

ICF Jones & Stokes, Inc.

Exhibit A-4

Final Environmental Impact Report (EIR) Scope

Consultant shall complete the additional and optional work required under each of the following existing or new tasks that would be affected.

Task 10 – Preparation of Final Responses to Comment Document

The Final EIR shall be a much larger document than originally anticipated, given the volume of comment on the partial Recirculated Draft EIR (DEIR). Consultant shall perform additional work necessary to ensure consistency between responses to comments. Consultant shall prepare any text revisions, additions to technical work in response to comments received on the DEIR and partial Recirculated DEIR, revise responses to comments received on the DEIR to ensure uniformity with responses to comments in preparation on the partial Recirculated DEIR, as well as any additional effort involved in preparing and publishing the Final EIR.

Deliverables:

Electronic copy in Microsoft Word of the revised responses to comments received on the DEIR.
Electronic copy in Microsoft Word of the Final EIR.

New Task 10a – Prepare Integrated Final EIR

Commenters expressed their perception that the EIR is difficult to comprehend because it exists in several pieces, including the originally circulated DEIR and the partial Recirculated Draft EIR. Under the current scope, the Final EIR was to consist of the original Draft EIR, the partial Recirculated Draft EIR, responses to comments received on both of these documents, a text changes chapter, and an introduction. Consultant shall prepare a single document inclusive of the project's entire Final EIR.

Deliverables:

Electronic copy in Microsoft Word of the revised DEIR for the Final EIR.
Electronic copy in Microsoft Word of the Final Integrated EIR inclusive of DEIR and Response to Comments.

Additional Work – Revised Exhibit A-3 - Recirculated DEIR

Consultant shall perform additional work necessary to respond to comments received on the Partial Recirculated Draft EIR. While preparation of responses to traffic comments are the primary responsibility of the County's transportation engineering staff and traffic consultants, the consultant shall provide support as the County's California Environmental Quality Act (CEQA) consultants.

Deliverables:

Electronic copy in Microsoft Word of additional responses to comments on the partial recirculated DEIR.

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Exhibit B-3

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	\$16,447
Task 2	Scoping Meeting and Preparation of Initial Study (IS)	\$18,403
Task 3	Project Alternatives	\$5,495
Task 4	Preparation of the Administrative Draft EIR	\$114,760
Task 5	Peer Review of Draft Zoning Ordinance	\$2,191
Task 6	Preparation of Draft EIR	\$14,809
Task 7	Scoping of Responses	\$10,532
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	\$27,696
Task 10a	Prepare Integrated Final EIR	\$6,000
Task 11	Meeting and Hearings	\$20,595
Task 12	Meeting and Hearings	\$3,235
Task 13	Optional – Traffic Peer Review (Fehr & Peers)	\$0
	Direct Expenses	\$1,275
	Total – Amended Scope Cost Estimate	\$302,523

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

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

Amendment III Additional Scope - Recirculated Draft EIR Scope

Task 1	Prepare RDEIR	\$30,901
Task 2	Respond to Comments and Integration with Final EIR	\$69,092
	Total Amendment III Additional Scope	\$99,993
	Grand Total	\$460,101

Exhibit B-2

**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%