Jurisdiction hereby commits to the provision as set forth below:

- a) The Port of Benton will issue a Request for Qualifications for candidates to prepare a Master Plan for the Property.
- b) The City will cooperate with the Port to review the qualifications of parties submitting a response to the Request for Qualifications.
- c) The Port will request a bid proposal from the selected contractor.
- d) The City will review the proposal and project cost estimate and notify the Port in writing if the bid is acceptable for award.
- e) The Port will award the contract for the Master Plan.

**Section 5. Cooperation with Contractor:** Each Jurisdiction hereby commits to:

- a) Consult with the Contractor and provide input and documentation to the Contractor to assist with the development of the Master Plan, to the extent the information or documents are not privileged.
- b) Review drafts of the Master Plan and provide input and responses as requested by the Contractor.
- c) Respond to inquiries in a prompt manner to avoid delays in the preparation of the Master Plan.

**Section 6. Modification:** This Agreement may be modified only by written consent of each Jurisdiction.

**Section 7. Term of Agreement and Termination:**

- a) The term of this Agreement shall become effective on full execution hereof.
- b) This Agreement shall expire on the date of completion of the Project.
- c) In the event the either party elects to terminate this agreement prior to the expiration of the contract term, the terminating party shall provide written notice of the intent to terminate and the termination date which shall be at least ten days after the date the notice is delivered to the other party. The terminating party shall be responsible for its share of the costs incurred with the Contractor up to the termination date.

**Section 8. Inspection of Records:** The records and documents with respect to all matters covered by this Agreement shall be subject to inspection by any Jurisdiction during the term of this Agreement and for three (3) years after its termination.

**Section 9. No Separate Legal Entity:** It is not the intention that a separate legal entity be established to conduct the cooperative undertaking, nor shall any acquiring, holding or disposing of real or personal property occur under this Agreement.

**Section 10. Severability:** In the event any term or condition of this Agreement or application thereof to any person, entity or circumstance is held invalid, such invalidity shall not affect any other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are declared severable.

**Section 11. Venue, Applicable Law and Personal Jurisdiction:** All questions related to this Agreement shall be resolved under the laws of the State of Washington. In the event that either party deems it necessary to institute legal action arising from this Agreement, such action shall be instituted in Benton Superior Court. The parties each consent to the personal jurisdiction of such court.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the day and year written below.

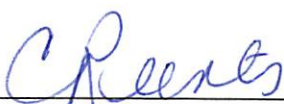
PORT OF BENTON



SCOTT D. KELLER, PPM  
Executive Director

Date: June 8, 2016

CITY OF RICHLAND, WASHINGTON




CYNTHIA D. REENTS  
City Manager

Date: June 23, 2016

ATTEST:

  
KELLY THOMPSON  
Administrative Assistant

ATTEST:

  
Name: DEBRA C. BACHMAN  
Title: DEPUTY CITY CLERK

APPROVED AS TO FORM:

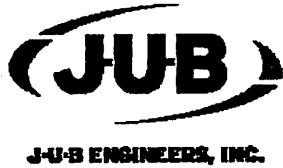


THOMAS A. COWAN  
Attorney for the Port of Benton

APPROVED AS TO FORM:



HEATHER KINTZLEY  
City Attorney



**EXHIBIT A**  
**SCOPE OF WORK**  
**1,341 AC MASTER PLAN**

**PORT OF BENTON/CITY OF RICHLAND**

**I. INTRODUCTION**

The following Scope of Work is intended to provide the Port of Benton (PORT) and the City of Richland (CITY) with a Master Plan for the 1,341 acres located north of Horn Rapids Road. A small portion of the Master Plan Area is located in the current City of Richland Urban Growth Area (UGA) and large portion is located outside of the current UGA. In order to provide utility services to the Master Plan area a UGA Expansion Application will be applied for through Benton County (County). In order to apply for a UGA Expansion Application a Capital Facilities Plan (CFP) will need to be prepared.

The CFP will focus on the infrastructure needs to be extended and/or improved up to the proposed UGA boundary expansion area. The documents needing to be prepared for the UGA Expansion Application consists of a CFP and a SEPA checklist. The CFP will identify 6-year and 20-year off-site needs. The CFP will not identify infrastructure needs internal to the UGA expansion area as this will be covered in the Master Plan. Application for the UGA Expansion will be made through Benton County. Application to Benton County shall be made no later than December 2016. It is understood that the CFP will only provide the necessary information to Benton County that addresses the ability of the City to provide necessary public facilities to serve the proposed UGA expansion area.

The Master Plan will be developed concurrently with the CFP and will show overall infrastructure improvements of the 1,341 acres. Several components of the CFP will be used as a part of the Master Plan.

The Consultant will have the primary responsibility for preparing the necessary base maps and written documentation explaining the Master Plan and CFP. The Consultant will also attend designated meetings and hearings upon request related to the preparation and adoption of the Master Plan and CFP. Traffic and Utility studies are further described in Exhibits B and C.

The following Scope of Work is divided into four sections:

- Section II.A. provides for the basic assumptions on which this proposal is based.
- Section II.B. provides for the preparation of the CFP.
- Section II.C. includes the preparation of the Master Plan.
- Section II.D. provides for workshops, council and commissions meetings for the CFP and Master Plan documents.

## **II. SCOPE OF WORK**

### **A. ASSUMPTIONS**

This Scope of Work contains assumptions concerning data sources, format and scope. These include:

1. PORT and CITY will provide preferred land use plan and table of intended users.
2. PORT and/or CITY will provide an economic analysis for CERB funding requirements.
3. PORT and/or CITY will schedule and run workshops. J-U-B will provide exhibits and documents for workshops and will be in attendance to provide assistance as needed.
4. Detailed on-site investigations regarding soil analysis, topography, etc. are not anticipated.
5. Operations and maintenance costs analysis for utilities are not included.
6. Engineering design of utility or any roadway improvements are not included.
7. Development of design guidelines or Covenants, Conditions and Restrictions (CC&R's) for the site are not anticipated. J-U-B can provide upon request.
8. Lighting and landscape plans are not included.
9. Platting is not included.
10. Boundary, Topographical or ALTA survey is not included.
11. Intersection plans or signal warrant analysis are not anticipated.
12. Geotechnical Investigation is not included.
13. All fees, permits and recording fees will be paid by others.
14. Phase 1 Environmental is not included.
15. Marketing boards and brochures are not included.
16. Landscaping and entry monument concept are not included.
17. The PORT and CITY will provide justification for the UGA expansion to the County.
18. The PORT and CITY will provide the following documents which will be utilized for this analysis:
  - a. City of Richland 6-year TIP
  - b. Proposed land use plan/master plan of the UGA Expansion Area
  - c. The City of Richland CFP;
  - d. The Benton County CFP;
  - e. GIS and aerial data available;
  - f. Utility and water and irrigation data from providers;
  - g. The City of Richland Water System Plan;
  - h. The Richland Wastewater Treatment Facility Plan;
  - i. Summary of PORT and CITY Funding Sources.

## **B. CAPITAL FACILITIES PLAN (CFP)**

- 1. In consultation with PORT, CITY and County planning staffs, J-U-B shall prepare a draft CFP up to the proposed UGA boundary expansion area.**
- 2. Incorporate “Levels of Service” for the public capital improvement for the UGA area including capital improvements that will require concurrency for development to occur.**
- 3. Incorporate funding sources from the CITY’s current CFP that will be available to the City for the development of capital improvements.**
- 4. Project the transportation improvements required to meet the future levels of service. This work does not include engineering design of roadways and intersections, traffic signal warrant analysis or analysis of multiple roadway or demographic scenarios. Traffic Analysis shall be conducted as shown on Exhibit B.**
- 5. Project the utility improvements required to meet support the 1,341 acres. All utility improvements will be based upon Exhibit C.**
- 6. Assist the City in balancing the growth requirements of the Plan with the established levels of service and the available revenue to meet this need. Make necessary revisions to assure that there is sufficient revenue to meet projected growth under the Draft Plan.**
- 7. Attend up to four (4) meetings with PORT, CITY and County staff. J-U-B will provide copies of draft documents for meetings.**
- 8. Make revisions to the Draft Concept Plan as required.**
- 9. J-U-B will prepare a draft Non-Project SEPA Checklist which generally addresses the potential environmental impacts which may result from the adoption of the CFP.**
- 10. The CFP will be finalized based upon PORT, CITY and County comments.**
- 11. Provide one (1) digital copy for printing by others.**

## **C. MASTER PLAN**

- 1. Prepare base maps for the 1,341 acre Master Plan area.**
- 2. Review any significant physical impediments to development on the 1,341-acre site and calculate the maximum build-out under current City of Richland zoning, including: total industrial square footage; and land coverage. This would be based on broad assumptions and would likely be a range of values.**
- 3. Prepare roadway access and utility concepts for the 1,341 acres. Refer to Exhibits B and C for transportation and utility improvements.**
- 4. Based on the 1,341 acre roadway, railway and utility concept, develop up to three (3) alternative roadway/railway concepts. This would include a graphic representation of how these alternatives would interface with the 1,341 acre site in relation to the access and utility placement.**
- 5. Prepare up to three (3) alternative site layout plans for the 1,341 acre site, including conceptual lot configurations. The intent would be to identify concepts that allow**

maximum site flexibility, including utility stubs and easements, flexible lot line layouts, roadway cross-sections, etc.

6. Provide one (1) digital copy for printing by others.

#### D. WORKSHOPS/CITY/PORT PLANNING COMMISSION/CITY COUNCIL

1. J-U-B will attend workshops, council or commission meetings upon the request of the CLIENT. J-U-B will have a minimum of 1-person in attendance at each meeting. Up to 6 meetings are anticipated (in addition to the meetings noted in B.7 above). Meetings are intended for the review, comment and approval of the CFP and Master Plan. The PORT and the CITY will schedule and run the meetings. J-U-B will be in attendance to provide technical support and findings. It is assumed that the CLIENT will provide exhibits, boards and copies of documents for the various workshops, council and commission meetings.

### III. SCHEDULE

Work by the Consultant shall commence immediately upon review and concurrence of this Agreement by the PORT and shall be completed based on the following:

Completion of the Draft CFP documents by September 30, 2016.

Submit UGA Expansion Area Application to CITY for submittal to Benton County by December 2, 2016.

Completion of the Draft Master Plan documents by December 30, 2016.

Completion of the Final CFP documents in early 2017. This is based on receiving CFP comments for the UGA Expansion Area Application from Benton County in early 2017.

Completion of the Final Master Plan documents in early 2017. This is based on receiving CFP comments for the UGA Expansion Area Application from Benton County in early 2017.

Because the scheduling of the above tasks are subject to PORT, CITY and County reviews and approval requirements, this schedule can only be advisory. The Consultant shall keep the PORT and the CITY informed regarding any conditions or factors that may extend or reduce this schedule.

### IV. EXTRA WORK

CLIENT may desire to have CONSULTANT perform work or render additional services within the general scope of this Agreement. Such work shall be considered as Extra Work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by CLIENT.

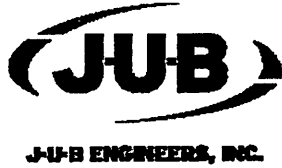
### V. BASIS OF FEE

1. **Fee Schedule** – PORT shall reimburse CONSULTANT for services performed according to Exhibit D - Fee Schedule.
2. **Management Reserve Funds** - This contract assumes that the PORT has established a Management Reserve Fund to provide the authorized project representative the flexibility of authorizing additional funds to the Agreement for allowable unforeseen costs, or reimbursing the CONSULTANT for additional work beyond that already defined



in this Agreement. Such authorization(s) shall be in writing and shall not exceed 10% of the amounts shown above. Any changes requiring additional costs in excess of the Management Reserve Fund shall be made in accordance with the Extra Work section of this Task Plan.

3. **Maximum Total Amount Payable** - The Maximum Total Amount Payable, by the PORT to the CONSULTANT under this agreement, shall not exceed the amount shown in Exhibit D.



**EXHIBIT B**  
**SCOPE OF WORK**  
**1,341 ACRE MASTER PLAN AND CAPITAL FACILITIES PLAN**

**2016 Traffic Study**

It is our understanding that the Port of Benton (PORT) and the City of Richland (CITY) desire to identify necessary transportation improvements to be included in the Urban Growth Area (UGA) expansion and the 1,341 acre Master Plan area. In order to provide adequate public facilities and obtain applicable permits, the PORT and the CITY are required to evaluate the impacts of the additional development on existing and future infrastructure. Several technical studies will be prepared to document impacts and necessary improvements in the area. The following Scope of Work outlines the anticipated tasks required for a Traffic Impact Analysis. Services to be performed include the following tasks:

- 1) Coordinate kickoff meeting to discuss project with the PORT, CITY, Benton County, and other utilities with the client and project team to determine study needs, appropriate on-site and off-site issues for evaluation.
- 2) Collect existing intersection geometry and PM peak period traffic volumes at the following intersections:
  - SR-240/Kingsgate Way
  - Kingsgate Way/Horn Rapids Road
  - Stevens Drive/Horn Rapids Road
- 3) Utilize the traffic data and volumes from the Central Washington Terminal TIA that was performed in 2014
- 4) Evaluate for Capacity analysis the 3 intersections identified above as well as 2 other intersections on Horn Rapids and one other on Stevens that would provide access to the site for 6-year and 20-year traffic projections.
- 5) Evaluate study intersections listed above for existing delay and peak hour Level of Service.
- 6) Document existing public transit service and pedestrian and bicycle routes serving the area.
- 7) Review City of Richland Comprehensive Plan, Transportation Improvement Program, Benton Franklin Council of Governments Regional Transportation Plan, and other applicable documents.
- 8) Prepare future "Build" scenario capacity analysis at seven (7) study intersections and access driveways to the site for year 2022.
- 9) Determine acceptable and appropriate mitigation to provide acceptable Levels of Service at study intersections.
- 10) Prepare an Engineers Opinion of Probable Cost for anticipated roadway infrastructure improvements within the study area and at key entrances to the study area as identified through the traffic modeling efforts and study intersection analysis. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis

of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

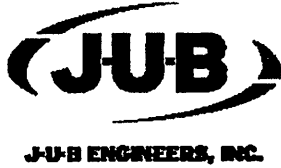
- 11) Include analysis in the Draft CFP report summarizing the Study's conclusions and recommendations, submit to CITY and PORT for comment. Incorporate CITY and PORT comments and finalize CFP.

Items not included as part of this effort:

- Field collection of all day traffic volumes.
- Engineering design of roadways and intersections.
- Traffic signal warrant analysis
- Analysis of multiple roadway or demographic scenarios.
- Responses to comments on the Draft SEPA.

Items to be provided by others:

- Applicable CITY/PORT documents, such as Comprehensive Plan, Transportation Plan, etc. for review.
- Summary of approved/pending developments not constructed.



**EXHIBIT C**  
**SCOPE OF WORK**  
**1,341 ACRE MASTER PLAN AND CAPITAL FACILITIES PLAN**

**2016 Utility Study**

It is our understanding that the Port of Benton (PORT) and the City of Richland (CITY) desire to identify necessary utility infrastructure and costs to meet Level of Service standards to be included in the Urban Growth Area (UGA) expansion and the 1,341 acre Master Plan area. The following Scope of Work outlines the anticipated tasks required for the utilities including water, sewer, stormwater, electrical, telecommunications, and natural gas. Services to be performed include the tasks outlined below. The Utility Plan will cover the work described in Exhibit A, Scope of Work, 1,341 acre Master Plan.

- 1) Coordinate kickoff meeting to discuss project with the PORT and the CITY, Benton County, and other utilities with the client and project team to determine study needs, appropriate on-site and off-site issues for evaluation.
- 2) Obtain available utility information including the following:
  - Contact and coordinate with electrical, telecommunications, and natural gas utility providers.
- 3) Determine reconnaissance level utility services for the following utilities:
  - **Water** - CONSULTANT will summarize existing facilities and review impacts to offsite water system facilities owned by the CITY based upon build-out of the 1,341 acre Master Plan area. The CITY's most current water system plan will be revised. A conceptual layout and master plan for the water distribution system within the 1,341 acre Master Plan development will also be included. Operation and maintenance costs will not be addressed. Phasing plans will not be addressed.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the water infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- **Sewer** - CONSULTANT will summarize existing facilities and review impacts to offsite sanitary sewer collection system facilities owned by the CITY based upon build-out of the 1,341 acres Master Plan area. The scenario that will be addressed assumes that 1,341 acre Master Plan flows will be routed south to existing downstream services that have been identified in the most current CITY sanitary sewer collection system master plan. A layout and master plan for the sanitary sewer collection system within the 1,341 acre development area will also be included. It is assumed that no hydraulic computer model will be developed. Operation and maintenance costs will not be addressed. Specific process improvements inside the wastewater treatment plant will not be included.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the sanitary sewer infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- **Irrigation** – No analysis required.
- **Stormwater** – Public roadway stormwater will be analyzed for collection and disposal in accordance with the CITY design requirements. A layout and master plan for the stormwater collection system for the proposed public roadway network will be shown. Stormwater analysis for the on-site development will not be analyzed. It is assumed that all stormwater is retained on-site and future infrastructure costs will be borne by the developer.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the stormwater infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- **Electrical** - CONSULTANT will coordinate with the appropriate electrical utility provider to identify the main infrastructure requirements and cost to serve the 1,341 acre Master Plan area.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the electrical infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- **Telecommunications** - CONSULTANT will coordinate with the appropriate telecommunications utility providers to identify the main infrastructure requirements and cost to serve the 1,341 acre Master Plan area.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the telecommunication infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made

on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- **Natural Gas** - CONSULTANT will coordinate with the appropriate natural gas utility provider to identify the main infrastructure requirements and cost to serve the 1,341 acre Master Plan area.

An Engineer's Opinion of Probable Cost will be prepared for the construction of the natural gas infrastructure. CONSULTANT has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s) methods of determining process, or over competitive bidding or market conditions. Therefore, the estimates will be made on the basis of CONSULTANT's experience and qualifications and will represent CONSULTANT's best judgment as an experienced and qualified engineer, familiar with the construction industry. However, CONSULTANT cannot and does not guarantee that proposals, bids, or actual total construction costs will not vary from the opinions of probable cost prepared by CONSULTANT. The opinions of probable cost will require adjustment for inflation for the actual year implemented.

- 4) Develop figures for water and sewer utilities to show the existing infrastructure as well as the main infrastructure required to serve the 1,341 acre Master Plan area.
- 5) Prepare a summary of the Study's conclusions and recommendations to support CITY amendments to the Capital Facilities Plans and Comprehensive Plans.

**Items not included as part of this effort:**

- Engineering design of utility improvements

**Items to be provided by others:**

- Applicable CITY, PORT, County and utility documents for review

**Exhibit D - Fee Schedule**

**POB MASTER PLAN**

<b>Task Name</b>	<b>Related sections</b>	<b>Contract Type</b>	<b>Fee Amount</b>	<b>Contract Dash No.</b>
Capital Facilities Plan	Exhibit A	T&M	\$27,335	-001
*Traffic Study	Exhibit B	T&M	\$19,708	-002
*Utility Study	Exhibit C	T&M	\$20,994	-003
Master Plan	Exhibit A	T&M	\$57,710	-004
Workshop/Council/Commission Mtgs	Exhibit A	T&M	\$8,472	-005

\*Req. for CFP

**Management Reserve =**                      10%    \$13,422                      -006

**Total Fee =**    \$147,641