

Supplemental Agreement

Project Title and Job Number: General Plan Update (M04-031)
Purchase Order #: 5 Q305 30876

Date: September 15, 2006
Supplemental Agreement No.: 5

The City of Sacramento ("City") and **EIP Associates** ("Consultant"), as parties to that certain Consultant and Professional Services Agreement designated as Agreement Number 2004-0120, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. In consideration of the additional and/or revised services described in Exhibit B, the maximum not-to-exceed amount of the Agreement for payment of Consultant's fees and expenses, is **increased** by \$352,162.00, and said maximum not-to-exceed amount is amended as follows:

| | |
|---|-----------------------|
| Agreement's original not-to-exceed amount: | <u>\$2,187,691.00</u> |
| Net change by previous supplemental agreements: | <u>258,598.95</u> |
| Not-to-exceed amount prior to this supplemental agreement: | <u>2,446,289.95</u> |
| Increase by this supplemental agreement: | <u>352,162.00</u> |
| New not-to exceed amount including all supplemental agreements: | <u>\$2,798,451.95</u> |

2. Consultant agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Consultant for any and all direct and indirect costs that may be incurred by Consultant in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Consultant.
3. Consultant warrants and represents that the person or persons executing this supplemental agreement on behalf of Consultant has or have been duly authorized by Consultant to sign this supplemental agreement and bind Consultant to the terms hereof.
4. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:



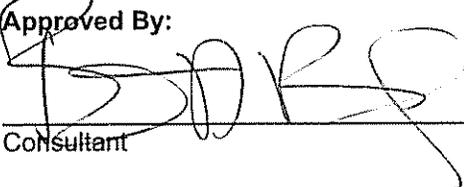
Project Manager

Approved As To Form By:



City Attorney

Approved By:



Consultant

Approved By:

Ray Kerridge
City Manager

Attested To By:

City Clerk

EIP

A division of
PBS&J

September 13, 2006

Mr. Steve Peterson
City of Sacramento, New City Hall
Development Services Department
Planning Division
915 I Street, 3rd Floor
Sacramento, CA 95814

Subject: City of Sacramento General Plan 2030 – Scope and Budget Revisions

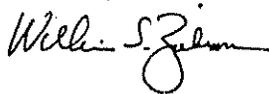
Dear Steve:

Per City staff request, EIP Associates, a division of PBS&J, along with consultation from our subconsultants, have put together the following memorandums – Part I, Part II, and Part III, along with Attachment A and Attachment B.

Thank you for your review and consideration.

If you have any questions, do not hesitate to contact me.

Sincerely,



William S. Ziebron
Senior Vice President

EIP

A division of
PBSJ

Memorandum – PART I

Date: September 13, 2006

To: Steve Peterson, Principal Planner

From: William S. Ziebron, Senior Vice President

Subject: City of Sacramento General Plan 2030 – Scope and Budget Revisions

| Item No. | Phase | Task | Consultant Recommend | Consultant Comments |
|----------|-------|---|----------------------|---|
| 1. | 5 | Fatal Flaw Analysis | \$60,000 | Qualitative analysis of tradeoffs/benefits for range of growth alternatives. |
| 2. | 5 | Alternatives Analysis – Transportation I | \$21,810 | Modeling of alternatives by subconsultant – Fehr & Peers as detailed on Page 2 of the attached Memorandum Part II (submitted to the City in original budget augment request letter dated April 24, 2006). |
| 3. | 5 | Alternatives Analysis – Transportation II | \$3,700 | Provision of additional maps and graphics as detailed on Page 3 of the attached Memorandum Part II (submitted to the City in original budget augment request letter dated February 17, 2006). |
| 4. | 5 | Alternatives Analysis – Preferred Alternative | \$52,000 | Completion of alternatives work as detailed on Page 4 of the attached Memorandum Part II (submitted to the City in original budget augment request letter dated February 17, 2006). |
| 5. | 5 | Scientific Poll | \$1,600 | Assist City in formulating questions. |
| 6. | 7 | EIR | \$44,810 | Includes analysis of full holding capacity. |
| 7. | 11 | City Leadership Workshop | \$22,155 | Workshop to consider polling, fatal flaw, and THF results/Participate in modified THF II Exercise #1/tabulate results. |
| 8. | 11 | Regional Master Plan Forum | \$2,500 | Forum sponsored by mayor/council on border issues/opportunities for coordination with regional agencies |

| Item No. | Phase | Task | Consultant Recommend | Consultant Comments |
|------------------------------------|-------|-------------------------------|----------------------|---|
| 9. | 11 | Various Public Outreach Tasks | \$10,250 | Completion of various outreach tasks for subconsultant – MMC that include press/media releases, toolkit components, and newsletter (submitted to the City in original budget augment request, letter dated February 17, 2006) |
| 10. | 12 | Project Management | \$103,000 | Original consultant request (submitted to the City in original budget augment request, letter dated February 17, 2006) is for \$94,665 for a 13 month extension. The proposed request for this phase includes an additional 5 month extension for a total schedule extension of 18 months |
| | | | | |
| Expenses | | | \$10,902 | Original consultant request is for \$5,650 for a 13 month extension. The proposed request now includes an additional 5 month extension for a total schedule extension of 18 months |
| Administrative Fee (7%) | | | \$4,114 | 7% EIP/PBS&J Administration Fee |
| Budget Reallocation/Savings | | | -\$84,678 | |
| | | | | |
| Total (without contingency) | | | \$252,162 | |
| Contingency | | | \$100,000 | \$23,000 of this contingency will be allocated for Phase 12 Project Management. \$20,000 of this contingency will be allocated to any follow up work that comes out of the Regional Master Plan Forum. |
| Total (with contingency) | | | \$352,162 | |

EIP

A division of
PBSJ

Memorandum – PART II

Date: September 13, 2006

To: Steve Peterson, Principal Planner

From: William S. Ziebron, Senior Vice President

Subject: City of Sacramento General Plan 2030 – Scope and Budget Revisions

1. Land Use Alternatives Analysis (Task 5.2.6)

General scope & description:

See Attachment A

Assumes (as discussed in detail in Attachment A):

- City to assemble all data necessary for Fatal Flaws Workshop
- Consultants to plan, facilitate and participate in Fatal Flaws Workshop
- Consultants to provide a Final Memorandum that documents the comparative implications among the alternatives based on discussions from the Fatal Flaws Workshop
- Consultants to prepare supplemental technical analyses; specific analyses to be prepared will be determined based on discussions at the Fatal Flaws Workshop
- Consultants to place findings of the comparative analyses into a PowerPoint, or similar media, presentation. It is assumed that this presentation will *not* act as a stand alone presentation; rather it will be integrated into the City Leadership Workshop presentation as one of the presentation pieces.

Schedule:

- Prepare for Fatal Flaws Workshop: 10/2/06 - 10/10/06
- Fatal Flaws Workshop: 10/11/06 and 10/12/06
- Consultants to start supplemental technical analyses - 10/13/06
- Consultants to submit Draft Memorandum - 11/10/06
- Consultants to submit Final Memorandum - 12/01/06
- Consultants to submit Draft PowerPoint slides (includes findings of the comparative analyses and subsequent studies only) for City Leadership Workshop - 11/10/06
- Consultants to submit Final PowerPoint slides (includes findings of the comparative analyses and subsequent studies only) for City Leadership Workshop - 11/24/06
- Consultants to prepare PPT slides (includes findings of the comparative analyses and subsequent studies only) for City Council Session - 1/19/07

Budget Estimate:

| Fatal Flaws Workshop Preparation/ Logistics | Fatal Flaws Workshop Facilitation, Participation, Follow Up | Prepare Supplemental Technical Analyses | Preparation for and Participation in City Leadership Workshop and Council Sessions | Total |
|---|--|--|--|-----------------|
| \$3,000 (EIP/PBS&J, Mintier & Associates, Fehr & Peers, Nolte, WRT, and EPS) | \$22,000 (EIP/PBS&J, Mintier & Associates, Fehr & Peers, Nolte, WRT, and EPS) | \$25,000 (EIP/PBS&J, Mintier & Associates, Fehr & Peers, Nolte, WRT, and EPS) | \$10,000 (EIP/PBS&J, Mintier & Associates, Fehr & Peers, Nolte, WRT, and EPS) | \$60,000 |

2. Alternatives Analysis – Transportation I (Phase 5)

General scope & description (Fehr & Peers scope dated April 17, 2006 Contract Amendment No. 2 sent to the City on April 24, 2006 letter from EIP/PBS&J)

Task A: Development of Second “Enhanced” Transportation Network

It was recently decided that two “enhanced” roadway networks would be developed and tested against the three land use alternatives for the City of Sacramento General Plan Update. This would create a 2x3 matrix for the alternatives analysis (i.e., two circulation networks, three land use options). The first “enhanced network” would include most of the roadways at their General Plan designation, in terms of the number of lanes. The second “enhanced” network would include a series of road diet applications (i.e., lane reductions) and all the two-way street conversions proposed in the downtown. The work associated with the first network is included in Fehr & Peers’ current work program.

Therefore, Fehr & Peers will develop a second “enhanced” transportation network and test it with the three land use alternatives using the SACMET travel model.

Task B: Evaluation of Travel Demand Model Data

Fehr & Peers will generate the following data from the travel demand model:

- VMT/capita
- VI/capita
- Mode Split
- Trip generation for the 15 areas of opportunity

Fehr & Peers will compare/evaluate the above indicator elements, both at a policy area level and for the 15 areas of opportunity for the three alternatives.

Task C: Documentation

Fehr & Peers will prepare a written evaluation with associated graphics

Assumes:

- Consultant to develop a second “enhanced” transportation network
- Consultant to prepare a *Draft* Memorandum outlining the evaluation of travel demand model data and associated graphics
- Consultant to prepare a *Final* Memorandum outlining the evaluation of travel demand model data and associated graphics based on one set of consolidated comments from the City

Schedule:

- Develop a second “enhanced” transportation network - 8 weeks
- Evaluate travel demand model data, written evaluation and graphics - 8 weeks

Budget Estimate:

| Task A | Task B | Task C | Expenses | EIP/PBS&J 7% Administration Fee | Total |
|---------|---------|---------|----------|------------------------------------|----------|
| \$6,410 | \$7,250 | \$8,150 | \$2,890 | \$1,729 | \$26,429 |

3. Alternatives Analysis – Transportation II (Phase 5)

General scope & description (Fehr & Peers scope dated February 21, 2006 Contract Amendment No. 1 sent to the City on February 17 2006 letter from EIP/PBS&J):

Task A: Prepare Alternative Circulation Plan Graphics

Fehr & Peers will prepare a series of graphics to illustrate the circulation plans for the study alternatives analysis.

Task B: Prepare GIS Based Functional Classification Map

Fehr & Peers will prepare a Functional Classification map in GIS format Separate GIS layers will be developed for existing and planned functional classifications.

Assumes:

- Consultant to prepare *Draft* Functional Classification map
- Consultant to prepare *Final* Functional Classification map based on one set of consolidated comments from the City

Schedule:

- Prepare Draft Functional Classification map - TBD
- Prepare Final Functional Classification map - TBD

Budget Estimate:

| Task A | Task B | Expenses | EIP/PBS&J 7% Administration Fee | Total |
|---------|--------|----------|------------------------------------|---------|
| \$2,800 | \$900 | \$200 | \$399 | \$4,299 |

4. Alternatives Analysis – Preferred Alternative (Phase 5)

General scope & description:

- 1 Additional budget is needed to accommodate major changes in Phase 5 that included:
 - Need to accommodate the SACOG regional framework. Required more effort and refined work products to:
 - Implement Blueprint plan and projections
 - Require “truthing” projections and existing land use data to ensure its accuracy and consistency with other data beyond the scope
 - Utilize PLACE3S technology, which has modified the approach to the alternatives analysis contained in the scope, and how we report results
 - Several modifications to the planned/modeled area (Unincorporated Southeast, Metro-Airpark, Sacramento Metro Airpark)
 - Desire to have updated General Plan structured such that it can be implemented through the subsequent preparation of a form-based zoning code:
 - Required a new way of thinking (i.e., “breaks new ground”) when applied to a city the size of Sacramento
 - Major changes to the land use and urban form system
 - Required additional meetings and coordination with City staff well beyond the scope
- 2 Additional/Revised Work Products for Phase 5 included:
 - Several revisions of concept maps, urban form maps, land use diagrams, and change area maps for each alternative
 - Preparation of and revisions to the areas of opportunities map
 - Development of and several revisions to land and urban form designations not included in the scope
3. The Alternatives Workbook will be completed as part of the work program for this phase. The Workbook will contain the following components:
 - Description of alternatives
 - Description of new land uses
 - Allocation model
 - Summary of the fatal flaws analysis
 - Summary of the public input from THF II
4. Preparation of a Recommended Preferred Land Use Map for City Council consideration.

Assumes:

- Consultants to complete the *Final* Alternatives Workbook
- Consultants to prepare a *Draft* Recommended Preferred Land Use Map (does not include allocations) based on City Leadership Workshop, polling, and land use alternatives analysis for City Council consideration
- Consultants to prepare a *Final* Recommended Preferred Land Use Map (does not include allocations) based on one set of consolidated comments from the City

- If necessary, Consultants to prepare a *Final* Preferred Land Use Map during the GP and EIR phases based on City Council consideration/comments on the *Final* Recommended Preferred Land Use Map.

Schedule:

- Complete *Final* Alternatives Workbook - 12/11/06
- Prepare *Draft* Recommended Preferred Land Use Map - 1/15/07
- City to provide comments on *Draft* Recommended Preferred Land Use Map - 2/5/07
- Prepare *Final* Recommended Preferred Land Use Map - 2/19/07
- Prepare *Final* Preferred Land Use Map - 5/4/07

Budget Estimate:

| EIP/PBS&J | Mintier & Associates | Total |
|-----------|----------------------|----------|
| \$2,000 | \$50,000 | \$52,000 |

5. Scientific Poll (Phase 5)

General scope & description:

Consultants will assist City staff in formulating questions for the poll.

Assumes:

- Consultants to assist City staff in formulating questions with two rounds of review.

Schedule:

- City to complete *Draft* questions - 10/11/06
- Consultants to submit one set of consolidated comments on *Draft* questions - 10/16/06
- City to complete *Final* questions - 10/23/06

Budget Estimate:

| Consultant Assistance | Total |
|------------------------|---------|
| \$1,600 (EIP/PBS&J) | \$1,600 |

6. EIR (Phase 7)

General scope & description:

EIP/PBS&J:

In addition to the analysis of the proposed GP, based on the 20-year growth projections, EIP will prepare an analysis of buildout of the holding capacity of the General Plan. For each impact identified for the "base" 20-year growth projection, EIP will conduct an analysis of the full holding capacity. Where the base analysis is qualitative, such as for aesthetic and land use impacts, the hold capacity analysis will also be qualitative. Where the base analysis is quantitative, the holding capacity

analysis will be quantitative, but will be conducted at a lesser level of detail. As an example, the air quality analysis will include a quantitative assessment based on percentage increases in traffic and other activity. The significance of the impacts of both the base analysis and the holding capacity analysis will be reported in the EIR Summary. Will revise the Draft MEIR based on public comments.

Fehr & Peers:

Task A: Conduct AM Peak Hour Analysis for EIR

Fehr & Peers will conduct an AM peak hour analysis of the 250 roadway segments identified for evaluation in the transportation element of the EIR. This analysis will be conducted for both the existing General Plan and Preferred Alternative for year 2030 conditions. The current work program calls for PM peak hour analysis only.

Task B: Conduct Analysis of 125% Alternative

Fehr & Peers will obtain land use forecasts from the project team and prepare travel forecasts using the model developed for the Preferred Alternative for year 2030 conditions. Based on these forecasts, Fehr & Peers will identify the trip generation for the 125% Alternative for both the citywide area and the areas of opportunity.

Assumes:

- Consultants to prepare an analysis of buildout of the holding capacity of the GP to be included in the *Administrative Draft, Screencheck Draft, and Public Review Draft* of the EIR
- Consultants to prepare an AM peak hour analysis to be included in the *Administrative Draft, Screencheck Draft, and Public Review Draft* of the EIR

Schedule:

- EIR analysis begins after City Council approves the Preferred Land Use Alternative – after 4/24/07

Budget Estimate:

| Additional Consultant Work | Additional Consultant Work | EIP/PBS&J 7% Administration Fee | Total |
|-------------------------------|-------------------------------|------------------------------------|-----------------|
| \$30,000 (EIP/PBS&J) | \$14,810 (Fehr & Peers) | \$1,037 | \$45,847 |

7. City Leadership Workshop (Phase 11)

General scope & description:

The City Leadership Workshop is intended to include city officials, advisory boards (GPAC, CPC, DOC, DRB) and Department Heads (approximately 100 individuals) in a 2-hour workshop that would consider the results of the polling information, fatal flaw analysis and THF results in the testing and refinement of the growth alternatives. The participants would be presented with background information and participate in a modified version of THF II Exercise #1. Results would be tabulated at the meeting and compared to the results of THF's and other information.

Assumes:

- Consultants (EIP/PBS&J, Mintier & Associates, and Valley Vision) to assist city staff in strategic planning, preparation of agenda and outline, and provide guidance on presentation materials and handouts; specifically, consultants to prepare one *Draft* and one *Final* Agenda for the workshop
- City staff to produce all presentation materials and handouts
- City staff and/or GPAC to facilitate the workshop
- Consultant (Valley Vision) to provide all facilitator training
- City to conduct all outreach/invitations/press coverage/news release/follow-up
- Consultants (EIP/PBS&J, Mintier & Associates, and Valley Vision – budget assumes max 4 staff – 2 EIP/PBS&J, 1 Mintier & Associates, and 1 Valley Vision) to attend the workshop and assist in facilitation/tabulation
- Consultants (EIP/PBS&J) to summarize results (in a general fashion) with City’s assistance in a *Final* Memorandum

Schedule:

- Consultants to prepare *Draft* agenda - 10/17/06
- City to provide one set of consolidated comments on agenda - 10/23/06
- Consultants to prepare *Final* agenda - 10/27/06
- City to finalize all presentation materials and handouts - 12/5/06
- Consultants and City to summarize results - 1/2/07

Budget Estimate:

| Strategic Planning & Facilitation Training | Attendance at Workshop | EIP/PBS&J 7% Administration Fee | Total |
|--|---|---------------------------------|----------|
| \$20,155 (EIP/PBS&J, Mintier & Associates, and Valley Vision) | \$2,000 (EIP/PBS&J, Mintier & Associates, and Valley Vision) | \$203 | \$22,358 |

8. Regional Master Plan Forum (Phase 11)

General scope & description:

The purpose of the Regional Forum (assume max 3-hour event) is to have the mayor/council (maybe SACOG) sponsor a forum on border issues and common issues/opportunities for coordination with adjacent jurisdictions undergoing General Plan Updates and planning processes to implement the Regional Blueprint (e.g. West Sacramento, Rancho Cordova and Sacramento County are all undergoing GP updates). Regional agencies such as RT/AQMD, SACOG and STA would also be invited to identify and discuss issues. An outcome for the meeting would be to confirm the issues and follow-up steps to continue regional cooperation and dialogue. The GP issues report and other information (e.g., Economic Development Strategy) would be used as background information for developing an agenda

Assumes:

- City staff to design and implement all aspects of the forum
- City staff to produce all presentation materials and handouts

- City staff to conduct all outreach/invitations/media advisory/press coverage/news release/follow-up
- City staff to summarize the information collected at each interview and prepare a memorandum of the interview findings
- Consultants (EIP/PBS&J, Mintier & Associates, and Valley Vision: budget assumes max 4 staff – 2 EIP/PBS&J, 1 Mintier & Associates, and 1 Valley Vision) to attend the forum and assist in facilitation

Schedule:

- City staff to complete all presentation materials and handouts - 1/9/07

Budget Estimate:

| Attendance at Forum | EIP/PBS&J 7% Administration Fee | Total |
|---|---------------------------------|---------|
| \$2,500 (EIP/PBS&J, Mintier & Associates, and Valley Vision) | \$28 | \$2,528 |

9. Various Public Outreach Tasks (Phase 11)

General scope & description (MMC scope dated February 10, 2006 sent to the City on February 17 2006 letter from EIP/PBS&J):

Task 11.5 Tool Kit: As part of the effort to increase the number of people who attend the remaining phases of THF, MMC will update the Tool Kit. Many of the items from THF I and II remain effective. However, the flyers promoting the individual Town Hall Forums must be updated for THF III.

Task 11.8 General Plan Newsletter: As the time between phases, the newsletters will play a more integral role in keeping the community aware of the progress being made in the General Plan Update. MMC still has four more newsletters to produce – one before and one after each of the remaining THF phases.

Task 11.12 Press and Media Releases: Throughout THF I, the GP experienced great success getting the General Plan Update process covered in the newspapers, television and radio throughout Sacramento. As we approach THF III, MMC will continue these efforts and concentrate more on producing articles for the neighborhood association newsletters. Deliverables for this task include articles for Neighborhood/Business Associations, news release for community newspapers, public service announcement, media advisory, general news release and follow up.

Schedule:

- Completion of newsletter - ongoing
- Completion of tool kit items, and press and media releases - Spring of 2007 (prior to THF III)

Budget Estimate:

| Task 11.5 | Task 11.8 | Task 11.12 | EIP/PBS&J 7% Administration Fee | Total |
|-----------|-----------|------------|------------------------------------|----------|
| \$500 | \$5,250 | \$4,500 | \$718 | \$10,968 |

10. Project Management (Phase 12)

General scope & description:

The original budget augment request for Phase 12 Project Management (submitted to the City in original budget augment request, letter dated February 17, 2006) assumed a 13 month extension in schedule. We are now assuming another extension in schedule by 5 months to implement the Scientific Polling, Community Congress, Regional Master Plan Forum, and City Leadership Workshop – for a total of 18 months beyond the original scope of 30 months. Typical project management tasks include quality control, providing strategic direction, coordination with subconsultants and City staff.

Assumes:

EIP/PBS&J:

Average \$4,100 in project management costs per month.

Mintier & Associates

Average \$1,583 in project management costs per month

Schedule:

- Ongoing

Budget Estimate:

| Additional Consultant Funding | Additional Consultant Funding | Total |
|----------------------------------|------------------------------------|-----------|
| \$74,500 (EIP/PBS&J) | \$28,500 (Mintier & Associates) | \$103,000 |

ATTACHMENT A:
Land Use Alternatives Fatal Flaws Workshop and Analysis

EIP

A division of
PBS&J

ATTACHMENT A

Date: September 13, 2006

To: Steve Peterson, Principal Planner

From: EIP/PBS&J and Economic and Planning Systems

Subject: City of Sacramento General Plan 2030 – Land Use and Alternatives Fatal Flaws Workshop and Analysis

The following discusses the EIP team's suggested program for the analysis of the General Plan Land Use Alternatives. The purposes of the analysis, issues associated with previous approaches and work tasks that have been discussed, and our recommended strategy are presented for your review.

Purpose of the General Plan Land Use Alternatives Analysis. Two alternative land use plans have been developed for the City of Sacramento. In selecting one of these, or sub-area land uses from each, or others that are re-combined into a preferred land use plan; it is important that their comparative implications are understood. This task will develop an assessment of alternatives by which the public, municipal leadership, Planning Commission, and City Council clearly comprehend the consequences of pursuing one plan or land use recommendation for a sub-area over another. The analysis will focus on those metrics for which there are discernible and meaningful differences among the alternatives. Where the plans yield indistinguishable results, such as citywide population growth, further analysis is not informative in the decision-making process.

Understanding of Budget and Schedule Constraints. It is understood that a comprehensive and detailed analysis of the land use alternatives, as presented in the General Plan contractual work scope, is not required at this time. Rather, it is the City's intent that the analyses focus primarily on qualitative differences that may be supported by extant technical analyses as supplemented by members of the consultant team for specific metrics. The work is to be completed for review at the City Leadership Workshop and, subsequently, the City Council study sessions. It is understood that a maximum of \$60,000 will be allocated for this task.

Prior "Fatal Flaw" Approach. In reviewing previous suggested approaches for the land use alternatives analysis, as presented in memoranda from the City, there are three significant issues. First, many of the defined metrics would not result in discernible or defensible differences among the alternatives (e.g., "who pays for infrastructure and service costs"). Secondly, many of the metrics would require detailed technical analyses which have not been completed (e.g., infrastructure costs, and housing affordability). Finally, empirical or qualitative information regarding the metrics cannot be derived based on the specificity of the land use designations (e.g., market absorption rates, housing affordability, and "costs of new housing").

Recommended Approach. To meet the objectives of developing information that can be meaningfully used in selecting a preferred land use plan it is recommended that a three-step process be followed:

1. Conduct a two day Fatal Flaws Workshop involving all disciplines of the consultant team and City staff, at which the differences and implications among the land use alternatives will be mutually defined. Procedurally, the two plans will be overlaid and participants queried regarding the nature of

their comparative impacts. Examples include (a) preservation of the Joint Vision North Natomas area versus mixed use development, with differing impacts on agricultural lands, flooding, infrastructure, transportation, housing mix, and so on; and (b) high intensification versus low intensification of the Sub-Regional Centers, with differing impacts on urban form, transportation, infrastructure, market demands, and so on. The differences for each planning sub-area for the two alternatives will be evaluated. We will also consider additional land use options that emerged from the Town Hall Forums II or have otherwise been publicly discussed since the formulation of the alternatives (e.g., Gold Rush Park). Based on the potential impacts, a work program will be developed for the consultant team's qualitative documentation of the comparative impacts.

In advance of the Fatal Flaws Workshop, it is recommended that the physical differences among the alternatives must be documented and distributed among the consultant team and City staff. This should present the differences in land uses, densities/intensities, development yield (housing units, non-residential building square feet, park acreage, and so on), and urban form (e.g., building heights and street-facing characteristics). These maps, graphs, and charts information can be excerpted from the Alternatives Report prepared by Larry Mintier and WRT, as well as the concept diagrams prepared by the City. Additionally, the City should develop a list of and characterize other land use options that have emerged from the Forums and decision-maker input that merit further consideration. Some options might require quantification (i.e., units built or removed from capacity) to understand their physical sizes or effects.

The following presents a preliminary agenda for the Fatal Flaws Workshop, which will be finalized on discussion with City staff and the consultant team. It is structured to enable City staff and technical consultant team members to participate in the discussion of relevant topics. Only core staff and consultants would be expected to participate for the entire session. The workshop's facilitators will be mindful of advancing the agenda in a timely and efficient manner.

Preliminary Fatal Flaws Workshop Agenda

| <i>Task</i> | <i>Time</i> |
|---|-------------|
| <i>DAY 1</i> | |
| a. Introductory comments – workshop objectives, processes, and products | 15 minutes |
| b. Review the defining characteristics of the land use alternatives (emphasizing the differences in use, density/intensity, urban form, and other salient characteristics) | 30 minutes |
| c. Review of additional land use options identified by the public in Town Hall Forums and other input (e.g., City Council) | 15 minutes |
| d. Metrics – Discussion of potential qualitative or quantitative impacts that are discernible and meaningful for decision-making among the land use alternatives (including options) for each sub-area. Identify applicable studies to justify and document these conclusions | |

| | <i>Task</i> | <i>Time</i> |
|--------------|--|---------------------|
| DAY 1 | | |
| (1) | <i>Flood Protection</i> | 1.5 hours |
| (2) | Review/recap workshop purpose and defining characteristics of the land use alternatives | 15 minutes |
| | <i>Open Space/Farmland Protection and Natural Resource Protection</i> | 1.5 hours |
| (3) | Review/recap workshop purpose and defining characteristics of the land use alternatives | 15 minutes |
| | <i>Economic Development and Affordable Places to Live</i> | 1.5 hours |
| DAY 2 | | |
| a. | Review/recap workshop purpose and defining characteristics of the land use alternatives | 15 minutes |
| b. | Metrics – Discussion of potential qualitative or quantitative impacts that are discernible and meaningful for decision-making among the land use alternatives (including options) for each sub-area. Identify applicable studies to justify and document these conclusions | |
| (1) | <i>Alternative Transportation Modes, LOS for Roadways, and Air Quality</i> | 1.5 hours |
| (2) | Review/recap workshop purpose and defining characteristics of the land use alternatives | 15 minutes |
| | <i>Mixed-Use Higher-Density Development/Infill and Safe Neighborhoods</i> | 1.5 hours |
| (3) | Review/recap workshop purpose and defining characteristics of the land use alternatives | 15 minutes |
| | <i>Smart Growth and Sustainability and Livability</i> | 1 hour |
| c. | Synthesis – Summary of key findings, additional work tasks, documentation and presentation formats, responsibilities, and schedule. | 1 hour & 15 minutes |

2. Based on the outcomes of the Fatal Flaws Workshop, the consultant team will document the comparative implications among the alternatives. This may necessitate the compilation of supporting studies and plans from the City or other sources, meetings with agencies and community representatives, or additional original technical research by the consultant team. As a part of this task, we will compile any overarching planning policy issues that have been identified and warrant City Council resolution. As an example, we would discuss the implications of land use categories with a broad range of permissible densities to provide flexibility in development entitlement, which could result in public opposition to densities at the higher end of the range in specific neighborhoods, versus the use of a greater number of land use classifications with more restrictive densities that provide certainty to the public (as well as developers).

The level of effort required for this task will be programmed in accordance with the remaining available budget, but the total number of issues documented and studies must be limited to a manageable number. Should the documentation and technical analyses exceed the available budget, the consultant team will meet City staff to prioritize the most critical information that needs to be generated to support the conclusions regarding the alternatives' differences.

3. The findings of the comparative analyses of the land use alternatives will be summarized into a memorandum by the consultant team. This memorandum will include findings identifying: 1) pros/cons of each scenario and key components, 2) comparative implications among the alternatives, 3) potential "fatal flaws" 4) outcomes of the Fatal Flaws Workshop, and 5) if necessitated through City direction, one or more of the following, compilation of supporting studies, plans, and/or overarching policy discussion papers from the City or other sources; information gathered from meetings with agencies and community representatives; and/or additional original technical research/studies by the consultant team. The memorandum will be distributed for review at the City Leadership Workshop and City Council study session.

The consultant team, based on the Fatal Flaws Workshop findings and any subsequent studies, will prepare a PowerPoint, or similar media presentation, that will *not* act as a stand alone presentation; rather the intent is to integrate this presentation piece into the City Leadership Workshop presentation.

The following presents a preliminary schedule for the work tasks and products associated with the memorandum and PowerPoint presentation, as described above. It is subject to change on refinement of the work program.

***Fatal Flaws Workshop
Preliminary Memorandum and PowerPoint Schedule***

| <i>Deliverable</i> | <i>Date</i> |
|---|--------------------|
| Draft Memorandum from Consultant Team to City for Review | 11/10/06 |
| Draft PowerPoint Piece from Consultant Team to City for Review | 11/10/06 |
| Comments on Draft PowerPoint Piece from City to Consultant Team | 11/17/06 |
| Comments on Draft Memorandum from City to Consultant Team | 11/24/06 |
| Final PowerPoint Presentation Piece | 11/24/06 |
| Final Memorandum from Consultant Team to City | 12/01/06 |

The following presents a preliminary allocation of the \$60,000 budget to the work tasks and products described above. It is subject to change on refinement of the work program.

*Fatal Flaws Workshop
Preliminary Allocation Budget*

| <i>Task</i> | <i>Cost</i> |
|---|-----------------|
| Fatal Flaws Workshop preparation and logistics | \$3,000 |
| Fatal Flaws Workshop facilitation, participation, and follow-up | \$22,000 |
| Supplemental technical analyses | \$25,000 |
| Preparation for and participation in City Leadership Workshop and City Council sessions | \$10,000 |
| TOTAL | \$60,000 |

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Memorandum – PART III

Date: September 13, 2006

To: Steve Peterson, Principal Planner

From: William S. Ziebron, Senior Vice President

Subject: City of Sacramento General Plan 2030 – Scope and Budget Revisions

The Sacramento General Plan Update's total budget augment request is for the amount of \$352,162 (Attachment B). This total includes the reallocation of \$84,678 and the \$100,000 contingency.

Reallocation of \$84,678 is also a part of this augment request. Where the budget is being reallocated from a certain phase or task, the Master Budget shows this as a negative number under the column of Budget Reallocation. Where this reallocated budget is moved to and used for is discussed below.

- We are proposing to reallocate \$74,295 from Tasks 5.2.2, 5.2.3, 5.2.4, and 5.3 to Tasks 5.2.1 Traffic and Mobility and 5.2.6 Fatal Flaws Analysis. These two tasks require an additional budget of \$75,510 to complete the work.
- We are also proposing to reallocate \$10,383 from Task 11.6 Website to Task 11.16 City Leadership Workshop. A total of \$22,155 is needed to complete the work in Task 11.16.

ATTACHMENT B:
Sacramento General Plan Budget Spreadsheet

SACRAMENTO GENERAL PLAN UPDATE SCOPE & BUDGET

| Phase | Task | Existing | | | Budget Reallocation/Augment | | New Budget After Reallocation/Augment | |
|---------------|--------------------------------------|-------------------|------------------------|-------------------|-----------------------------|--------------------|---------------------------------------|-------------------|
| | | Budget | Total Invoices to Date | Budget Remaining | Budget Reallocation | Budget Augment | Budget | Budget Remaining |
| | | | | | (+/-) | | | |
| Phase 1 | Project Orientation | 36,075.00 | 36,032.50 | 42.50 | | | 36,075.00 | 42.50 |
| Phase 2 | Context for Planning- Baseline Data | 373,624.00 | 375,488.45 | (1,864.45) | | | 373,624.00 | - |
| Phase 3 | Planning Issues | 8,450.00 | 8,447.50 | 2.50 | | | 8,450.00 | 2.50 |
| Phase 4 | Visioning and Principles | 22,540.00 | 22,540.00 | - | | | 22,540.00 | - |
| Phase 5 | Growth and Development Alternatives | | | | | | | |
| 5.1 | Formulate Growth and Land Use Alc | 78,091.22 | 86,225.25 | (8,134.03) | | 52,000.00 | 130,091.22 | |
| 5.2.1 | Traffic and Mobility | 96,529.16 | 58,231.25 | 38,297.91 | | 25,510.00 | 122,039.16 | |
| 5.2.2 | Fiscal- municipal revenues and costs | 22,090.00 | 12,192.50 | 9,897.50 | | (9,897.50) | 12,192.50 | |
| 5.2.3 | Public Facility and Services | 52,545.00 | 1,866.78 | 50,678.22 | | (50,678.22) | 1,866.78 | |
| 5.2.4 | Environmental (Generalized Analysis) | 13,570.00 | - | 13,570.00 | | (13,570.00) | - | |
| 5.2.5 | Market Anal. Land use alts. Dev. | 9,345.79 | 9,345.79 | - | | | 9,345.79 | |
| 5.2.6 | Fatal Flaw Analysis | - | - | - | | 60,000.00 | 60,000.00 | |
| 5.2.7 | Scientific Polling | - | - | - | | 1,600.00 | 1,600.00 | |
| 5.3 | Prepare Administrative Draft Report | 8,390.00 | 6,925.00 | 1,465.00 | | (1,465.00) | 6,925.00 | |
| 5.4 | Public Review Draft Report | 35,810.00 | 37,125.00 | (1,315.00) | | 1,315.00 | 37,125.00 | |
| | Total- Phase 5 | 316,371.17 | 211,911.57 | 104,309.60 | | (74,295.72) | 139,110.00 | 169,273.88 |
| Phase 6 | Plan Policy/Draft General Plan | | | | | | | |
| 6.1.1 | Land Use | 37,430.00 | 21,971.25 | 15,458.75 | | | | |
| 6.1.2-6.1.5 | Housing/Design/E./Economics | 47,380.00 | 7,910.00 | 39,470.00 | | | | |
| 6.1.2 | Housing | 2,540.00 | | | | | | |
| 6.1.3 | Community Design | 5,000.00 | | | | | | |
| 6.1.4 | Environmental Justice | 21,640.00 | | | | | | |
| 6.1.5 | Economic Development | 18,200.00 | | | | | | |
| 6.1.6-1.10 | Infrastructure and Public Services | 44,949.00 | 24,532.00 | 20,417.00 | | | | |
| 6.1.6 | Transportation | 28,979.00 | | | | | | |
| 6.1.7 | Infrastructure | 12,750.00 | | | | | | |
| 6.1.8 | Parks and Recreation | 1,370.00 | | | | | | |
| 6.1.9 | Public Services | 1,180.00 | | | | | | |
| 6.1.10 | Human Services | 670.00 | | | | | | |
| 6.1.11-6.1.15 | Environmental Resources | 7,560.00 | - | 7,560.00 | | | | |
| 6.1.11 | Plant and Animal Resources | 2,070.00 | | | | | | |
| 6.1.12 | Water Resources and Quality | 1,580.00 | | | | | | |

SACRAMENTO GENERAL PLAN UPDATE SCOPE & BUDGET

| Phase | Task | Existing | | | Budget Reallocation/Augment | | New Budget After Reallocation/Augment | |
|----------------|---|-------------------|------------------------|-------------------|-----------------------------|----------------|---------------------------------------|-------------------|
| | | Budget | Total Invoices to Date | Budget Remaining | Budget Reallocation (+/-) | Budget Augment | Budget | Budget Remaining |
| | | | | | | | | |
| 6.1.13 | Cultural and Historic Resources | 1,140.00 | | | | | | |
| 6.1.14 | Mineral Resources | 1,090.00 | | | | | | |
| 6.1.15 | Air Quality | 1,680.00 | | | | | | |
| 6.1.16-6.1.21 | Public Health and Safety | 14,950.00 | - | 14,950.00 | | | | |
| 6.1.16 | Geologic and Seismic Hazards | 1,090.00 | | | | | | |
| 6.1.17 | Flood Hazards | 1,090.00 | | | | | | |
| 6.1.18 | Fire Hazards | 1,500.00 | | | | | | |
| 6.1.19 | Noise | 6,270.00 | | | | | | |
| 6.1.20 | Emergency Services | 570.00 | | | | | | |
| 6.1.21 | Regional Coordination | 4,430.00 | | | | | | |
| 6.1.22-6.3 | Community Plans/Implementation/Issues | 30,430.00 | 411.25 | 30,018.75 | | | | |
| 6.1.22 | Reformat and Incorporate Community Plans | 1,580.00 | | | | | | |
| 6.2 | Formulate Implementation Programs | 21,600.00 | | | | | | |
| | Prepare Preliminary Draft GPI Discussion Issues | | | | | | | |
| 6.3 | Summary | 7,250.00 | | | | | | |
| 6.4 | Town Hall Forums (separate) | - | | | | | | |
| 6.5 | Review Preliminary Policies with CC & CPC | - | | | | | | |
| 6.- | Focused Policy and Research | | | | | | | |
| 6.6 | Prepare Administrative Draft General Plan | 43,905.00 | 390.00 | 43,515.00 | | | | |
| 6.7 | Prepare Public Review Draft General Plan | 20,460.00 | - | 20,460.00 | | | | |
| | Total- Phase 6 | 247,064.00 | 55,214.50 | 191,849.50 | | | 247,064.00 | 191,849.50 |
| | | | | | | | | |
| Phase 7 | Environmental Impact Report | | | | | | | |
| 7.1 | Project Description, Early Consultation NOP | 32,240.00 | 1,800.00 | 30,440.00 | | | 5,000.00 | 37,240.00 |
| 7.3 | Administrative Draft Master EIR | 188,852.00 | - | 188,852.00 | | | 34,810.00 | 223,662.00 |
| 7.4 | Draft MEIR | 44,110.00 | - | 44,110.00 | | | 5,000.00 | 49,110.00 |
| 7.5 | Administrative Final MEIR | 40,990.00 | - | 40,990.00 | | | | 40,990.00 |
| 7.6 | Final MEIR | 24,020.00 | - | 24,020.00 | | | | 24,020.00 |
| 7.7 | MMP, MEIR, Training & Override Consider. | 27,470.00 | - | 27,470.00 | | | | 27,470.00 |
| 7.10 | Project Management | 31,000.00 | 802.50 | 30,197.50 | | | | 31,000.00 |
| 7.11 | Project Meetings | 31,040.00 | 4,602.50 | 26,437.50 | | | | 31,040.00 |
| | Total- Phase 7 | 419,722.00 | 7,205.00 | 412,517.00 | | | 44,810.00 | 457,327.00 |
| | | | | | | | | |
| Phase 8 | Infrastructure and Financial Plan | 46,485.00 | - | 46,485.00 | | | | 46,485.00 |

SACRAMENTO GENERAL PLAN UPDATE SCOPE & BUDGET

| Phase | Task | Existing | | | Budget | | New Budget After | | |
|-------------------------------------|-------------------------------------|---------------------|------------------------|---------------------|--------------------|-------------------|-------------------|---------------------|--|
| | | Budget | Total Invoices to Date | Budget Remaining | Reallocation (+/-) | Budget Augment | Budget | Budget Remaining | |
| Subtotal | | 2,283,202.55 | 1,303,339.95 | 979,712.60 | (84,678.22) | 321,825.00 | 521,519.22 | 1,218,873.99 | |
| Expenses & Contingency | | | | | | | | | |
| | Copying | 16,000.00 | 3,464.74 | 12,535.26 | | 3,000.00 | 19,000.00 | | |
| | Printing | 48,816.00 | 3,765.76 | 45,050.24 | | 3,000.00 | 51,816.00 | | |
| | Miscellaneous | 38,905.00 | 42,509.19 | (3,604.19) | | 4,902.00 | 43,807.00 | | |
| | ERP admin fee (7% of ODCs and subs) | 59,366.45 | 32,910.42 | 26,456.03 | | 4,114.00 | 63,480.45 | | |
| | Contingency | - | - | - | | 100,000.00 | 100,000.00 | | |
| | Total Expenses | 163,087.45 | 82,650.11 | 80,437.34 | - | 115,016.00 | 278,103.45 | 195,453.34 | |
| GP Total | | 2,446,290.00 | 1,385,990.06 | 1,060,149.94 | (84,678.22) | 436,841.00 | 799,622.67 | 1,414,327.33 | |
| Total Budget Augment Request | | 352,162 | | | | | | | |