

SCOPE OF WORK

This chapter describes the scope of services to be completed by the PlaceWorks team for the Salinas EASP. To facilitate your review of this proposal, we have prepared a concise scope that emphasizes key components of our approach to this project.

We are flexible regarding the proposed scope of work and will work with you to prepare a more detailed scope when we enter into a contract. We also recognize that it may be necessary to alter the scope as the project progresses and would be happy to work with you to ensure the successful completion of the project.

Task 1. Project Kick-off, Coordination, and Management

This task will kick off the project and provide management to ensure the project stays on schedule and on budget.

1.1 Kick-off Meeting

The PlaceWorks team, including Rick Engineering, will coordinate a kick-off meeting with City staff to review project goals, roles, communication protocols, project schedule, work plan, data needs, concerns/issues, and the status of current and planned efforts that are relevant to the project. This meeting will establish the project management procedures, including invoicing terms and communication protocols, and data collection approach. We will also confirm the Specific Plan area boundary (Plan Area), which we assume will be similar to that shown on page 32 of the request for proposals (RFP). In advance of this meeting, the PlaceWorks team will prepare a data request document and detailed work program, including a schedule/timeline for the completion of each task, for review by the project team at the meeting. After the kick-off meeting, PlaceWorks will refine the project scope of work and schedule as needed to reflect desired project goals. We assume this meeting will be held online.

1.2 Project Status Meetings

PlaceWorks will participate in regular status update meetings with City staff to ensure the project remains on task and budget. These meetings will be conducted virtually, via Zoom or by phone, and other team members will attend as needed. Prior to each meeting, we will work with City staff to determine the most appropriate meeting format and identify the necessary participants. PlaceWorks will share a meeting summary with action items following each meeting. We recommend and have scoped for bi-weekly meetings. The length of each meeting will vary depending on the phase and the agenda, but for the purposes of this scope of work, we have assumed that meetings will average one hour each. PlaceWorks will also participate in periodic phone calls with the City's Project Manager (upon the initiation of either party) on an as-needed basis to address any issues that arise between project team meetings.

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Task 3: Coordination/Consultation with Other Agencies	
3.1 Agency/Department Coordination Meetings	
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Task 5: Graphics and Final Document Packaging	
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Task 6: Community Engagement	
6.1 Community Engagement Strategy	6.2 Community Outreach Materials
Task 7: Addendum to the General Plan EIR (Optional)	
7.1 CEQA Initiation7.2 Project Description7.3 Draft Addendum7.4 Final Addendum	7.5 Public Hearing7.6 Status Meetings7.7 Project Management

1.3 Ongoing Project Management

PlaceWorks will conduct ongoing project management, ensuring the EASP stays on schedule and budget. As needed, PlaceWorks will contract with other consultants in specific disciplines and manage any subcontracts, including, but not limited to, editing and integration of subconsultant work to ensure consistency of format, management of time schedules and billing, insurances, etc. This subtask includes review of project budget, preparation of monthly invoices and progress reports, and management of subcontract agreements. Our project management team includes Charlie Knox, Principal, as Senior Advisor; Scott Ashlock, Associate Principal, as Principal-in-Charge; Erika Lindstrom, Associate, as Planning Project Manager; and Erina Shimanuki, Associate, as Urban Design Project Manager. Erika and Erina will serve as the day-to-day contacts for overall project management and will oversee coordination of the regular project meetings, budget, and schedule.

Task 1 Deliverables:

- » Kick-off meeting data request document and meeting notes
- » Detailed work program (schedule and timeline)



- » Detailed budget tracking document
- » Bi-weekly meeting notes
- » Project Management: Monthly invoices and progress reports; Management of subcontract agreements

Task 2. Preparation of Specific Plan

This task will consist of data collection, analysis, and report writing related to preparation of the Specific Plan.

2.1 Area Profile/Existing Conditions Report

The PlaceWorks team will analyze the existing conditions that will influence the Plan Area and will complete an analysis of opportunities and constraints based on our findings. PlaceWorks will gather relevant background information/documents relating to the development of the EASP. The existing conditions analysis will be summarized in a memorandum that will include the following:

- **Base Map:** Using GIS data supplied by the City, PlaceWorks will develop an electronic base map for the Plan Area that will serve as the basis of plan development during the project.
- Demographics: PlaceWorks will conduct a demographic scan of the Plan Area and will compare local data to Monterey County and the State. We will analyze population and household demographics within the Plan Area and employment trends by sector. The review will include income levels, ethnicity, age levels, educational attainment, employment, transportation preferences, disabilities, and other factors.
- Land Use and Character: PlaceWorks will conduct a land use and character analysis, creating a baseline from which ideas for future development will be based. For this task, PlaceWorks will document the urban design and built form in the Plan Area, including existing and surrounding land uses, commercial and residential focus areas, key nodes, open spaces, cultural institutions, destinations, and General Plan and zoning regulations in the Plan Area. The team will assess best practices for typical lot sizes and street patterns, and desired architectural form in the Plan Area. This subtask includes a site visit to document and photograph the area.
- **Transportation Existing Conditions:** RICK will evaluate Plan area and surrounding circulation and mobility conditions and needs in accordance with the City's traffic impact analysis requirements, including modeling and analysis to inform circulation improvements needed to support implementation of the Specific Plan.
- Infrastructure Existing Conditions: Provost & Pritchard will characterize the capacity of and condition of the local water supply and distribution as well as wastewater conveyance and treatment systems.
- Opportunities and Constraints Summary: PlaceWorks will create an illustrated Opportunities and Constraints summary of input from findings learned in the Area Profile/Existing Conditions Report. The summary will include the identification of potential opportunity sites that will be considered for inclusion in a later subtask looking at development opportunities for key sites in the Plan Area. This summary will be provided in an easy-to-access PowerPoint presentation, suitable for uploading to the web page or for presenting in a public workshop.

Findings from the abovementioned items will be presented in an Area Profile/Existing Conditions Report memorandum that will be provided for City review as a draft document prior to incorporation into the Specific Plan.

2.2 Land Use, Zoning, Circulation

The PlaceWorks team will review all relevant documents pertaining to land use and circulation, including, but not limited to, existing and proposed General Plan Land Use and Circulation Elements, Specific Plans, and the current Zoning Code. PlaceWorks will coordinate with the General Plan Update City and consultant team to consider and maximize the consistency of the Specific Plan with the Visión Salinas 2040 General Plan Update that is underway. PlaceWorks has a unique advantage assisting City staff with the General Plan Update and having previously worked with the City on the shift from land use designations to Place Types. PlaceWorks will also review the City's current Zoning Code and include zoning for the Plan Area that is consistent with the principles of New Urbanism and the Place Types identified in the General Plan Update.

Based on the Area Profile/Existing Conditions Report, the PlaceWorks team will develop a recommended multimodal transportation network for the Plan Area. The network will be built with an intentional effort to create safe and comfortable spaces for people of all ages, abilities, and identities, providing competitive transportation options. Rick Engineering will work with the City using data and public engagement to develop a hierarchy of modal priorities for each major roadway corridor/corridors in the Plan Area to create a more comfortable and convenient user experience. Balanced streets may require design tradeoffs to ensure comfortable and accessible facilities are provided for all users.

The transportation elements of the Specific Plan concept alternatives will build on these principles while making special considerations for varying context and unique challenges, including passenger pick-up and drop-off needs, freight loading and deliveries, and pedestrian activity centers. The concepts may feature elements such as complete streets, mobility hubs, scooter/bike parking, sidewalk extensions, midblock and enhanced pedestrian crossings, wayfinding kiosks, traffic-calming elements, and parklets and plazas. The concepts will also consider new transportation circulation patterns, such as converting underutilized alleys into spaces that support multimodal travel and meet stormwater needs and heat island reduction through green infrastructure.

In addition, the transportation improvements may include recommended modifications to bus routes and stops, new shuttles or transit connections (e.g., micro-transit), and stronger connectivity via first-/last-mile strategies. The final multimodal strategy will use data and engagement to create a network that supports Salinas' community vision, place types, and economic development goals for the EASP. Rick Engineering will analyze and present findings in a Multimodal Access and Connectivity memorandum that will be provided for City review as a draft document prior to incorporation into the Specific Plan.

Provost & Pritchard will identify any water supply and distribution and wastewater treatment and conveyance system capacity issues associated with either one or both of the alternatives, as applicable.

2.3 Economic and Fiscal

PlaceWorks' Chief Economist, Steve Gunnells, will prepare an economic and market assessment for the Plan Area, to document and provide guidance on the community's economic health, challenges, and opportunities. The Economic/Market Demand Analysis will include analysis of real estate market conditions for housing, retail/commercial, and office uses. The focus of the analysis will be on identifying opportunities for inclusive economic development and housing of different types and densities to meet the needs of households across the income spectrum tailored to reflect the unique characteristics of the Plan Area. PlaceWorks will prepare a draft Economic/Market Demand Analysis for review and comment by City staff.

Steve will be available to discuss the draft assessment with City staff and to answer any questions. Upon receipt of a single, consolidated set of comments on the draft assessment, PlaceWorks will make revisions as appropriate and prepare a Final Economic/Market Demand Analysis for incorporation into the Specific Plan.

PlaceWorks will also develop an Implementation Plan containing strategies and programs for needed capital improvements. The Financing Strategy will identify funding resources and financial tools to implement the Plan actions. The Implementation Plan and Financing Strategy will be provided for City review as a draft document prior to incorporation into the Specific Plan.

2.4 Infrastructure

Provost & Pritchard will assess the capacity of and condition of the local water supply and distribution as well as wastewater conveyance and treatment systems based on the latest available master plan and related documents prepared for the City. Input and guidance will be sought from City public works and engineering representatives, and existing conditions information will inform conclusions regarding needed facilities.

2.5 Design

PlaceWorks has been in the forefront of understanding how cities are changing in the midst of factors such as a global pandemic and people increasingly shopping online instead of frequenting brick-and-mortar stores. New growth areas in communities like Salinas may very well be positioned to take advantage of these changes. We will bring our expertise to Salinas to work with the community and decision makers to create places where people want to congregate, see their neighbors, shop, and entertain themselves. This will require rethinking some of the uses of public space, including streets. As part of this task, PlaceWorks design staff will analyze input from our Existing Conditions work and from the community outreach tasks and propose at least two alternatives for the Plan Area. The alternative scenarios will be developed using smart growth principles and will provide for a mix of housing types. The Alternatives Analysis will include recommendations regarding density, adjustments to place types, modification of development standards, and the incorporation of form-based code to create a pedestrian-friendly, attractive place to spend time. PlaceWorks will present the analysis and findings in an Alternatives Analysis memorandum for City review for incorporation into the Draft Specific Plan.

PlaceWorks will develop a set of objective development and design standards for the Plan Area based on staff guidance and input from community outreach. These standards will be flexible enough to ensure feasibility for new projects, while requiring adherence to concepts that are most valuable to achieve the community's vison. PlaceWorks will provide a fully illustrated document for City review prior to incorporation into the Specific Plan.

PlaceWorks landscape architecture staff will develop the preferred open space to guide planned public spaces, including corridors, libraries, recreation areas, and greenways. PlaceWorks will also provide standards regarding the provision of publicly accessible open space as part of new private development projects. PlaceWorks will document the proposed improvements and recommendations into a Public Space and Uses memorandum for City staff review to be incorporated into the Draft Specific Plan.

2.6 Administrative Draft Specific Plan

PlaceWorks will prepare the Administrative Draft Specific Plan for internal review and comment by City staff. The Administrative Draft will incorporate findings from previous tasks and will include the following components per State law (Government Code Sections 65450–65457, including all the contents required by Section 65451):

- Area Profile/Existing Conditions Report: The report will evaluate the existing Plan Area demographics and physical and regulatory conditions, including, but not limited to, existing transportation, infrastructure, land use, and the number of existing housing units or lack thereof.
- Alternative Analysis: At least two alternatives will be developed based on input from the community workshops and meetings of the Technical Advisory Committee through the Area Profile and market study. The alternatives will examine different future scenarios and will include recommendations regarding density, adjustments to land use categories, modification of development standards, and the incorporation of form-based code.
- Economic/Market Demand Analysis: The analysis will assess real estate market conditions for housing, retail/commercial, and office uses. The focus of the analysis will be on identifying opportunities for inclusive economic development and housing of different types and densities to meet the needs of households across the income spectrum tailored to reflect the unique characteristics of the Plan Area.
- **Public Space and Uses:** The Plan will analyze and evaluate designs for existing and potential public spaces and uses that could serve as the primary community special event gathering area(s).
- Multi-modal Access and Connectivity: This plan component will identify and provide recommendations on activities that can be incorporated to ensure the development of complete streets that includes transit, pedestrian, and bicycle networks with well-designed connections to public transportation and other modes of transportation.
- Implementation Plan and Financing Strategy: An implementation section will be included in the Plan to identify actions and responsible entities to carry out the proposed plan. Strategies to finance actions and improvement and general timeframes for completion will be included.
- Infrastructure Development Budget: The Plan will assess the current public infrastructure facilities, and services to determine whether deficiencies exist that could impact development. An action plan and cost estimate are to be developed.
- Relationship to the City General Plan: The Plan will include a discussion of the relationship of the Specific Plan to the City's 2002 General Plan and pending General Plan Update, Visión Salinas 2040. The final Specific Plan shall be consistent with Visión Salinas 2040 goals, policies, and actions.
- **Zoning:** Zoning for the Plan Area should be consistent with the principles of New Urbanism and the Place Types identified in Visión Salinas 2040.

Before embarking on preparation of the Administrative Draft, PlaceWorks will consult with City staff to determine the look and appropriate file format(s) of the report to ensure ease of public use as well as interoperability and editability by City staff.

6 PLACEWORKS

2.7 Screencheck Draft Specific Plan

PlaceWorks will provide a Screencheck Draft Specific Plan, in Word, to City staff for confirmation that staff's changes were made as requested and to address any typos or errors.

2.8 Public Review Draft Specific Plan

Following receipt of compiled comments from City staff, PlaceWorks will create a Public Review Draft suitable for distribution, including posting on the City's website. PlaceWorks will provide the City with the draft, editable file in InDesign, Word, PDF, or other preferred format, along with six printed copies.

2.9 Final Specific Plan

PlaceWorks will prepare a Final Specific Plan that incorporates a summary of edits and responses to comments on the Draft Specific Plan from staff, Planning Commission, City Council, and the public. PlaceWorks will provide the City with the final, editable file in InDesign, Word, PDF, or other preferred format.

Task 2 Deliverables:

- » Project Area Base Map
- » Area Profile/Existing Conditions Report
- » Economic/Market Demand Analysis Memo
- » Implementation Plan and Financing Strategy Memo
- » Alternatives Analysis Memo
- » Public Spaces and Uses Memo
- » Administrative Draft Specific Plan
- » Screencheck Draft Specific Plan
- » Public Review Draft Specific Plan (six printed copies)
- » Response to Draft Specific Plan comments
- » Final Specific Plan

Task 3. Coordination/Consultation with Other Agencies

The PlaceWorks team will coordinate, as needed, with all appropriate federal, state, regional, and local governmental agencies pertinent to the preparation of the Specific Plan. Relevant agencies and departments include, but is not limited to:

- Monterey County Airport Land Use Commission
- Transportation Agency for Monterey County (TAMC)
- Monterey County Water Resources Agency
- Monterey Bay Air Resources District (MBARD)
- California Department of Transportation,
- California Department of Fish and Wildlife
- Other state agencies, as appropriate
- City Public Works, Recreation-Parks, Police, Fire, Airport, Library, City GIS personnel and Finance Departments
- Monterey One Water

- Monterey-Salinas Transit (MST)
- Local Agency Formation Commission (LAFCO)
- Monterey County Public Works, Planning & Building, and Environmental Resources Policy Departments
- Association of Monterey Bay Area Governments (AMBAG)
- Monterey County Agricultural Commission
- United States Army Corps of Engineers
- All applicable school districts
- All applicable water districts
- Other public agencies, as appropriate

3.1 Agency/Department Coordination Meetings

The PlaceWorks team will facilitate virtual meetings with relevant agencies in coordination with City staff. We offer coordination that matches project needs by conducting a mix of phone, email, and web-based check-in meetings as appropriate to the task. Prior to each meeting, we will work with City staff to draft an agenda, determine the most appropriate meeting format, and identify the necessary participants. PlaceWorks will share a meeting summary with action items following each meeting. The agency/department coordination meetings would be in addition to regular bi-weekly meetings with the project team.

Task 3 Deliverables:

- » Meeting agendas and materials
- » Meeting notes and list of follow-up actions

Task 4. Plan Adoption

The PlaceWorks team will present the Draft Specific Plan at up to four in-person public hearings before the Planning Commission and City Council. PlaceWorks will work with City staff to prepare necessary hearing materials, including draft staff reports, resolutions, ordinances, presentations, and attachments as needed. If necessary, PlaceWorks will also prepare draft materials to support amendments to the General Plan and the Zoning Ordinance. We anticipate these amendments will enable updates necessary for General Plan elements and zoning districts and may include map updates and other graphics. All draft materials will be provided to City staff for one round of review prior to finalization.

4.1 Planning Commission Hearings

The PlaceWorks team will attend two in-person Planning Commission hearings to present the Draft Specific Plan and for adoption of the Final Specific Plan. This scope of work assumes that the Planning Commission will recommend consideration of the Specific Plan to the City Council, and comments regarding potential revisions from the Planning Commission will be forwarded to Council in a staff report.

4.2 City Council Hearings

Following recommendation by the Planning Commission, the PlaceWorks team will attend two in-person hearings before City Council to present the Draft Specific Plan and for adoption of the Final Specific Plan. It is assumed in this scope of work that the City Council will adopt the Specific Plan in one hearing.

Task 4 Deliverables:

- » Draft staff reports, resolutions, ordinances, and presentations for the Planning Commission and City Council
- » Attendance and participation at up to four in-person public hearings

Task 5.Graphics and Final Document Packaging

It is anticipated that the EASP will need to be a highly visual document with extensive use of graphics, figures, images, and charts for improved public usability. PlaceWorks has a dedicated document support team that will be responsible for producing necessary graphics, proofing, and formatting the Specific Plan document.

5.1 Graphics, Figures, Maps

We recognize that many times, the best way to communicate is with clear graphics. PlaceWorks will prepare all graphics, figures, images, supportive diagrams, charts, etc. needed for the EASP to convey the Plan Area vision, policies, development potential, infrastructure improvements, and implementation strategies.

5.2 Document Packaging

PlaceWorks will provide a clean version of the Final Specific Plan document in InDesign, or similar layout software, for final packaging and publishing on the City's website. This task will include formatting support.

Task 5 Deliverables:

- » All graphics, figures, images, charts, etc. needed for the EASP
- » Final Specific Plan document in InDesign (or similar) software format and PDF

Task 6. Community Engagement

Community involvement will be a key component of the EASP. The planning process will aim for maximum inclusivity by tailoring the approach to outreach to the Salinas community. Community stakeholders are anticipated to include residents, business owners, property owners in the Plan Area, developers, transit agencies, community advocates, nonprofits, and surrounding neighborhood groups/homeowners' associations.

6.1 Community Engagement Strategy

PlaceWorks will use input from the kick-off meeting input to develop a Community Engagement Strategy for the project. The Community Engagement Strategy will identify appropriate engagement approach and tools, materials, and anticipated timeline. Preliminary recommendations for engagement efforts include the following:

- At least four public hearings (see Task 4)
- At least two community meetings in the form of an open house or workshop
- Stakeholder meetings
- Project webpage management/support

Each of these components is described in more detail in the following subtasks and they may be refined or revised following the kick-off meeting.

6.2 Community Outreach Materials

PlaceWorks will support City staff by developing outreach materials in several formats to be used to inform community members of the EASP project. This effort will include the following:

- Community Meeting Materials: Community meetings in the form of an open house or workshop will be held at key points of the planning process to introduce the project, envision the future for the Plan Area, consider land uses, transportation network, and development opportunities and confirm the direction of the Specific Plan. For this effort, PlaceWorks will support City staff by preparing a meeting agenda, presentation, open house boards and/or workshop activity, sign-in sheet, comment cards, and handouts as needed. PlaceWorks will also develop outreach materials for community meetings, including, but not limited to, postcards or mailers, flyers suitable for posting, e-blasts to City subscribers, and social media postings. PlaceWorks will provide City staff draft materials for review. PlaceWorks will also provide translated materials in Spanish, if desired. We assume that staffing for community meetings will be by City staff.
- Project Website Management: PlaceWorks will assist City staff in managing the project webpage on the City's website. Webpage management will consist of publicizing project events and key updates, preparing and managing up to two online surveys to accompany community meetings by the City, and providing general maintenance/updates throughout the project.
- Stakeholder Meetings: It is anticipated that the City will conduct a series of interviews with key stakeholders to gather information about the Plan Area. PlaceWorks will provide support through the preparation of emailed invitation language, meeting agendas, and interview questions for City review.

Task 7. Addendum to the General Plan EIR (Optional)

PlaceWorks will support City staff by developing outreach materials in several formats to be used to inform community members of the EASP project. This effort will include the following:

7.1 CEQA Initiation

The PlaceWorks CEQA team will participate in a kick-off meeting with City staff and EASP planning team members. The kick-off meeting will focus on the approach for the CEQA analysis. At the meeting we will also review communication protocols, project schedule, and data needs.

7.2 Project Description

PlaceWorks will draft a Project Description using graphics and textual information from the EASP. The Project Description will include information on the project setting, project background, and description of proposed land uses.

PlaceWorks will respond to one round of consolidated comments on the Administrative Draft Project Description and submit a revised description as part of the Administrative Draft Addendum.

Task 7.2 Deliverables:

» Administrative Draft Project Description in Word

7.3 Draft Addendum

PlaceWorks will prepare a draft addendum to the General Plan Update EIR. The addendum will include qualitative discussions, and minor quantitative analysis, if necessary, for each of the CEQA-required topical areas, referencing the conclusions in the EIR, wherever possible, for the conclusions in the addendum. This scope of work assumes that buildout of the EASP will be consistent with the buildout projections in the General Plan Update EIR. A contract modification would be required for any new modeling or new major quantitative analysis.

Task 7.3 Deliverable:

» Administrative Draft Addendum in Word

7.4 Final Addendum

Using one set of consolidated comments from the City staff on the Administrative Draft Addendum, PlaceWorks will prepare a Screencheck Draft Addendum. Using one set of consolidated comments from the City on the Screencheck Draft Addendum, PlaceWorks will prepare the Final Addendum. This task assumes that comments received on the Screencheck Draft Addendum will be minimal and require minor textual edits or revision.

Task 7.4 Deliverables:

- » Screencheck Draft Addendum in Word and PDF
- » Final Addendum in Word and PDF

7.5 Public Hearing

PlaceWorks senior staff will be available to attend a public hearing to address any questions on the Addendum.

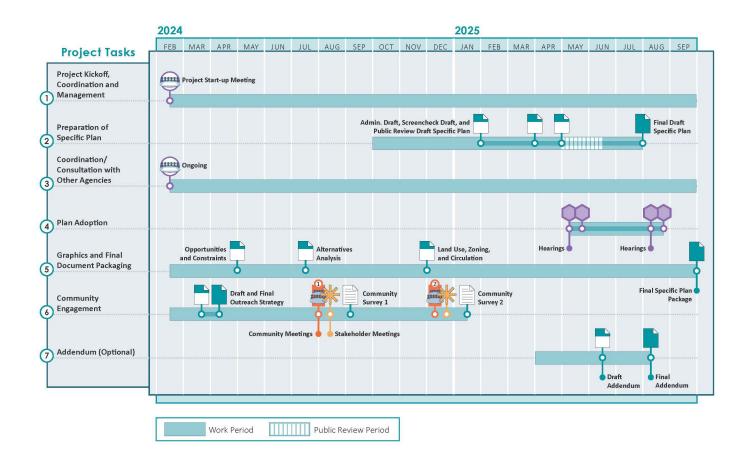
7.6 Status Meetings

PlaceWorks will coordinate with City staff to schedule project status meetings on a routine basis. We assume these meetings will be conducted as web-based check-in meetings and that we may need up to five meetings averaging 1 hour each. The status meetings would be in addition to regular email and phone communication between project team members.

7.7 Project Management

Addendum manager Alexis Mena will serve as the day-to-day contact for project management and will oversee the coordination of the regular status conference calls. Alexis will also be responsible for overseeing the budget, schedule, and overall team coordination throughout the preparation of the addendum.

PROJECT SCHEDULE



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PROJECT BUDGET

	PLACEWORKS												SUBCONSU	JLTANTS			
	Knox	Ashlock	Gunnells	Lindstrom	Shimanuki		Mazur						RICK	P&P			
			Chief			Planners/	GIS		Graphics/			PlaceWorks			10%		
	Advisor	PIC	Economist	Planning PM	Design PM	Designers	Manager	GIS Staff	Editing	Task	2% Office	Task		Utilities/	Subconsultant S	ubconsultant	Total Task
Hourly Rate:	\$290	\$265	\$270	\$185	\$155	\$155	\$250	\$145	\$155	Hours	Expenses	Total	Transportation	Infrastructure	Markup	Total	Budget
TASK 1. Project Kick-off, Coordination, and Management																	
1 Kick-off Meeting	8	8	8	8	8		8			48	\$226	\$11,546	1,800			\$3,960	\$15,506
2 Project Status Meetings	32	56		64	64		0			216	\$918	\$46,798	2,600			\$4,620	\$51,418
3 Ongoing Project Management Task 1. Subtotal	24 64	48 112	8	64 136	64 136		8 16			208 472	\$869 \$2,013	\$44,309 \$102,653	9,400 \$13,800	2,200 \$5,600		\$12,760 \$21,340	\$57,069 \$123,993
	04	112	0	130	130		10			472	\$2,013	\$102,055	\$13,800	\$3,000	Ş1,540	ŞZ1,540	\$123,55
TASK 2. Preparation of Specific Plan	10			10	40	00	24	6.4		24.2	<u> </u>	650 aca	40.000	7 200	64 700	640 500	677.04
1 Area Profile/Existing Conditions Report	16	32		48	48	80	24	64		312 176	\$1,142 \$662	\$58,262	10,600 32,800	7,200		\$19,580	\$77,842 \$69,862
2 Land Use, Zoning, Circulation 3 Economic and Fiscal	16	16 8	56	64 16	32 16	48 16				176	\$550	\$33,782 \$28,030	32,800		\$3,280 \$0	\$36,080	\$09,862 \$28,030
4 Infrastructure	8	16	16	16	16	24				96	\$401	\$20,441		18,400		\$20,240	\$40,681
5 Design	8	36	10	16	48	56				164	\$619	\$31,559		10,400	\$0	<i>\$20,240</i>	\$31,559
6 Administrative Draft Specific Plan	18	50	10	80	80	96			24	358	\$1,339	\$68,309	23,200		\$2,320	\$25,520	\$93,829
7 Screencheck Draft Specific Plan	8	8	8	8	8	8			16	64	\$261	\$13,301	,		\$0		\$13,301
8 Public Review Draft Specific Plan	16	16	8	40	40	56			16	192	\$716	\$36,516	8,800	3,200		\$13,200	\$49,716
9 Final Specific Plan	16	16	8	24	24	16			16	120	\$483	\$24,643	2,400	1,200	\$360	\$3,960	\$28,603
Task 2. Subtotal	114	198	106	312	312	400	24	64	72	1602	\$6,173	\$314,843	\$77,800	\$30,000	\$10,780	\$118,580	\$433,423
TASK 3. Coordination/Consultation with Other Agencies																	
1 Agency/Department Coordination Meetings	32	32	16	40	40					160	\$714	\$36,394					\$36,394
Task 3. Subtotal	32	32	16	40	40					160	\$714	\$36,394					\$36,394
TASK 4. Plan Adoption																	
1 Planning Commission Hearings	16	24	8	40	32	24				144	\$585	\$29,825	1,200	1,200	\$240	\$2,640	\$32,465
2 City Council Hearings	16	24	8	40	32	24				144	\$585	\$29,825			\$240	\$2,640	\$32,465
Task 4. Subtotal	32	48	16	80	64	48				288	\$1,170	\$59,650	\$2,400	\$2,400	\$480	\$5,280	\$64,930
TASK 5. Graphics and Final Document Packaging																	
1 Graphics, Figures, Maps	8	8		16	16	8	16	48	240	360	\$1,186	\$60,466					\$60,466
2 Document Packaging	8	8		16	16	8			96	152	\$520	\$26,520					\$26,520
Task 5. Subtotal	16	16		32	32	16	16	48	336	512	\$1,706	\$86,986					\$86,986
TASK 6. Community Engagement																	
1 Community Engagement Strategy	8	16	8	48	48	56	8	16	32	240	\$860	\$43,860					\$43,860
2 Community Outreach Materials	24	32	8	48	48	56	8	16	32	272	\$1,038	\$52,918					\$52,918
Task 6. Subtotal	32	48	16	96	96	112	16	32	64	512	\$1,898	\$96,778					\$96,778
Contingency																	
Contingency Subtotal																	\$83,006
TASK 7. Addendum (Optional)																	
Task 7. Subtotal												\$37,000	\$7,000	\$7,000	\$1,400	\$15,400	\$52,400
Labor Hours Total	290	454	162	696	680	576	72	144	472	3546			.,				. ,
	250	434	102	050	080	370	12	144	472	3340							
Labor Dollars Total	\$84,100	\$120,310	\$43,740	\$128,760	\$105,400	\$89,280	\$18,000	\$20,880	\$73,160		\$13,674	\$734,304	\$101,000	\$45,000	\$14,600	\$160,600	\$977,910
EXPENSES																	
Travel, Outreach Translation, Outreach Materials																	¢12.000
																	\$12,000
Konveio																	\$10,000
EXPENSES TOTAL																	\$22,000
GRAND TOTAL																	\$999,910

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