

Raimi + Associates Budget Estimate

Hours per Task	Raimi + Associates					Perkins + Will					HR&A Advisors				Nelson\Nygaard						Environmental Science Associates						Sherwood Design Engineers				Global Green			Urban Systems Inc		Veronica Tam Associates				
	Principal (Raimi, Dorman)	Senior Associate (Yurkewich)	Senior Planner (Reinhalter, Lundin)	Intermediate Designer (Johnson, Miller)	Planner	Managing Principal (Christy)	Urban Design Lead (Leibner)	Urban Designer (Hernandez, Carter-Davis)	Sr. Strategic Advisor (Alschuler)	Strategic Advisor	Partner (Barthakur)	Principal (Chung)	Senior Analyst (Shilstone)	Analyst (Wong)	Research Analyst (Flynn)	Senior Principal (Tumlin, Moore)	Principal (Mattern, Merritt)	Senior Associate (Schar)	Associate 4 (Zabell)	Associate 3 (Pardee)	Associate 2 (DeGuman)	Senior Director II (Strauss)	Director III (Ziff, et al)	Director II (Lizardi, et al)	Managing Associate II (Shakara, et al)	Senior Associate I	Associate II	Principal (Norton)	PM (Gaher)	Sr Eng (Leahy)	Borwell (Design Engineer)	Executive Director (Webb)	Sr Associate (Bedino)	Associate (Petrow)	Senior Associate (Monter)	Senior Associate (Curtis)	Principal (Tam)	Labor Cost Per-Task		
Task 1: Project Initiation																																								
1.1 Team Kick-off Meeting																																								
1.2 Data Collection and Map Book																																								
1.3 Workplan and Management Plan																																								
Subtotal Task 1																																								
Task 2: Community Engagement																																								
2.1 Community Engagement Plan																																								
2.2 Logo and Branding																																								
2.3 Database and Distribution Materials																																								
2.4 Project Information Fact Sheet																																								
2.5 Website																																								
2.6 Stakeholder Interviews																																								
2.7 GPAC Meetings																																								
2.8 GPAC Solution Groups																																								
2.9 Pop-Up Workshops/Community Events																																								
2.10 MetroQuest Online Engagement																																								
2.11 Engagement Toolkit/Project Ambassador																																								
2.12 Speaker Series																																								
2.13 Citywide Festivals + Workshops																																								
2.14 Tactical Demonstration Projects																																								
2.15 Technical Advisory Committees																																								
Subtotal Task 2																																								
Task 3: Discovery																																								
3.1 Assess Existing Reports and Plans																																								
3.2 Land Use, Public Realm, and Urban Design Existing Conditions																																								
3.3 Mobility and Transportation Existing Conditions Analysis																																								
3.4 Environmental Justice and Community Health Report																																								
3.5 Market Study and Demographics																																								
3.6 Cultural Assets Report																																								
3.7 Sustainability Existing Conditions Report																																								
3.8 Infrastructure Existing Conditions Report																																								
3.9 Environmental Background Report																																								
3.10 Smart City Background Report																																								
3.11 Retrospective Evaluation of General Plan																																								
3.12 Performance Metrics																																								
3.13 Funding Matrix																																								
3.14 Community-Facing Factsheets																																								
Subtotal Task 3																																								
Task 4: Citywide Visioning																																								
4.1 Citywide Scenarios																																								
4.2 Vision and Guiding Principles																																								
4.3 Vision Diagram and Key Strategies																																								
4.4 Targets and Outcomes																																								
Subtotal Task 4																																								
Task 5: Land Use, Urban Design + Transportation Alternatives																																								
5.1 Neighborhoods, Districts and Corridors																																								
5.2 Areas of Change and Stability																																								
5.3 Team Working Meeting/Charrette																																								
5.4 Alternatives Development																																								
5.5 Alternatives Analysis																																								
5.6 Select Preferred Direction																																								
5.7 Analysis of Preferred Plan																																								
5.8 Growth Projections																																								
Subtotal Task 5																																								
Task 6: Citywide Policy Development/Technical Analysis																																								
6.1 Land Use																																								
6.2 Public Realm/Urban Design																																								
6.3 Mobility Policy																																								
6.4 Economic Development/Market Policy																																								
6.5 Cultural Policy																																								
6.6 EJ, Health and Wellness Policy																																								
6.7 Sustainability and Climate Change Policy																																								
6.8 Infrastructure																																								
6.9 Parks and Recreation Policy																																								
6.10 Conservation and Open Space Policy																																								
6.11/6.12 Safety and Noise																																								
6.13 Housing																																								
6.14 Smart City Policy																																								
Subtotal Task 6																																								
Task 7: Plan Development																																								
7.1 Plan Outline																																								
7.2 Plan Format/Design																																								
7.3 Admin Draft Plan																																								
7.4 2nd Admin Draft Plan																																								
7.5 Screencheck Draft Plan																																								
7.6 Public Draft Plan																																								
Subtotal Task 7																																								
Task 8: CEQA																																								
8.1 Project Description, IS Package, Notice of Preparation (NOP)																																								
8.2 Public Scoping Meeting																																								
8.3 First Administrative Draft EIR																																								
8.4 Second Administrative Draft EIR																																								
8.5 Public Draft EIR																																								
8.6 Final EIR																																								
Subtotal Task 8																																								
Task 9: Public Review and Adoption																																								
9.1 Online Comment Form																																								
9.2 City Council and/or Planning Commission Study Sessions																																								
9.3: Comments Matrix / Track-Changed Public Draft General Plan																																								
9.4: City Council and Planning Commission Hearings																																								
9.5: Final General Plan																																								
Subtotal Task 9																																								
Task 10: Plan Implementation																																								
10.1 e-Plan (also see expenses)																																								
10.2 Zoning Code Review																																								
10.3 Implementation Strategy																																								
10.4 Evaluation Plan																																								
Subtotal Task 10																																								
Task 11: Project Management & Team Coordination																																								
11.1 Team Working Meetings																																								
11.2 Monthly Status Meetings																																								
11.3 Weekly Check-in Calls																																								
Subtotal Task 11																																								
Total Hours																																								
Billing Rate																																								
Labor Cost																																								
Total Firm Labor Cost																																								
EXPENSES																																								
Mileage and Travel Expenses																																								
Equipment																																								
Project/Sub Management (3%)																																								
Document Printing																																								
Communications Consultant (RALLEY)																																								
E-plan																																								
Data Purchases																																								
Office Expenses (Phone, Fax, Copies, etc.)																																								
Total Expenses																																								
TOTAL PER FIRM																																								
GRAND TOTAL																																								
Contingency Budget (10% of total)																																								
Additional Task Requested By City Staff																																								
Greenhouse Gas Inventory (Included as Task 3.15)																																								