

April 26, 2019

MEMORANDUM

TO: Eric Anderson, City of Mountain View
FROM: Connie Goldade, Community Design + Architecture; Eric Yurkovich + Troy Reinhalter,
Raimi + Associates
SUBJECT: East Whisman Precise Plan Scope of Work Amendment

The purpose of this memorandum is for work related to the preparation of the East Whisman Precise Plan.

- **Precise Plan Policy Development**

The task to prepare the Public Draft Precise Plan has required a higher level of effort than was anticipated in the original scope of work. In particular, the analysis related to policy development of topics such as the jobs-housing linkage, development reserve, TDM approach, community benefits, and other implementation sections were more complex than anticipated and required more analysis, meetings and discussion with staff. There were also more edits and revisions to graphics than originally anticipated.

The Design Guidelines chapter has expanded significantly beyond the original scope, including additional content and illustrations, and necessitating time to develop accompanying models and diagrams.

Strategic Economics has completed additional iterations of the Community Benefits Analysis work, culminating in a final summary memo. Additional work was needed for modeling and related work, including: Developer round table (prep and meeting), Follow-up interviews with developers, Updates to modeling, TDR interaction analysis, Calculating potential contributions for community benefits, and revisions to the memo.

Additional cost for R+A: \$21,240. Additional cost for Strategic Economics: \$12,974.

- **Project Management, Coordination, and Staff Meetings**

This task has required a much higher level of effort than was originally anticipated. This amendment includes additional rounds of edits to the draft Plan, an interim final draft to facilitate public and decision-maker review, and time to cover on-going communication between R+A staff and the City of Mountain View. It includes an estimate of the time to prepare for and to participate in staff meetings on the Precise Plan as well as on-going communication with City staff and subconsultants on the project.

Additional cost for R+A: \$15,760.



- **City Council and EPC Meetings**

City staff has requested that Raimi + Associates attend a set of two meetings on the EIR and other related policy topics in June 2019 (one Planning Commission and one City Council meeting). The original scope did not include attendance at EIR meetings for R+A; this amendment includes time to participate and prepare for these 2 additional meetings.

Additional cost for R+A: \$2,560.

- **Final Precise Plan**

The original scope did not include time for CD+A to update street and streetscape guidance or street and other multimodal cross sections per comments received from City Council; this amendment includes time for CD+A to make requested refinements up to the amount requested.

Additional cost for CD+A: \$5,000.

- **Expenses**

Additional expenses are also required to complete the remaining project phases.

Additional cost for R+A: \$1,189. Additional cost for CD+A: \$2,627.

Contingency (15%): \$9,200

Total Amendment: \$70,550

Please review and let us know if you have any questions or comments.