

San Mateo General Plan Update and EIR

TABLE 1: NOT-TO-EXCEED COST ESTIMATE - August 2020

Hourly Rate:	PLACEWORKS										SUBCONSULTANTS					Subs Total	Total Task Budget	
	JANSEN Principal-in-Charge \$215	KAIN GIS Leader \$180	STONE Project Manager \$165	MAZUR Senior Associate \$165	KRISPI Asst. Proj. Mgr. \$135	MCCRACKEN EIR Manager \$190	KLEIN Project Planner \$115	Tech Staff \$125	Maps, WP Graphics \$115	Task Hours	PlaceWorks Total	Economics	BKF Utilities	Kittelson Traffic	Nelson\ Nygaard Circulation			PCRC Outreach
TASK A. Outreach and Coordination																		
A.1 Kickoff Meeting and City Tour	8		16		8	8				40	\$6,960	1,400	0	1,400	1,400	0	\$4,200	\$11,160
A.2 Staff Meetings and Communications	350		400			80				830	\$156,450	1,200			2,400	0	\$3,600	\$160,050
A.3 Outreach/Engagement Approach	282	0	408	0	376	0	134	200	414	1814	\$266,730					58,104	\$58,104	\$324,834
a City Council Study Session	6		12		8				8	34	\$5,270						\$0	\$5,270
b Website, Branding and Digital Engagement	100		180		200			200	240	920	\$130,800						\$0	\$130,800
c Posters, Fliers, Press Releases, and Electronic Notifications	18		40		40				40	138	\$20,470					0	\$0	\$20,470
d Community Events (12)	126		128		128				74	86	\$83,890					0	\$0	\$83,890
e Enhanced outreach during and after Covid-19	32		48						60	40	\$26,300						\$0	\$26,300
A.4 General Plan Subcommittee Meeting #1	10		16						20	46	\$7,090						\$0	\$7,090
A.5 TAC Meetings (4)	24		16							40	\$7,800						\$0	\$7,800
A.6 Home for All Coordination	44		44							88	\$16,720						\$0	\$16,720
A.7 Climate Action Plan Coordination	16		16		20				6	58	\$9,470						\$0	\$9,470
Task A. Subtotal	734	0	916	0	404	88	154	200	420	2,916	\$471,220	\$2,600	\$0	\$1,400	\$3,800	\$58,104	\$65,904	\$537,124
TASK B. Existing Conditions																		
B.1 Background Data Review	12		16		8	16			24	76	\$12,340	1,200		1,200	1,200	0	\$3,600	\$15,940
B.2 Existing Conditions Memoranda	24		88		120				24	256	\$38,640	20,000	23,600	33,000	16,000	0	\$92,600	\$131,240
B.3 Briefing Book	24		40		80				16	160	\$24,400					0	\$0	\$24,400
B.4 General Plan Subcommittee Meeting #2	10		16						20	46	\$7,090		1,600				\$1,600	\$8,690
B.5 Updated Economics and Circulation Memoranda	6		12						26	44	\$6,260	11,000					\$11,000	\$17,260
B.6 General Plan Subcommittee Meeting #5	10		16						20	46	\$7,090		1,600				\$1,600	\$8,690
Task B. Subtotal	86	0	188	0	208	16	66	24	40	628	\$95,820	\$35,400	\$23,600	\$34,200	\$17,200	\$0	\$110,400	\$206,220
TASK C. Visioning																		
C.1 Community Workshop #1: Vision (x2)	32		64		48				48	192	\$29,440			6,400	0		\$6,400	\$35,840
C.2 Community Workshop #2: Youth and Young Adult Focus	12		20		16				8	56	\$8,960			2,400	0		\$2,400	\$11,360
C.3 Draft Vision Statement	8		16							24	\$4,360				0		\$0	\$4,360
C.4 General Plan Subcommittee Meeting #3	10		16						20	46	\$7,090						\$0	\$7,090
C.5 Revised Draft Vision Statement	12		6						16	34	\$5,410						\$0	\$5,410
C.6 General Plan Subcommittee Meeting #4	10		16						20	46	\$7,090						\$0	\$7,090
C.7 Planning Commission Review	8		24		4					36	\$6,220						\$0	\$6,220
C.8 City Council Review and Final Vision Statement	8		16		8					32	\$5,440					0	\$0	\$5,440
Task C. Subtotal	100	0	178	0	76	0	40	0	72	466	\$74,010	\$0	\$0	\$0	\$8,800	\$0	\$8,800	\$82,810
TASK D. Land Use and Circulation Alternatives Identification																		
D.1 Draft Study Areas	12		20						16	48	\$7,880					0	\$0	\$7,880
D.2 Meeting Series #1: Study Areas	40	0	76	0	12	0	30	16	8	182	\$29,130					0	\$0	\$29,130
a Community Workshop #3: Study Areas	12		20					16	8	66	\$9,950						\$0	\$9,950
b General Plan Subcommittee Meeting #6	10		16						20	46	\$7,090						\$0	\$7,090
c Planning Commission Meeting	9		24		4					37	\$6,435						\$0	\$6,435
d City Council Meeting	9		16		8					33	\$5,655						\$0	\$5,655
D.3 Meeting Series #2: Range of Alternatives	110	0	196	0	12	0	70	140	28	556	\$86,380	0	0	0	12,800		\$12,800	\$99,180
a Community Workshops: Range of Alternatives (3)	36		60					32	16	174	\$26,930						\$0	\$26,930
b Draft Alternatives	12		24					40		76	\$11,540				6,400	0	\$6,400	\$17,940
c Community Workshop: Draft Alternatives	16		24				16	24	12	92	\$13,620						\$0	\$13,620
d Revised Draft Alternatives	14		28					44		86	\$13,130				6,400		\$6,400	\$19,530
e General Plan Subcommittee Meeting #7	14		20					24		58	\$9,070						\$0	\$9,070
f Planning Commission Meeting	9		24		4					37	\$6,435						\$0	\$6,435
g City Council Meeting	9		16		8					33	\$5,655						\$0	\$5,655
D.4 Final Land Use Alternatives	8		12					16	8	44	\$6,620				3,200		\$3,200	\$9,820
Task D. Subtotal	182	0	328	0	24	0	100	228	44	906	\$130,010	\$0	\$0	\$0	\$16,000	\$0	\$16,000	\$163,950
TASK E. Land Use and Circulation Alternatives Selection																		
E.1 Alternatives Analysis	40		96	16	80		40		24	296	\$45,240	34,800	1,400	30,000	16,000	0	\$82,200	\$127,440
a Alternatives Evaluation	30	50	40	84						204	\$35,910						\$0	\$35,910
b Interactive Online Alternatives Exercise	30	50	40	84						204	\$35,910						\$0	\$35,910
E.2 Meeting Series #3: Alternatives Selection	93	0	180	0	28	0	80	36	8	425	\$68,095				3,200		\$3,200	\$71,295
a Community Workshop #6: Alternatives Selection	29		44				40	36	8	157	\$23,515				3,200		\$3,200	\$26,715
b General Plan Subcommittee Meetings #9 and #10	28		56		4		40			128	\$20,400						\$0	\$20,400
c Planning Commission Meeting	18		48		8					74	\$12,870						\$0	\$12,870
d City Council Meeting	18		32		16					66	\$11,310						\$0	\$11,310
E.3 Preferred Scenario	38		75	12	64				32	221	\$34,845				6,400	0	\$6,400	\$41,245
Task E. Subtotal	201	50	391	112	172	0	120	36	64	1,146	\$184,090	\$34,800	\$1,400	\$30,000	\$25,600	\$0	\$91,800	\$275,890
TASK F. Draft General Plan																		
F.1 Policy Matrix	24		48		72				12	156	\$24,180					0	\$0	\$24,180
F.2 Draft Goals, Policies and Programs	60		90		80		120		16	366	\$54,190	2,400		2,700	13,200	0	\$18,300	\$72,490
F.3 Meeting Series #5: Goals, Policies, and Programs	72	0	136	0	24	0	72	0	12	316	\$50,820	1,600	0	0	0	0	\$1,600	\$52,420
a General Plan Subcommittee Meetings #12, #13, and #14	36		56				72		12	176	\$26,640	1,600					\$1,600	\$28,240
b Planning Commission Meeting (2)	18		48		8					74	\$12,870						\$0	\$12,870
c City Council Meeting (2)	18		32		16					66	\$11,310						\$0	\$11,310
F.4 Draft General Plan	100		175		150		120		100	645	\$95,925	5,700			10,800	0	\$16,500	\$112,425
F.5 Meeting Series #6: Draft General Plan	58	0	76	0	14	0	40	60	16	264	\$40,840	3,100	0	0	2,400		\$5,500	\$46,340
a Draft General Plan Open House	16		28				20	60	16	140	\$19,700	1,500			2,400		\$3,900	\$23,600
b General Plan Subcommittee Meeting #15	10		16				20			46	\$7,090	1,600					\$1,600	\$8,690
c Planning Commission Meeting	16		16		6					38	\$6,890						\$0	\$6,890
d City Council Meeting	16		16		8					40	\$7,160						\$0	\$7,160
Task F. Subtotal	314	0	525	0	340	0	352	60	156	1,747	\$265,955	\$12,800	\$0	\$2,700	\$26,400	\$0	\$41,900	\$307,855
TASK G. EIR and Plan Adoption																		
G.1 Notice of Preparation and Scoping Meeting	12		16		32	20			8	88	\$14,260						\$0	\$14,260
G.2 Buildout Calculation and Traffic Model Refinement	16		32		24	24				72	\$13,280	13,600		25,000			\$38,600	\$51,880
G.3 Administrative Draft EIR	40		32		64	120		304	48	608	\$88,840	0	30,000	40,000			\$70,000	\$158,840
G.4 Draft EIR, Notice of Completion and Open House/Hearing	16		48		12	12		48	16	140	\$21,480						\$0	\$21,480
G.5 Final EIR/Mitigation Monitoring & Reporting Program	8		8		8	8		16		40	\$6,560			4,300			\$4,300	\$10,860
G.6 Findings & Summary of Revisions to Draft General Plan	8		8		24	24		12	10	62	\$10,250						\$0	\$10,250
G.7 Certification and Adoption Hearings & Final Plan/EIR	36		32		24	24			92	92	\$17,580				1,800		\$1,800	\$19,380
Task G. Subtotal	136	0	176	0	96	232	0	380	82	1,102	\$172,250	\$13,600	\$30,000	\$69,300	\$1,800	\$0	\$114,700	\$286,950
TASK H. Housing Element CEQA Compliance																		
H.1 Project Description, Initial Study Checklist, and NOP	10		14		16	22			4	66	\$11,260	3,000		5,000			\$8,000	\$19,260
H.2 Administrative Draft and Public Review Draft EIR	28		40		32	102		176	32	410	\$62,000		19,000	28,000			\$47,000	\$109,000
H.3 Final EIR, Findings, and MMRP	20		20		32	32		22	5	99	\$17,005			4,300			\$4,300	\$21,305
Task H. Subtotal	58	0	74	0	48	156	0	198	41	575	\$90,265	\$3,000	\$19,000	\$37,300				