

January 5, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

NOTE: Members of the public are invited to attend the in-person meeting, or join a live broadcast at this link:

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The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending via ZOOM are required to complete the Request to Speak form located on our website: <https://www.glenpoolonline.com/DocumentCenter/View/2551/request-to-speak-at-open-meeting-forms-2025?bidId> = and email it to the City Clerk: lasmith@cityofglenpool.com PRIOR TO 6:00 PM CALL TO ORDER.

AGENDA

- A) **Call to Order - Joyce G. Calvert, Mayor**
- B) **Roll Call, Declaration of a Quorum - Lea Ann Reed, Chief Administrative Officer; Joyce G. Calvert, Mayor**
- C) **Trustee Comments**
- D) **Public Comments**
- E) **Consideration and appropriate action relating to a request for approval of the Consent Agenda.**
(All matters listed under "Consent" are considered by the GIA Board to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. (A motion to adopt the Consent Agenda is non-debatable.)
- F) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- G) **Scheduled Business**
 - 1) Discussion and possible action to approve, modify, or deny a contract with Catalyst Commercial in the amount of \$53,952.00 for completion of the Glenpool Housing Study.
(Chad Coomer, Economic Development Manager)

H) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on 12/31/25 at 5:00pm.

Signed: Lea Ann Reed
 Chief Administrative Officer

To: To the Honorable Chair and Trustees
From: Chad Coomer, Economic Development Manager
Meeting Date: January 5, 2026
Department/Office: Economic Development
Item Name: Background

The City of Glenpool has identified housing as a critical component of long-term community growth and economic vitality. This initiative began as part of the City’s Strategic Planning process, which—through public surveys and council discussions—highlighted housing as a key priority. Building on that foundation, additional meetings were held with local homebuilders to review market trends and address challenges such as rising construction costs, lot size restrictions, and the need for more diverse housing options. Together, these efforts aim to create a balanced approach that supports growth, affordability, and quality of life for all residents.

An internal review team including the City Manager, COO, CAO, Development Services Director, City Planner, and Economic Development Manager evaluated proposals from four firms:

- Bowen National
- Catalyst Commercial
- Community Scale
- Community Development Strategies (ResIntel)

After review, Catalyst Commercial was selected based on its presentation and understanding of Glenpool’s needs, proven Oklahoma experience (Claremore & Weatherford), overall scope, and practical approach to implementation. The proposal includes a stakeholder feedback meeting to ensure input from local builders, developers, and realtors, which stood out compared to other presentations.

Summary:

Key Points

- Study will analyze housing inventory, demographics, and market conditions.
- Catalyst will also provide regional comparisons, land cost data, and development recommendations.
- Findings will guide future housing policies, incentives, and zoning strategies.

Recommended Action:

Staff recommend the Board approve an agreement with Catalyst Commercial in the amount of \$53,952 for completion of the Glenpool Housing Study.

Budget:

NA

Attachments:

1. 2025 Prof Svcs Contract Catalyst clean 12.16.2025

AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN GLENPOOL INDUSTRIAL AUTHORITY and CATALYST COMMERCIAL, INC

This Contract, dated January _____, 2026 between the Glenpool Industrial Authority (the “Client”) and Catalyst Commercial, Inc. (the “Contractor”), whereby the Contractor agrees to provide the Client with certain services as described herein and the Client agrees to pay the Contractor for those services (individually, the “Party” and collectively, the “Parties”).

- 1) **Scope of Services.** In consideration of the compensation stated in Paragraph 2, the Contractor agrees to provide the Client with the services as described in Exhibit A (the “Scope of Services”) which is incorporated herein by reference for all purposes.

In consideration of the Contractor’s provision of the services in compliance with all terms and conditions of this Contract, the Client shall pay the Contractor according to the schedule set forth in Exhibit B.

- 2) **Payment.** Contractor shall invoice Client on a monthly basis pursuant to a percentage completion of the tasks delineated in Exhibit “A”, along with approved reimbursable expenses incurred to date. All undisputed invoices shall be due upon receipt and paid within thirty (30) days. Payment later than thirty (30) calendar days shall include interest at one percent (1%) per month or lesser maximum enforceable interest rate, from the date Client received the invoice until the date Contractor receives payment. Such interest is due and payable when the overdue payment is made.

Any additional services undertaken by Contractor and authorized by Client in a separate agreement shall be compensated at the following rates:

- A) \$550.00 per hour for principal
- B) \$250.00 per hour for senior consultants
- C) \$175.00 per hour associates
- D) \$105.00 per hour for professional support staff

Mileage will be billed at current IRS rates.

3) Time of Performance.

- A) All work and services provided under this Contract must be completed as outlined in Exhibit C.
- B) Time is of the essence of this Contract. The Contractor shall provide the professional services in the most expedient and efficient manner possible.

This Contract will be effective upon approval by the City Council and execution hereof by both parties, and shall remain in effect until June 30, 2026 or the completion of the services, whichever is later. In the event the services are not completed by June 30, 2026, the Contract may be renewed, upon mutual ratification, for an additional one year one-year term beginning on July 1, 2026, and expiring upon the completion of the services, or June 30, 2027, whichever is later. Nothing in this Contract shall obligate Client or create a debt of Client beyond the current fiscal year.

- C) .

4) Warranty, Indemnification, & Release.

- A) As an experienced and qualified Contractor, the Contractor warrants that the information provided by the Contractor reflects high professional and industry standards, procedures, and performances. The Contractor warrants that the performance of all services under this Contract will be pursuant to a high standard of performance in the profession.

- B) The Contractor warrants that the Contractor will exercise diligence and due care and perform in a good and workmanlike manner all of the services pursuant to this Contract.
 - C) Approval of the Client shall not constitute, or be deemed, a release of the responsibility and liability of the Contractor, its employees, agents, or associates for the exercise of skill and diligence to promote the accuracy and competency of their services, or any document, nor shall the Client's approval be deemed to be the assumption of responsibility by the Client for any defect or error in the aforesaid documents prepared by the Contractor, its employees, associates, agents, or subcontractors.
 - D) In all activities or services performed hereunder, the Contractor is an independent contractor and not an agent or employee of the Client. The Contractor and its employees are not the agents, servants, or employees of the Client. As an independent contractor, the Contractor shall be responsible for the professional services and the final work product contemplated under this Contract.
 - E) Except for materials and information furnished by the Client, the Contractor shall supply all materials, equipment, and labor required for the professional services to be provided under this Contract.
 - F) The Contractor shall have ultimate control over the execution of the professional services. The Contractor shall have the sole obligation to employ, direct, control, supervise, manage, discharge, and compensate all of its employees or subcontractors, and the Client shall have no control of or supervision over the employees of the Contractor or any of the Contractor's subcontractors. The Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, employees, agents, subcontractors, licensees, and other persons, as well as their personal property, while in the vicinity of the project or any of the work being done on or for the project. It is expressly understood and agreed that the Client shall not be liable or responsible for the negligence of the Contractor, its officers, employees, agents, subcontractors, invitees, licensees, and other persons.
- 5) **Indemnification.** Contractor shall defend, indemnify and save harmless the Client and all its officers, agents, and employees from all suits, actions, or claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person or persons or property resulting from the Contractor's and Contractor's subcontractor's, agent's, and assign's negligent performance of the work, or by or on account of any claims or amounts recovered under the Worker's Compensation Law or any other law, ordinance, order or decree, and his sureties shall be held until such suit or suits, action or actions, claim or claims for injury or damages as aforesaid shall have been settled and satisfactory evidence to the effect furnished the Client.
- A) The Contractor shall defend, indemnify and save harmless the Client, its officers, agents and employees in accordance with this indemnification clause only for that portion of the damage caused by Contractor's and Contractor's subcontractor's, agent's, and assign's negligence.
 - B) The Contractor releases, relinquishes, and discharges the Client, its officers, agents, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, sickness or death of the Contractor or its employees, subcontractors, agents, and assigns and any loss of or damage to any property of the Contractor or its employees, subcontractors, agents, and assigns that is caused by or alleged to be caused by, arises out of, or is in connection with the Contractor's and Contractor's subcontractor's, agent's, and assign's negligent performance of the work. Both the Client and the Contractor expressly intend that this release shall apply regardless of whether said claims, demands, and causes of action are covered, in whole or in part, by insurance.
 - C) The obligations under this Section 5 shall survive termination of this Contract.

- 6) **Integration, Merger and Severability.** This Agreement and the Scope of Services, including fee and schedule are fully incorporated herein and represent the entire understanding of Client and Contractor. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both Parties. This Agreement constitutes, represents and is intended by the Parties to be the complete and final statement and expression of all the terms and arrangements between the Parties to this Agreement with respect to the matters provided for in this Agreement.
- 7) **Entire Agreement.** This Agreement supersedes any and all prior or contemporaneous agreements, understandings, negotiations, and discussions between the Parties and all such matters are merged into this Agreement. Should any one or more of the provisions contained in this Agreement be determined by a court of competent jurisdiction or by legislative pronouncement to be void, invalid, illegal, or unenforceable in any respect, such voiding, invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be considered as if the entirety of such void, invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- 8) **Dispute Resolution.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the Parties hereto, the Parties agree to schedule a series of no less than two (2) meetings of senior personnel of Client and Contractor in which the disagreement or conflict will be discussed. The first of such meetings will be scheduled as soon as possible following identification of such disagreement or conflict and the second meeting must occur within thirty (30) calendar days following the initial meeting. Subsequent meetings, if any, may be scheduled upon mutual agreement of the Parties. The Parties agree that these two (2) meetings are conditions precedent to the institution of legal proceedings unless such meetings will adversely affect the rights of one or more of the Parties as such rights relate to statutes of limitation or repose.
- 9) **Exclusivity of remedies.** The Parties acknowledge and agree that the remedies set forth in this Agreement (Agreed Remedies) are and shall remain the Parties' sole and exclusive remedy with respect to any claim arising from, or out of, or related to, the subject matter of this Agreement. The Parties agree that Contractor is to have no liability or responsibility whatsoever to Client for any claim(s) or loss(es) of any nature, except as set forth in this Agreement. No Party shall be able to avoid the limitations expressly set forth in this Agreement by electing to pursue some other remedy. Contractor's liability for any cause or combination of causes is, in the aggregate, limited to an amount no greater than the fee paid to Contractor hereunder or available insurance coverage delineated herein, whichever is greater.
- 10) **Contractor's Insurance.** The Contractor agrees to maintain and require the Contractor's subcontractors, agents, and assigns to maintain the minimum insurance coverage and comply with each condition set forth below during the duration of this contract with the Client. All parties to this contract hereby agree that the Contractor's coverage will be primary in the event of a loss, regardless of the application of any other insurance or self-insurance. Contractor must deliver to Client a certificate(s) of insurance including Client as an additional insured on the policies under subsections (B), (C), and (D) below, evidencing such policies are in full force and effect upon request. The contractor shall provide the following insurance:
- A) Workers' Compensation Insurance & Employers' Liability Insurance - Contractor shall maintain Workers' Compensation insurance for statutory limits and Employers' Liability insurance with limits not less than \$500,000 each accident for bodily injury by accident or \$500,000 each employee for bodily injury by disease.

- B) Commercial General Liability Insurance - Contractor shall maintain Commercial General Liability (CGL) with a limit of not less than \$2,000,000 per occurrence and an annual aggregate of at least \$2,000,000.
- C) Business Automobile Liability Insurance - Contractor shall maintain Automobile Liability insurance with a limit of not less than \$2,000,000 each accident.
- D) Professional Liability Insurance - Contractor shall maintain Professional Liability (errors & omissions) insurance with a limit of not less than \$2,000,000 per occurrence

Evidence of Insurance – A valid certificate of insurance verifying each of the coverages required shall be issued directly to the Client within 10 business days by the successful Contractor’s insurance agent or insurance company after contract award. Renewal certificates shall be sent a minimum of 10 days prior to coverage expiration. Failure of the Client to demand evidence of full compliance with these insurance requirements or failure of the Client to identify a deficiency shall not be construed as a waiver of Contractor’s obligation to maintain such insurance.

11) Termination.

Either Client or Contractor may terminate this Agreement at any time with or without cause upon giving the other Party thirty (30) calendar days’ prior written notice. Client agrees that termination of Consultant for Client’s convenience shall only be utilized in good faith. Following Contractor’s receipt of such termination notice Client shall, within thirty (30) calendar days of Client’s receipt of Contractor’s final invoice, pay Contractor for all services rendered and all costs incurred up to the date of Contractor’s receipt of such notice of termination.

12) Miscellaneous Terms.

- A) This Agreement shall be administered under the substantive laws of the State of Oklahoma (and not its conflicts of law principles) which shall be used to govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation, its validity, interpretation, construction, performance and enforcement. Exclusive venue shall lie in any court of competent jurisdiction in Tulsa County, Oklahoma.
- B) Notices may be made by electronic communication except for notice of default. Notices and other communications sent to an e-mail address shall be deemed received upon the senders receipt of an acknowledgement from the intended recipient (such as by the return receipt requested function, as available, return e-mail or other written acknowledgement), provided that if such notice or other communication is not sent during the normal business hours of the recipient, such notice or communication shall be deemed to have been sent at the opening of business on the next business day for the recipient. Any party hereto may change its address or telecopier number or email address for notices and other communications hereunder by notice to the other parties hereto. Notices shall be mailed to the addresses designated herein or as may be designated in writing by the parties from time to time and shall be deemed received when sent postage prepaid U.S. Mail either registered or certified, or electronically to the following addresses:

The Client:
Glenpool Industrial Authority
Attn: Chad Coomer
12205 S Yukon Avenue
Glenpool, OK 74033
ccoomer@cityofglenpool.com

The Contractor:
Catalyst Commercial, Inc.
Attn: Jason Claunch, President
3838 Oak Lawn, Suite 1230
Dallas, Texas 75219
jason@catalystcommercial.net

- C) **Client objection to personnel.** If at any time after entering into this Agreement Client has any reasonable objection to any of Contractor's personnel, or any personnel, professionals and/or consultants retained by Contractor, Contractor shall promptly propose substitutes to whom Client has no reasonable objection, and Contractor's compensation shall be equitably adjusted to reflect any difference in Contractor's costs occasioned by such substitution.
- D) This Agreement is binding on the heirs, successors, and assigns of the Parties hereto. Neither this Agreement, nor any claims, rights, obligations, suits, or duties associated hereto, shall be assigned or assignable by either Client or Contractor without the prior written consent of the other Party. Further, nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than Contractor and Client and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of Contractor and Client and not for the benefit of any other party (no third-party beneficiaries).
- E) This Agreement and the Scope of Services, including fee and schedule are fully incorporated herein and represent the entire understanding of Client and Contractor. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both Parties. This Agreement constitutes, represents and is intended by the Parties to be the complete and final statement and expression of all the terms and arrangements between the Parties to this Agreement with respect to the matters provided for in this Agreement. This Agreement supersedes any and all prior or contemporaneous agreements, understandings, negotiations, and discussions between the Parties and all such matters are merged into this Agreement. Should any one or more of the provisions contained in this Agreement be determined by a court of competent jurisdiction or by legislative pronouncement to be void, invalid, illegal, or unenforceable in any respect, such voiding, invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be considered as if the entirety of such void, invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- F) **Applicability.** The Contractor, its agents, employees, and subcontractors must comply with all applicable federal and state laws, the charter and local ordinances, and with all applicable rules and regulations promulgated by local, state, and national boards, bureaus, and agencies.
- G) **Permits.** The Contractor must obtain all necessary permits and licenses required in completing the work and providing the services required by this Contract.
- H) Client agrees that it will:
- i) designate a specific person to act as Client's representative,
 - ii) provide Contractor with any previous studies, reports, data, budget constraints, special Client requirements, or other pertinent information known to Client, when necessitated by a project,
 - iii) provide site access, and to provide those services described in the attached Scope of Services, assist Contractor in obtaining access to property necessary for performance of Contractor's work for Client,
 - iv) make prompt payments in response to Contractor's statements and respond in a timely manner to requests from Contractor. Contractor is entitled to rely upon and use, without independent verification and without liability, all information and services provided by Client or Client's representatives.

- I) **Ownership of documents and Grant of Non-Exclusive License.** Upon Contractor's completion of services and receipt of payment in full, Contractor grants to Client a non-exclusive, perpetual license to use, reproduce, modify, and distribute any market-ready documents or materials created by Contractor in the course of providing services under this Contract. This license is granted solely for the purpose of enabling Client to utilize the services and deliverables provided by Contractor. Contractor represents and warrants that it has the right to grant such a license and that the use of the documents or materials by Client will not infringe upon any third-party rights. Contractor shall indemnify, defend, and hold Client from any claims arising from the grant of the non-exclusive license. Client agrees that such documents are not intended or represented to be suitable for reuse by Client or others for purposes outside the Scope of Services of this Agreement. Notwithstanding the foregoing, Client understands and agrees that any and all computer programs, GIS applications, proprietary data or processes, and certain other items related to the services performable under this Agreement are and shall remain the sole and exclusive property of Contractor and may not be used or reused, in any form, by Client except as permitted herein. Client agrees that any reuse by Client, or by those who obtain said information from or through Client, without written verification or adaptation by Contractor, will be at Client's sole risk and without liability or legal exposure to Contractor or to Contractor's employees, agents, representatives, officers, directors, affiliates, shareholders, owners, members, managers, attorneys, subsidiary entities, advisors, subconsultants or independent contractors or associates. Contractor may reuse all drawings, reports, data, and other information developed in performing the services described by this Agreement in Contractor's other activities. Under no circumstances shall delivery of electronic files for use by Client be deemed a sale by Contractor. In no event shall Contractor be liable for any damages, including but not limited to indirect or consequential damages, as a result of Client's unauthorized use or reuse of the electronic files. Client is aware that differences may exist between the electronic files delivered and the printed hard-copy original documents. In the event of a conflict between the signed original documents prepared by Contractor and any electronic or other files or data provided, it is understood and agreed that the original signed or sealed hard-copy documents shall govern. The provisions of this section shall survive termination of the Agreement
- J) No Prejudice. Contractor, and/or its sub-contractors (if any) shall not be barred from representing or providing services to the private sector for additional services during or after the termination of this Agreement for any engagements related to this work.

13) Agreed Remedies.

- A) It is the intent of the parties to this Agreement that Contractor's services under this Agreement shall not subject Contractor's individual employees, officers or directors acting within the scope of their employment to any personal legal exposure for claims and risks associated with the services that are either performed or performable under this Agreement.
- B) Notwithstanding any other provision of the agreement, Contractor shall have no liability to Client for contingent, consequential or other indirect damages including, without limitation, damages for loss of use, revenue or profit; operating costs and facility downtime; or other similar business interruption losses, however, the same may be caused.
- C) Client may not assert any claim against Contractor after the two (2) years from substantial completion of services giving rise to the claim, or (2) the statute of limitation provided by Oklahoma law.

- D) It is understood and agreed by both parties to this Agreement that the first ten dollars (\$10.00) of remuneration paid to Contractor under this Agreement shall be in consideration for indemnity/indemnification provided for in this Agreement.
- E) This Agreement shall not create any rights or benefits to anyone except Client and Contractor and contains the entire Agreement between the Parties. Oral modifications to this Agreement shall have no force or effect.
- F) No waiver by either party hereto of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition. Any failure by either Party to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and either Party may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.
- G) Upon a breach of the Contract, either Party may exercise termination as described in Section 11. This Agreement may be terminated by either party, per Section 11. In the event of termination for breach, Consultant shall be entitled to payment only for services rendered as of the date of termination, and City shall be entitled to receive only that work product created by Consultant as of the date of termination
- H) Signatories. Client and contractor mutually warrant and represent that the representation of each who is executing this agreement on behalf of Client or contractor, respectively, has full authority to execute this agreement and bind the entity so represented. Client further acknowledges and warrants that all due process and necessary approvals were obtained prior to execution of this Agreement to ensure this Agreement is a binding, enforceable contract between Client and Contractor.

14) The Parties acknowledge that they have read, understood, and intend to be bound by the terms and conditions of this Contract.

CLIENT:

Signature: _____
 Joyce Calvert
 Its: Mayor
 Date: _____

CONTRACTOR:

Signature: _____
 Jason Claunch
 Its: President
 Date: _____

To be attached following this page

Exhibit A: Scope

Task 1.1 Kick-off and Stakeholder Meeting

Consultant shall prepare for and conduct a kick-off meeting (in-person) with city staff to outline project objectives, timing of deliverables, success factors, existing constraints, existing zoning, proposed land use, historical residential activity and other factors which might inform the housing analysis. Additionally, Consultant shall prepare beforehand a proposed map of Neighborhood Units by which Task 2.2 Existing Neighborhood Assessment will be delineated. Consultant shall participate in two (2) one-hour worksessions with local stakeholders (stakeholders identified and coordinated by city staff). This may include builders, developers, realtors, major employers, or other area leaders. These stakeholder interviews are intended to gain a wider understanding of the local market from a private industry perspective.

Deliverable: Memorandum summarizing goals and priorities, participate in stakeholder interviews and summary of discussion.

Task 2.1 Demographic Conditions

Consultant shall provide a high-level snapshot of local, county, and regional demographic conditions and trends including income, population, age, race, ethnicity, poverty, psychographics, and housing status. These demographic trends and benchmarks will provide context for the housing assessment regarding the current and future market factors, in context of the region. Additionally, this task will include a comparison of housing-related demographic factors to peer/competitor cities.

Deliverable: Write up with maps, tables, and analysis of existing demographic characteristics

Task 2.2 Existing Neighborhood Assessment

Consultant shall define neighborhood units (NUs) or smaller subdistricts based upon primarily geography and secondarily housing type or character. These Neighborhood Units will be analyzed to identify qualitative and quantitative characteristics of each and benchmarked with other Neighborhood Units within the city. Indicators in the Existing Neighborhood Assessment include housing typology, tenure, age, and adjacency to amenities. This task shall include an inventory of housing unit counts by housing type as well as square footage and lot sizes (as available from Tulsa County).

Deliverable: Write up with maps, tables, and analysis of existing neighborhood health factors

Task 3.1 Land Cost Comparison

Consultant shall conduct a census of lot pricing for active residential developments, categorized by project and including lot price and home price, within and nearby Glenpool. This comparison will give a better understanding into the economics of regional competition in context of the regional market. Counties included in this analysis will be Creek, Muskogee, Okmulgee, Tulsa, and Wagoner.

Deliverable: Data displayed in table and maps

Task 4.1 Market Summary

Consultant shall combine draft findings of all project work and submit to client for review. This draft report will include all sections above and their associated analyses, charts, tables, maps, methods of analysis, and data sources. This summary will include recommendations for programs, policies, and regulations to address the city's housing needs. Includes one round of revisions.

Deliverable: Market Summary including text, maps, tables, and charts

Exhibit B: Budget

<i>Task</i>	<i>Fee</i>
Task 1.1 Kick-off	\$3,850.00
Task 2.1 Demographic Conditions	\$6,055.00
Task 2.2 Existing Neighborhood Assessment	\$3,830.00
Task 3.1 Land Cost Comparison	\$28,180.00
Task 4.1 Market Summary	\$8,480.00
Subtotal	\$50,395.00
<i>Project Management and Overhead</i>	<i>\$3,557.00</i>
Grand Total	\$53,952.00