Contract Summary Form

OC Expediter Requisition #: 1629518

De Novo Planning Group

180 E. Main Street, Suite 108

Tustin, CA 92780

SUMMARY OF SIGNIFICANT CHANGES

N/A

SUBCONTRACTORS

1. This contract includes the following subcontractors or passes through to other providers:

Subcontractor Name	Services	Amount
Arellano Associates	Public Outreach	\$105.035
Kittelson & Associates, Inc.	Mobility/Transportation	90,486
Economic and Planning Systems	Economics	\$79,225
Cogstone	Cultural/Paleo Resources	\$40,246
Fuscoe	Infrastructure	\$76,678
MD Acoustics	Noise	\$18,335

CONTRACT OPERATING EXPENSES

See following pages:

	Project		Principal Planner		Senior Planner		Assistant Planner		De Novo Subtotal		Traffic	Econ/Fiscal	Outreach	Noise	Cultural	Infrastructure	Direct Costs	ACTIVITY
	Manager/Principal		Principal Planner		Senior Planner		Assistant Planner		TOTALS		Fees	Fees	Fees	Fees	Fees	Fees	Fees	TOTALS
TASK/ACTIVITY - DESCRIPTION	hours	\$150	hours	\$135	hours	\$125	hours	\$95	hours	Fee								Fee
PHASE 1: EXISTING CONDITIONS	<u> </u>											-						
Task 1.1: Kick-off Meeting	12	\$1,800	2	\$270	8	\$1,000	6	\$570	28	\$3,640		\$3,395	\$1,276				\$0	\$8,311
Task 1.2: Project Schedule	24	\$3,600	24	\$3,240	0	\$0	0	\$0	48	\$6,840							\$0	\$6,840
Task 1.3: Project Coordination	180	\$27,000	72	\$9,720	60	\$7,500	40	\$3,800	352	\$48,020	\$8,572	\$11,260	\$7,640				\$0	\$75,492
PHASE 1 SUBTOTAL	216	\$32,400	98	\$13,230	68	\$8,500	46	\$4,370	428	\$58,500	\$8,572	\$14,655	\$8,916	\$0	\$0	\$0	\$0	\$90,643
PHASE 2: RESEARCH AND DEVELOPMENT																	<u> </u>	
Task 2.1: General Plan Evaluation	24	\$3,600	8	\$1,080	24	\$3,000	20	\$1,900	76	\$9,580							\$0	\$9,580
Task 2.2: Existing Conditions Report	60	\$9,000	120	\$16,200	170	\$21,250	200	\$19,000	550	\$65,450	\$17,939						\$0	\$83,389
Task 2.3: Survey of Land Uses	24	\$3,600	40	\$5,400	40	\$5,000	54	\$5,130	158	\$19,130							\$0	\$19,130
Task 2.4: Demographic Trends Analysis	12	\$1,800	0	\$0	0	\$0	0	\$0	12	\$1,800		\$30,420					\$0	\$32,220
Task 2.5: Market Demand Study	12	\$1,800	0	\$0	0	\$0	0	\$0	12	\$1,800		\$34,150					\$0	\$35,950
Task 2.6.1: Cultural/Paleontological Assessment		4000		45.40		40		40	10	44.440							40	A44 COC
Report	6	\$900	4	\$540	0	\$0	0	\$0	10	\$1,440					\$40,246		\$0	\$41,686
Task 2.6.2: Infrastructure Background Report	12	\$1,800	8	\$1,080	2	\$250	0	, -		\$3,130				440.005		\$63,360	\$0	\$66,490
Task 2.6.3: Noise Study	4	\$600	4	\$540	0	\$0	0	·		\$1,140				\$18,335			\$0	\$19,475
Task 2.6.4: Traffic Study	4	\$600	4	\$540	0	\$0	0			\$1,140	\$15,052						\$0	\$16,192
Task 2.6.5: AQ/GHG Analysis	8	\$1,200	24	\$3,240	60	\$7,500	12	\$1,140	104	\$13,080							\$0	\$13,080
Task 2.7: Land Use Alternatives Report	40	\$6,000	80	\$10,800	120	\$15,000	60	\$5,700	300	\$37,500	\$11,943						\$5,000	\$54,443
Task 2.8: Preferred Land Use Plan Development and Analysis	24	\$3,600	20	\$2,700	40	\$5,000	54	\$5,130	138	\$16,430	\$2,113						\$1,200	\$19,743
2.9 Research and Development/Climate Planning																		
Coordination	20	\$3,000	0	0	16	\$2,000	0	0	0	0							0	\$5,000
PHASE 2 SUBTOTAL	230	\$34,500	312	\$42,120	456	\$57,000	400	\$38,000	1398	\$171,620	\$47,047	\$64,570	\$0	\$18,335	\$40,246	\$63,360	\$6,200	\$416,378
PHASE 3: Public Engagement and Visioning												_						
Task 3.1: Formation of the GPAC	8	\$1,200	0	\$0	0	\$0	0	\$0	8	\$1,200			\$2,547				\$0	\$3,747
Task 3.2.1: Community Engagement Plan	4	\$600	0	\$0	0	\$0	0	\$0	4	\$600			\$6,829				\$0	\$7,429
Task 3.2.2: Project Identity	4	\$600	0	\$0	40	\$5,000	4	\$380	48	\$5,980							\$0	\$5,980
Task 3.2.3: Database	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0			\$5,053				\$0	\$5,053
Task 3.2.4: Project Factsheet/Presentation		¢600	12	64.630	10	¢4.250		40	20	¢2.472			610.510				67.000	624 702
Materials	4	\$600	12	\$1,620	10	\$1,250	0	\$0	26	\$3,470			\$10,512				\$7,800	\$21,782

Task 3.2.6: Social Media Engagement 0 \$0 Task 3.2.7: Every Door Direct Mailer 2 \$300 Task 3.2.8: General Plan Advisory Committee 40 \$6,000 Task 3.2.9: Planning Commission Workshops 30 \$4,500 Task 3.2.10: Community Workshops 8 \$1,200 Task 3.2.11: General Plan Video 2 \$300 Task 3.2.12: Vision Plan Document 4 \$600 Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE \$3,600 \$3,600 Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 5: GENERAL PLAN UPDATE \$11,400 PHASE 5:: Second Draft GP (Administrative Draft) 80 \$12,000 Task 5.2: Second Draft GP (Screencheck Draft) 60 \$9,000	0 0 60 30 60 0 24 30 252 40 200	\$0 \$8,100 \$4,050 \$8,100 \$0 \$3,240 \$4,050 \$34,020 \$5,400 \$27,000	12 20 30 0 20 40 8 0 218	\$1,500 \$2,500 \$3,750 \$0 \$2,500 \$5,000 \$1,000 \$0 \$27,250 \$3,000 \$30,000	0 0 60 0 0 0 0 64	\$0 \$5,700 \$0 \$0 \$0 \$0	12 22 190 60 88 42 36 60 690	\$1,500 \$2,800 \$23,550 \$8,550 \$11,800 \$5,300 \$4,840 \$8,550 \$90,750	\$3,709	\$0	\$6,225 \$18,801 \$7,011 \$25,387 \$11,182 \$96,119	\$0	\$0	\$0	\$1,000 \$22,700 \$16,800 \$5,000 \$500 \$500 \$2,500 \$14,500 \$71,300	\$8,725 \$25,500 \$59,151 \$20,561 \$37,687 \$5,800 \$7,340 \$37,941 \$261,878
Task 3.2.8: General Plan Advisory Committee 40 \$6,000 Task 3.2.9: Planning Commission Workshops 30 \$4,500 Task 3.2.10: Community Workshops 8 \$1,200 Task 3.2.11: General Plan Video 2 \$300 Task 3.2.12: Vision Plan Document 4 \$600 Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE \$3,600 \$4,500 Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE \$12,000	60 30 60 0 24 30 252 40	\$8,100 \$4,050 \$8,100 \$0 \$3,240 \$4,050 \$34,020 \$5,400 \$27,000	30 0 20 40 8 0 218	\$3,750 \$0 \$2,500 \$5,000 \$1,000 \$0 \$27,250	60 0 0 0 0 0 64	\$5,700 \$0 \$0 \$0 \$0 \$0 \$5,700	190 60 88 42 36 60 690	\$23,550 \$8,550 \$11,800 \$5,300 \$4,840 \$8,550 \$90,750		\$0	\$7,011 \$25,387 \$11,182	\$0	\$0	\$0	\$16,800 \$5,000 \$500 \$500 \$2,500 \$14,500	\$59,151 \$20,561 \$37,687 \$5,800 \$7,340 \$37,941
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Task 3.2.10: Community Workshops 8 \$1,200 Task 3.2.11: General Plan Video 2 \$300 Task 3.2.12: Vision Plan Document 4 \$600 Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE 24 \$3,600 Task 4.1: Environmental Determination 24 \$6,000 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE \$12,000	60 0 24 30 252 40	\$8,100 \$0 \$3,240 \$4,050 \$34,020 \$5,400 \$27,000	20 40 8 0 218	\$2,500 \$5,000 \$1,000 \$0 \$27,250	0 0 0 0 64	\$0 \$0 \$0 \$0 \$6,080	88 42 36 60 690	\$11,800 \$5,300 \$4,840 \$8,550 \$90,750		\$0	\$25,387	\$0	\$0	\$0	\$500 \$500 \$2,500 \$14,500	\$37,687 \$5,800 \$7,340 \$37,941
Task 3.2.11: General Plan Video 2 \$300 Task 3.2.12: Vision Plan Document 4 \$600 Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE 24 \$3,600 Task 4.1: Environmental Determination 24 \$6,000 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE \$12,000	0 24 30 252 40 200	\$0 \$3,240 \$4,050 \$34,020 \$5,400 \$27,000	40 8 0 218	\$5,000 \$1,000 \$0 \$27,250	0 0 0 64	\$0 \$0 \$0 \$6,080	42 36 60 690	\$5,300 \$4,840 \$8,550 \$90,750		\$0	\$11,182	\$0	\$0	\$0	\$500 \$2,500 \$14,500	\$5,800 \$7,340 \$37,941
Task 3.2.12: Vision Plan Document 4 \$600 Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE 24 \$3,600 Task 4.1: Environmental Determination 24 \$6,000 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE 80 \$12,000	24 30 252 40 200	\$3,240 \$4,050 \$34,020 \$5,400 \$27,000	8 0 218	\$1,000 \$0 \$27,250 \$3,000	0 0 64	\$0 \$0 \$6,080 \$5,700	36 60 690	\$4,840 \$8,550 \$90,750		\$0		\$0	\$0	\$0	\$2,500	\$7,340 \$37,941
Task 3.3: Public Hearings 30 \$4,500 PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	30 252 40 200	\$4,050 \$34,020 \$5,400 \$27,000	0 218	\$0 \$27,250 \$3,000	64 60	\$6,080 \$5,700	60 690	\$8,550 \$90,750		\$0		\$0	\$0	\$0	\$14,500	\$37,941
PHASE 3 SUBTOTAL 156 \$23,400 PHASE 4: ENVIRONMENTAL CLEARANCE Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	252 40 200	\$34,020 \$5,400 \$27,000	218	\$27,250	64	\$6,080 \$5,700	148	\$90,750		\$0		\$0	\$0	\$0		
PHASE 4: ENVIRONMENTAL CLEARANCE Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	40	\$5,400 \$27,000	24	\$3,000	60	\$5,700	148		\$3,709	\$0	\$96,119	\$0	\$0	\$0	\$71,300	\$261,878
Task 4.1: Environmental Determination 24 \$3,600 Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	200	\$27,000						\$17,700								
Task 4.2: Administrative Draft EIR 40 \$6,000 Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	200	\$27,000						\$17,700								
Task 4.3: Final EIR and MMRP 12 \$1,800 PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000		·	240	\$30,000	300	¢20 E00									\$1,500	\$19,200
PHASE 4 SUBTOTAL 76 \$11,400 PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	80	\$10,800				\$20,500	780	\$91,500	\$3,391					\$7,154	\$3,200	\$105,245
PHASE 5: GENERAL PLAN UPDATE Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000		Ψ20,000	50	\$6,250	32	\$3,040	174	\$21,890	\$10,377						\$2,400	\$34,667
Task 5.1: First Draft GP (Administrative Draft) 80 \$12,000	320	\$43,200	314	\$39,250	392	\$37,240	1102	\$131,090	\$13,768	\$0	\$0	\$0	\$0	\$7,154	\$7,100	\$159,112
Task 5.2: Second Draft GP (Screencheck Draft) 60 \$9,000	250	\$33,750	220	\$27,500	100	\$9,500	650	\$82,750	\$14,451					\$6,164	\$2,500	\$105,865
	100	\$13,500	140	\$17,500	60	\$5,700	360	\$45,700							\$2,500	\$48,200
Task 5.3: Final Draft (Public Review) 74 \$11,100	30	\$4,050	110	\$13,750	34	\$3,230	248	\$32,130	\$1,273						\$5,500	\$38,903
Task 5.4: Post-Adoption 20 \$3,000	20	\$2,700	20	\$2,500	22	\$2,090	82	\$10,290	\$1,666						\$5,500	\$17,456
PHASE 5 SUBTOTAL 234 \$35,100	400	\$54,000	490	\$61,250	216	\$20,520	1340	\$170,870	\$17,390	\$0	\$0	\$0	\$0	\$6,164	\$16,000	\$210,424
Subtotals 912 \$ 136,800	1 382	\$ 186,570	1,546	\$ 193,250	1,118	\$106,210	4 958	\$ 622,830	\$ 90,486	\$ 79,225	\$105,035	\$ 18,335	\$ 40,246	\$ 76,678	\$ 100,600	\$ 1,138,435
FEE (NOT TO EXCEED), NO CONTINGENCY:	1,302	7 100,570	1,540	7 133,230	1,110	Ģ100,210	4,550	Ç 022,030	7 50,400	7 73,223	Ų103,033°	Ų 10,333	7 -0,2-0	7 70,076	7 100,000	7 1,130,733

CONTINGENCY AMOUNT

TOTAL FEE (NOT TO EXCEED, WITH CONTINGENCY)

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\$165,015

\$1,303,450