

Exhibit B-2

Cost Estimate and Fee Schedule

Cost Estimate by Task

Targeted General Plan & Zoning Ordinance Update (Original Scope)

Task 1	Project Start Up and Project Management Coordination	\$16,550
Task 2	Scoping Meeting and Preparation of Initial Study (IS)	\$18,590
Task 3	Project Alternatives	\$5,670
Task 4	Preparation of the Administrative Draft EIR	\$114,760
Task 5	Peer Review of Draft Zoning Ordinance	\$2,225
Task 6	Preparation of Draft EIR	\$15,500
Task 7	Scoping of Responses	\$10,535
Task 8	Preparation of Administrative Responses to Comments	\$60,155
Task 9	Preparation of Draft Mitigation Monitoring Plan	\$930
Task 10	Preparation of Final Responses to Comment Document	\$12,625
Task 11	Meeting and Hearings	\$20,595
Task 12	Meeting and Hearings	\$3,235
Task 13	Optional – Traffic Peer Review (Fehr & Peers)	\$12,500
	Direct Expenses	\$1,275
	Total – Original Scope	\$295,145

Mixed Use Development/Traditional Neighborhood Design Manual Subconsultant Tasks (Amendment I Additional Scope)

Task 1	Project Initiation/Reconnaissance	\$1,430
Task 2	Outline and Format the Guidelines and Graphics	\$360
Task 3	Prepare the Design Manual	\$745
	Direct Expenses	\$55,050
	Total – Amendment I Additional Scope	\$57,585

Recirculated Draft EIR

Amendment III Additional Scope in Exhibit “A-3” **\$54,947.90**

Grand Total **\$407,677.90**

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Cost Estimate and Fee Schedule (Continued)

Title	Maximum Billing Rate
Admin Technician	\$60/hour
Assistant Consultant	\$100/hour
Associate Consultant II	\$90/hour
Associate Consultant III	\$130/hour
Managing Consultant	\$150/hour
Project Director	\$240/hour
Senior Consultant	\$110/hour
Senior Consultant I	\$135/hour
Senior Consultant II	\$150/hour
Senior Consultant III	\$170/hour
Senior Technical Analyst	\$165.00/hour
Technical Director	\$220.00/hour
Other Expenses:	
Sub consultant	Consultant's actual cost plus 10%
Direct Expenses (Including but not limited to reproductions, postage and delivery, travel)	Consultant's actual cost plus 10%
Mileage Reimbursement	Current IRS Rate plus 10%