

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into this ____ day of _____, 2017, by and between the City of Merced, a California Charter Municipal Corporation, whose address of record is 678 West 18th Street, Merced, California 95340, (hereinafter referred to as "City") and Rincon Consultants, Inc., a California Corporation, whose address of record is 4825 J Street, Suite 200, Sacramento, California 95819 (hereinafter referred to as "Consultant").

WHEREAS, City is undertaking a project to remove the elevated water tank at Well Site 3; and,

WHEREAS, Consultant represents that it possesses the professional skills to provide environmental assessment services in connection with said project.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants hereinafter recited, hereby agree as follows:

1. **SCOPE OF SERVICES.** The Consultant shall furnish the following services: Consultant shall provide the environmental assessment services described in Exhibit "A" attached hereto.

No additional services shall be performed by Consultant unless approved in advance in writing by the City, stating the dollar value of the services, the method of payment, and any adjustment in contract time. All such services are to be coordinated with City and the results of the work shall be monitored by the Director of Public Works or his designee. However, the means by which the work is accomplished shall be the sole responsibility of the Consultant.

2. **TIME OF PERFORMANCE.** All of the work outlined in the Scope of Services shall be completed in accordance with the Schedule outlined in Exhibit "A" attached hereto and incorporated herein by reference. By mutual agreement and written addendum to this Agreement, the City and the Consultant may change the requirements in said Schedule.

3. **RESERVED.**

4. **COMPENSATION.** Payment by the City to the Consultant for actual services rendered under this Agreement shall be made upon presentation of an invoice detailing services performed under the Scope of Services, in accordance

with the fee schedule set forth in Exhibit "B" attached hereto and incorporated herein by reference. The Consultant agrees to provide all services required under the Scope of Services in Exhibit "A" within the compensation amount set forth in Exhibit "B". For Consultant's services rendered under this Agreement, City shall pay Consultant the not to exceed sum of Forty-One Thousand Seven Hundred Forty Dollars (\$41,740.00).

5. **METHOD OF PAYMENT.** Compensation to Consultant shall be paid by the City after submission by Consultant of an invoice delineating the services performed.

6. **RECORDS.** It is understood and agreed that all plans, studies, specifications, data magnetically or otherwise recorded on computer or computer diskettes, records, files, reports, etc., in possession of the Consultant relating to the matters covered by this Agreement shall be the property of the City, and Consultant hereby agrees to deliver the same to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials including but not limited to those set forth hereinabove, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use.

7. **CONSULTANT'S BOOKS AND RECORDS.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. Any records or documents required to be maintained shall be made available for inspection, audit and/or copying at any time during regular business hours, upon oral or written request of the City.

8. **INDEPENDENT CONTRACTOR.** It is expressly understood that Consultant is an independent contractor and that its employees shall not be employees of or have any contractual relationship with the City. Consultant shall be responsible for the payment of all taxes, workers' compensation insurance and unemployment insurance. Should Consultant desire any insurance protection, the Consultant is to acquire same at its expense.

In the event Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System

(PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, protect, defend, and hold harmless the City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

9. INDEMNITY. Consultant shall indemnify, protect, defend (with legal counsel selected by the City), save and hold City, its officers, employees, and agents, harmless from any and all claims or causes of action for death or injury to persons, or damage to property resulting from intentional or negligent acts, errors, or omissions of Consultant or Consultant's officers, employees, volunteers, and agents during performance of this Agreement, or from any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct, negligent acts, or omissions of Consultant or its employees, subcontractors, or agents, or by the quality or character of Consultant's work, or resulting from the negligence of the City, its officers, employees, volunteers and agents, except for loss caused by the sole negligence or willful misconduct of the City or its officers, employees, volunteers or agents. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall survive the termination of this Agreement and shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

10. INSURANCE. During the term of this Agreement, Consultant shall maintain in full force and effect at its own cost and expense, the following insurance coverage:

a. Workers' Compensation Insurance. Full workers' compensation insurance shall be provided with a limit of at least One Hundred Thousand Dollars (\$100,000) for any one person and as required by law, including Employer's Liability limits of \$1,000,000.00 per accident. The policy shall be endorsed to waive the insurer's subrogation rights against the City.

b. General Liability.

- (i) Consultant shall obtain and keep in full force and effect general liability coverage at least as broad as ISO commercial general liability coverage occurrence Form CG 0001.
- (ii) Consultant shall maintain limits of no less than One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage.
- (iii) The City, its officers, employees, volunteers and agents are to be named as additional insureds under the policy, as respects liability arising out of work or operations performed by or on behalf of the Consultant.
- (iv) The policy shall stipulate that this insurance will operate as primary insurance for work performed by Consultant and its sub-contractors, and that any other insurance or self insurance maintained by City or other named insureds shall be excess and non-contributory.
- (v) Consultant shall maintain its commercial general liability coverage for three (3) years after completion of the work and shall add an additional insured endorsement form acceptable to the City naming the City of Merced, its officers, employees, agents and volunteers for each year thereafter for at least three (3) years after completion of the work. Copies of the annual renewal and additional insured endorsement form shall be sent to the City within thirty (30) days of the annual renewal.

c. Automobile Insurance.

- (i) Consultant shall obtain and keep in full force and effect an automobile policy of at least One Million Dollars (\$1,000,000) per accident for bodily injury and property damage.
- (ii) The City, its officers, employees, volunteers and agents are to be named as additional insureds under the policy, as respects automobiles owned, leased, hired or borrowed by the Consultant.

- (iii) The policy shall stipulate that this insurance will operate as primary insurance for work performed by Consultant and its sub-contractors, and that any other insurance or self insurance maintained by City or other named insureds shall be excess and non-contributory.

d. Professional Liability Insurance. Consultant shall carry professional liability insurance appropriate to Consultant's profession in the minimum amount of One Million Dollars (\$1,000,000). Architects and engineers' coverage is to be endorsed to include contractual liability.

e. Qualifications of Insurer. The insurance shall be provided by an acceptable insurance provider, as determined by City, which satisfies all of the following minimum requirements:

- (i) An insurance carrier admitted to do business in California and maintaining an agent for service of process within this State; and,
- (ii) An insurance carrier with a current A.M. Best Rating of A:VII or better (except for workers' compensation provided through the California State Compensation Fund).

f. Certificate of Insurance. Consultant shall complete and file with the City prior to engaging in any operation or activity set forth in this Agreement, certificates of insurance evidencing coverage as set forth above and which shall provide that no cancellation or expiration by the insurance company will be made during the term of this Agreement, without thirty (30) days written notice to City prior to the effective date of such cancellation—including cancellation for nonpayment of premium.

g. Notwithstanding any language in this Agreement to the contrary, Consultant shall be entitled to be paid pursuant to the terms of this Agreement until Consultant has obtained the insurance required by this Section 10 and provided documentation of said insurance to the City. In addition to any other remedies City may have, City reserves the right to withhold payment if Consultant's insurance policies are not current.

11. ASSIGNABILITY OF AGREEMENT. It is understood and agreed that this Agreement contemplates personal performance by the Consultant and is

based upon a determination of its unique personal competence and experience and upon its specialized personal knowledge. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of the City.

12. **TERMINATION FOR CONVENIENCE OF CITY.** The City may terminate this Agreement any time by mailing a notice in writing to Consultant that the Agreement is terminated. Said Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the phase of work actually completed, based on a pro rata portion of the compensation for said phase satisfactorily completed at the time the notice of termination is received.

13. **CONFORMANCE TO APPLICABLE LAWS.** Consultant shall comply with its standard of care regarding all applicable Federal, State, and municipal laws, rules and ordinances. No discrimination shall be made by Consultant in the employment of persons to work under this contract because of race, color, national origin, ancestry, disability, sex or religion of such person.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act (8 U.S.C.A. 1101 *et seq.*), as amended; and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any agency or instrumentality of the federal or state government, including the courts, impose sanctions against the City for such use of unauthorized aliens, Consultant hereby agrees to, and shall, reimburse City for the cost of all such sanctions imposed, together with any and all costs, including attorneys' fees, incurred by the City in connection therewith.

14. **WAIVER.** In the event that either City or Consultant shall at any time or times waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or any other covenant, condition or obligation. Waiver shall not be deemed effective until and unless signed by the waiving party.

15. **INCONSISTENT OR CONFLICTING TERMS IN AGREEMENT AND EXHIBITS.** In the event of any contradiction or inconsistency between any attached document(s) or exhibit(s) incorporated by reference herein and the provisions of the Agreement itself, the terms of the Agreement shall control.

Any exhibit that is attached and incorporated by reference shall be limited to the purposes for which it is attached, as specified in this Agreement. Any contractual terms or conditions contained in such exhibit imposing additional obligations on the City are not binding upon the City unless specifically agreed to in writing, and initialed by the authorized City representative, as to each additional contractual term or condition.

16. **AMBIGUITIES.** This Agreement has been negotiated at arms' length between persons knowledgeable in the matters dealt with herein. Accordingly, any rule of law, including, but not limited to, Section 1654 of the Civil Code of California, or any other statutes, legal decisions, or common-law principles of similar effect, that would require interpretation of any ambiguities in this Agreement against the party that drafted this Agreement is of no application and is hereby expressly waived.

17. **VENUE.** This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this agreement shall be held exclusively in a state court in the County of Merced.

18. **AMENDMENT.** This Agreement shall not be amended, modified, or otherwise changed unless in writing and signed by both parties hereto.

19. **INTEGRATION.** This Agreement constitutes the entire understanding and agreement of the parties and supersedes all previous and/or contemporaneous understanding or agreement between the parties with respect to all or any part of the subject matter hereof.

20. **AUTHORITY TO EXECUTE.** The person or persons executing this Agreement on behalf of the parties hereto warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of their entity and has/have the authority to bind their party to the performance of its obligations hereunder.

21. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts with each counterpart being deemed an original. No counterpart shall be deemed to be an original or presumed delivered unless and until the counterparts executed by the other parties hereto are in the physical possession of the party or parties seeking enforcement thereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first above written.

CITY OF MERCED
A California Charter Municipal
Corporation

BY: _____
City Manager

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

APPROVED AS TO FORM:

BY:  10-18-2017
City Attorney Date

ACCOUNT DATA:

BY: _____
Verified by Finance Officer

CONSULTANT
RINCON CONSULTANTS, INC.,
A California Corporation

BY: 

(Signature)

RICHARD DAULTON

(Typed Name)

Its: VICE PRESIDENT

(Title)

BY: 

(Signature)

C. L. Buggs

(Typed Name)

Its: Principal

(Title)

Taxpayer I.D. No. 77-0390093

ADDRESS: 4825 J Street, Suite 200
Sacramento, CA 95819

TELEPHONE: (916) 706-1374

FAX: (805) 547-0901

E-MAIL: rdaulton@rinconconsultants.com



Rincon Consultants, Inc.

4825 J Street
Suite 200
Sacramento, California 95819

916 706 1374 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

October 10, 2017

Job No. 17-04632

Joseph Angulo, PG
Environmental Project Manager
City of Merced
Public Works – Engineering
678 West 18th Street
Merced, California 95340
Via email: AnguloJ@cityofmerced.org

Subject: Proposal to Prepare Well 3 Tank Demolition Project Focused EIR

Dear Mr. Angulo:

This proposal responds to City of Merced's decision to prepare a Focused Environmental Impact Report (EIR) for the Well 3 Tank Demolition Project. This scope of services is intended to replace Rincon's original scope of services under Purchase Order No. 127904, dated 8/16/2017. This change in scope is to address the potentially significant and unavoidable effects of the project on Station #3 Water Tower, a State-listed historic structure (Office of Historic Preservation, CHRIS # 24-000888). The identification of a significant and unavoidable impact requires preparation of an EIR.

SCOPE OF SERVICES

Task 1 – Initial Study, Notice of Preparation of a Focused EIR, and Scoping Meeting

Subtask 1.1 – Initial Study. Rincon will prepare an Initial Study leading to preparation of a Focused EIR, identifying the topics which will need further study in the main body of the Focused EIR and identifying and addressing issues needing no further study. For topics where mitigation is required but further study in an EIR section is not deemed necessary, those mitigation measures will be brought into the Focused EIR's executive summary and, ultimately, the Mitigation Monitoring and Reporting Program.

The Initial Study will become an appendix to the Focused EIR, and also is recommended to be attached to the Notice of Preparation to publicly disclose issue areas that were determined in the Initial Study to not require further study, as well as issues identified for further studies in the Focused EIR.

Subtask 1.2 – Notice of Preparation. Rincon will prepare a Notice of Preparation (NOP), consistent with CEQA Guidelines Section 15082. The NOP will include a brief project description, project location, and summary of the probable environmental effects of the project. Rincon will distribute the NOP to the State Clearinghouse and provide a copy for the City to submit to the County Clerk and identified responsible and trustee agencies via certified mail. The City may also wish to notify other interested



parties of the NOP. Rincon can assist with identifying additional noticing as needed.

Subtask 1.3 – Scoping Meeting. Although not technically required by CEQA, if desired by the City, Rincon will lead a Focused EIR scoping meeting scheduled by the City staff. Rincon would develop a presentation that addresses the CEQA process, the project description, and the purpose of the scoping meeting. Rincon will also prepare a summary of comments received at the scoping meeting to ensure that environmental concerns raised are addressed in the Focused EIR as warranted. As another option, the City can host the Scoping meeting without Rincon staff attending. The proposed budget reflects Rincon’s preparation and attendance at the Scoping meeting.

Task 2 – Administrative Draft Focused EIR

This task includes all components necessary to complete the environmental impact analysis. Based on the analysis in the Initial Study and public comments received, it is anticipated that the Focused EIR will focus on the issue area of Historic Resources. We anticipate that the environmental analysis performed for the Initial Study will account for the majority of the Focused EIR analyses, allowing a streamlined and efficient process; these savings are reflected in our proposed budget for these additional services.

Subtask 2.1 – Executive Summary. This section will summarize the proposed project and associated environmental consequences. Impacts will be presented in tabular format to simplify review by decision-makers and the general public. A discussion of areas of public controversy will also be provided, as required by CEQA.

Subtask 2.2 – Introduction, Project Description, and Environmental Setting. These required introductory sections will lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the study, and provide a discussion of lead, responsible, and trustee agencies. A detailed project description will be prepared in accordance with Section 15124 of the *CEQA Guidelines*. The environmental setting will provide a general description of the existing geographic character of the site and vicinity.

The Environmental Setting section will provide a description of the existing environmental conditions in the project region and in the project area, as well as a cumulative projects scenario.

Subtask.2.3 - Environmental Impacts and Mitigation Measures. The main body of the Focused EIR will consist of the assessment of potential environmental impact analysis of the proposed project. For the purposes of this scope of services, Rincon assumes that Historic Resources will be the only issue area requiring analysis in the Focused EIR. All other issue areas are assumed to be addressed fully in the Initial Study. The Historic Resources section of the Focused EIR will have five main subsections:

- *Setting*
- *Methodology and Significance Thresholds*
- *Impact analysis including both project-specific and cumulative impacts*
- *Mitigation measures*
- *Residual Impacts*

The setting section will describe the applicable environmental conditions of the project area and will be based on existing data sources. Much of the setting section will be based upon the California Historical



Resources Inventory System (CHRIS) records search conducted for the Initial Study, the 1985 Historic Resource Inventory form prepared for the property, the State Historic Preservation Office (SHPO) letter determining that the property is significant, and other sources.

Rincon assumes that Historic Resources impacts will be significant and unavoidable due to the demolition of a CRHR-listed historic resource. Rincon assumes that the City will provide substantial evidence that the tank poses a risk to other onsite infrastructure and requires removal.

Subtask 2.4 - Other CEQA-Required Sections. Also included in the Focused EIR will be other sections required by CEQA, such as table of contents and summary of potential growth inducing and significant irreversible effects.

Subtask 2.5 - Alternatives. This section will include the analysis of up to three alternatives intended to represent a “reasonable range” of alternatives required under CEQA, including the required No Project alternative. Alternatives will address potentially feasible options for retaining/preserving the historic resource. The evaluation will be in less detail than for the proposed project, but will provide decision-makers and the public adequate information to compare the potential impacts of the respective alternatives and consequences from preservation of the historic resource.

Subtask 2.6 – References and List of Preparers. This section will provide a list of references for citations found in the body of the Focused EIR. In addition, this section will also identify all federal, state, or local agencies, other organizations, and private individuals consulted in preparing the Focused EIR, and the persons, firm, or agency preparing the Focused EIR.

Rincon will provide an Administrative Draft Focused EIR to the City in electronic format (Word) to allow comments in Track Changes. Rincon assumes the City will provide Rincon one set of consolidated comments on the Administrative Draft Focused EIR.

Task 3 – Screencheck Draft Focused EIR

Following the City’s review of the Administrative Draft Focused EIR, Rincon will revise the document based on one set of consolidated comments received from the City, and provide a Screencheck Draft Focused EIR for review. Revisions can be provided in Word documents using “track changes,” or a compiled “clean” PDF may be provided for final review, depending on the City’s preference. This task will include responding to the City’s comments on the Administrative Draft Focused EIR requiring a mixture of substantive corrections and minor editing; however, it is assumed that no new technical studies, revisions to the technical appendices, or site-specific data collection will be needed at this stage. The Screencheck Draft Focused EIR will be provided in digital format only.

Task 4 – Public Draft Focused EIR

This task involves the production, editorial work, and communication processes anticipated to publish the Draft Focused EIR for public review and comment following the City’s review of the Screencheck Draft Focused EIR. Rincon will provide twenty-five (25) hard copies and seventy (70) CD copies. At this stage it is anticipated that revisions will be limited to editorial and formatting changes, if any.

Rincon will prepare all required notices for the Focused EIR, including the Notice of Completion and Environmental Transmittal and Notice of Availability. The Draft Focused EIR will be circulated for public



comment for a period of 45 days, as required by CEQA. We assume that Rincon will assist with providing the document to the State Clearinghouse and responsible agencies, and that the City will be responsible for the County Clerk and required newspaper and other noticing of the document's availability. It is also recommended that the City make the document available on their website.

Task 5 – Final Focused EIR

The Final Focused EIR will incorporate all comment letters received during the public review period, and will include written responses to all comments received on the Draft Focused EIR. If corrections or clarifications are necessary, we will provide these in an addenda/errata editorial format or within a version of the document showing the changes in tracked-editing format. The anticipated maximum number of Rincon hours allocated for review and response to comments is 10 hours with a total of 27 hours to make text edits in response to those comments and completing the Final FEIR and Mitigation Monitoring and Reporting Program (MMRP). It is assumed that there will be a limited amount of comments from the public and agencies requiring only a moderate level of effort. Additional review beyond this allocation will be performed as additional services. Rincon will prepare the CEQA Findings and a Statement of Overriding Considerations reflecting the objectives of the project and providing substantial evidence for why the project is necessary. The Final Focused EIR will also include or be accompanied by the required MMRP. The MMRP will include a table that lists each mitigation measure, agency or department responsible for each measure, when monitoring must occur, the frequency of monitoring, and criteria to determine compliance with the measures. The MMRP will include all mitigation listed in the Initial Study in addition to any listed in the Focused EIR. Rincon will provide fifteen (15) hard copies and thirty (30) CD copies of the Final FEIR.

Task 6 – Public Hearings and Notice of Determination

Rincon's Principal-in-Charge or Project Manager will attend up to two public hearings on the project. If desired, we will make a presentation to the City summarizing the environmental review process and Focused EIR conclusions.

If the project is approved, Rincon will advise the City in preparing and filing a Notice of Determination within five working days after approval. Filing within five days of the decision will start a 30-day statute of limitations on court challenges to the approval under CEQA. We assume that the City will be responsible for all required filing fees including the California Department of Fish & Wildlife CEQA fee.

SCHEDULE

- **Notice of Preparation:** Rincon will prepare the NOP and Initial Study for release within four weeks of notice to proceed.
- **Scoping Meeting:** If desired by the City, Rincon will organize and manage a scoping meeting during the 30-day NOP period.
- **Administrative Draft Focused EIR:** The Administrative Draft Focused EIR will be completed within approximately two weeks of the close of the NOP circulation period, depending on the scope of comments received on the NOP.



- **Screencheck Draft Focused EIR:** Rincon will produce the Screencheck Focused EIR within two weeks of receipt of the City's comments on the administrative draft. This schedule assumes that the City's comments are coordinated into a single consistent set of comments and that no new substantial analysis will be needed as a result.
- **Public Draft Focused EIR:** Rincon will revise and produce the Public Draft Focused EIR within approximately two weeks (including production time) of receipt of comments on the Screencheck Draft.
- **Response to Comments/Administrative Final Focused EIR:** Draft responses to comments on the Draft Focused EIR and the draft MMRP will be submitted within approximately two to three weeks of receipt of all comments, depending on the number and complexity of the comments received.
- **Final Focused EIR:** Rincon will produce the Final Focused EIR within one week of City comments on the Response to Comments/Administrative Final Focused EIR.

The schedule above envisions an approximately 5- to 8-month schedule from authorization to completion of a hearing-ready Final Focused EIR. The ability to meet this schedule depends on the length of time needed for the City's review of draft work products and the number and complexity of public comments on the Draft Focused EIR.

COST

As detailed in the attached spreadsheet, Rincon Consultants will prepare the Focused EIR for the project, in accordance with our proposed scope of services, for an estimated Time and Materials, Not to Exceed cost of **\$41,740**.

We appreciate your consideration of this request to add services. If you have any questions or would like any additional information, please contact us at your convenience.

Sincerely,
RINCON CONSULTANTS, INC.



Matt Maddox, MESM, AICP
Project Manager



Richard Daulton, MURP
Principal



City of Merced

Well 3 Tank Demolition Project Focused EIR - Historical Resources

10/10/2017

Cost Estimate

Tasks	Team Totals						
	Cost	Hours	Principal I	Senior Professional I	Professional IV	Technical Editor	GIS Specialist I
Focused EIR			\$215	\$150	\$135	\$105	\$75
1. IS, NOP, and Scoping Meeting	\$8,920	66	4	8	44	4	4
2. Administrative Draft, Focused EIR	\$3,570	28	2	4	12	4	4
2.1 Executive Summary	\$1,160	8	1	2	4	1	
2.2 Introduction, Project Description, and Environmental Setting	\$1,895	13	1	4	8		
2.3 Environmental Impacts and Mitigation Measures							
Historic Resources	\$5,370	38	2	10	24		2
2.4 Other CEQA-Required Sections	\$840	6		2	4		
2.5 Alternatives	\$3,290	23	2	4	16		1
2.6 References and List of Preparers	\$645	5			4	1	
3. Screech Draft, Focused EIR	\$1,800	13	1	2	8	1	1
4. Public Draft, Focused EIR	\$1,050	10			4	2	4
5. Final Focused EIR	\$3,365	27	1	4	14	2	6
6. Public Hearings and NOD	\$1,840	13		8	4		1
Project Management	\$3,430	26	2	16			8
Subtotal Labor	\$37,175	276	16	64	146	15	9

Additional Costs	
Printing (25 Draft copies, 15 Final copies, and 100 CDs total)	\$3,300
Supplies and Miscellaneous Expenses	\$1,265
Total Additional Costs	\$4,565
TOTAL LABOR + ADDITIONAL COSTS	\$41,740