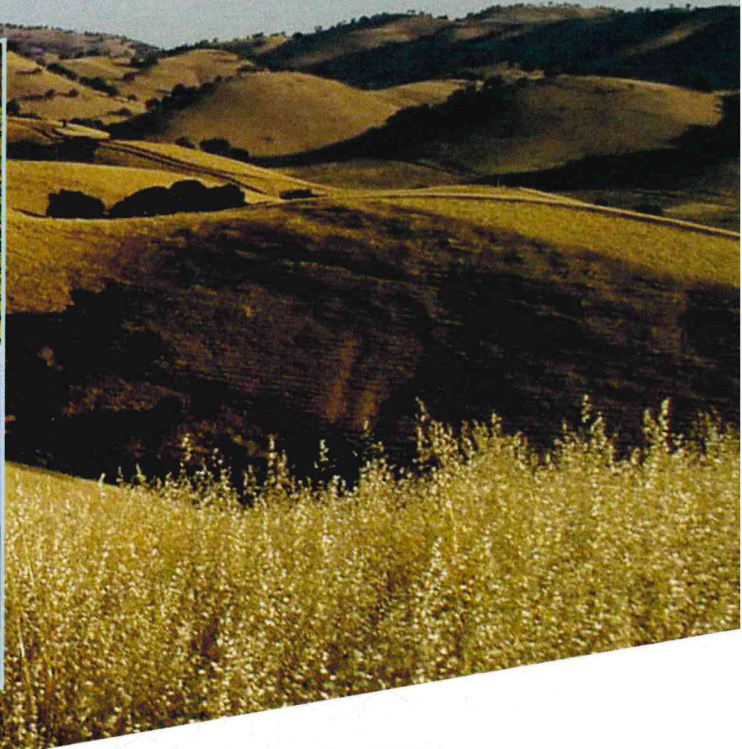


ASCENT



COST PROPOSAL

RESPONSE TO RFP REGARDING

PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

FOR THE DEVELOPMENT OF THE GREILICH RANCH SUBDIVISION AND
49ER VILLAGE RV RESORT EXPANSION PROJECT IN THE CITY OF PLYMOUTH

PREPARED FOR

ERIN VENTURA,
PLANNING DIRECTOR
CITY OF PLYMOUTH
PO BOX 429
PLYMOUTH, CA 95669

NOVEMBER 19, 2021

Response To RFP Regarding
**Preparation of an Environmental Impact Report For Development of the Greilich Ranch
Subdivision and 49er Village RV Resort Expansion Project in the City of Plymouth**

ASSUMPTIONS

The proposed price for the proposed project EIR is presented in the attached spreadsheet. To promote clarity, the following assumptions explain the basis of the proposed price. The price is estimated based on a good-faith, current understanding of the project's needs. If selected, Ascent is interested in discussing the City's needs and revising the scope of work and price, as warranted, to meet expectations.

Lump-Sum Price. The proposal is a lump-sum price to perform the proposed scope of work. Monthly invoices will be submitted based on percentage of progress toward completion occurring in each billing period.

Schedule. The price is based on the proposed schedule. If the schedule is protracted significantly (more than 60 days) for reasons beyond Ascent's control, a budget amendment may apply to the remaining work. Ascent will consult with the City about a course of action.

Price and Staff Allocation to Tasks. Labor, subconsultant, and other direct costs have been allocated to tasks to determine the total budget. Ascent may reallocate costs and labor resources, as needed, as long as the total contract price is not exceeded.

Billing Rates. Costs were determined based on the proposed scope of work and Ascent's current billing rates. Any budget augmentations or contract amendments in subsequent years will be calculated using updated billing rates, unless precluded by contract terms.

Changes to the Project or Alternatives. If the descriptions of the project and alternatives are changed after they have been approved for use by the City, a budget amendment will be warranted to the extent completed work needs to be revised or redone.

Adequacy of Provided Materials. Materials provided by others are assumed to be complete and adequate for use in the analysis. If supplemental or revised analysis, studies, data, or fieldwork is needed to render such materials adequate, a budget amendment would be warranted.

Responses to Public Comments. After public review of the draft environmental document, Ascent will prepare a list of commenters; compile, organize, review, and evaluate comments; and coordinate with the City to develop response strategies. Up to 80 labor hours of technical staff labor are budgeted for preparing responses to comments. If the number or complexity of comments requires a greater level of effort, Ascent and the City will coordinate about a course of action and budget augmentation, if needed.

Final Environmental Document. The final environmental document will consist of a comments and responses to comments volume or chapter. Text revisions to the draft document, if needed, will be assembled in a section. Modification, underline/strikeout, and reproduction of the draft document are not included but can be provided with a budget amendment.

PRICE PROPOSAL Subdivision and 49er Village RV Resort Expansion Project				Grellich Ranch															
November 19, 2021				hourly rates:															
Task	Description	Price	Hours	Principal-in-Charge	Project Manager	Sr. Noise/Traffic Specialist	Sr. AQ/GHG/Energy Specialist	AQ/GHG/Energy Specialist	Sr. Cultural/Tribal Resources Specialist	Archaeologist	Env. Analyst II	Env. Analyst I	Sr. Botanist/Wetland Ecologist	Wildlife Biologist	GIS/Graphics	Production	Admin		
				\$295	\$170	\$175	\$175	\$130	\$160	\$150	\$110	\$135	\$190	\$150	\$125	\$125	\$115		
Task 1:	Project Kickoff Meeting and Site Visit																		
		\$ 2,540	12	4	8														
	Subtotal, Task 1	\$ 2,540	12	4	8		0	0	0	0	0	0	0	0	0	0	0		
Task 2:	Review of City Documents and Data Collection																		
		\$ 3,830	22	2	12					4				4					
	Subtotal, Task 2	\$ 3,830	22	2	12		0	0	0	4	0	0	0	4	0	0	0		
Task 3:	Conduct a Scoping Session																		
		\$ 2,880	14	4	10														
	Subtotal, Task 3	\$ 2,880	14	4	10		0	0	0	0	0	0	0	0	0	0	0		
Task 4:	Preparation of CEQA Documents																		
	4.1 Administrative Draft EIR																		
	Project Description	\$ 9,680	54	4	50														
	Aesthetics	\$ 3,085	19	1	12										4	2			
	Agriculture and Forestry Resources	\$ 840	6		2										2	2			
	Air Quality	\$ 9,735	71	1	2		6	60								2			
	Archaeological, Historical, and Tribal Cultural Resources	\$ 8,445	55	1	2				6	44						2			
	Biological Resources	\$ 8,875	57	1	2							6	44	2	2	2			
	Energy	\$ 4,355	31	1	2		2	24								2			
	Geology, Soils, and Mineral Resources	\$ 3,585	25	1	2							20				2			
	Greenhouse Gas Emissions	\$ 6,875	49	1	2		6	38								2			
	Hazards and Hazardous Materials	\$ 4,125	29	1	2							24				2			
	Hydrology and Water Quality	\$ 4,405	37	1	2						32					2			
	Land Use and Planning	\$ 3,585	25	1	2							20				2			
	Noise	\$ 9,860	72	1	2	6		60							1	2			
	Population and Housing	\$ 2,585	15	1	12											2			
	Public Services and Recreation	\$ 5,455	39	1	2							32			2	2			
	Transportation	\$ 6,735	39	1	2	32									2	2			
	Utilities and Service Systems	\$ 6,635	57	1	2						50				2	2			
	Wildfire	\$ 3,275	27	1	2						24								
	Cumulative Impacts	\$ 6,485	39	1	32										4	2			
	Alternatives	\$ 7,595	45	1	40										2	2			
	Growth Inducement	\$ 1,965	13	1	2							8				2			
	Other Sections Required by Statute	\$ 5,105	35	1	8							20			4	2			
	4.2 Screencheck Draft EIR	\$ 20,005	123	12	48		1	8	1	6	12	12	1	6		16			
	4.3 Public Review Draft EIR	\$ 10,480	60	8	36											16			
	4.4 Administrative Final EIR	\$ 16,900	96	12	60			2		2				4		16			
	4.5 Final EIR	\$ 7,280	42	4	30											8			
	4.6 Findings, SOC, MMRP, and NOD	\$ 4,375	25	1	24														
	Subtotal, Task 4	\$ 182,325	1,185	61	384	38	15	192	7	52	118	136	7	54	25	96	0		
Task 5:	Project Management																		
		\$ 19,180	102	20	70												12		
	Subtotal, Task 5	\$ 19,180	102	20	70	0	0	0	0	0	0	0	0	0	0	0	12		
Task 6:	Technical Studies																		
	6.1 Transportation/Traffic (Fehr & Peers)	\$ 930	4	2	2														
	6.2 Water Supply (West Yost)	\$ 930	4	2	2														
	Subtotal, Task 6	\$ 1,860	8	4	4	0	0	0	0	0	0	0	0	0	0	0	0		
LABOR SUBTOTAL				\$ 212,615	1,343	95	488	38	15	192	7	56	118	136	7	58	25	96	12
				\$ 28,025	\$ 82,960	\$ 6,650	\$ 2,625	\$ 24,960	\$ 1,120	\$ 8,400	\$ 12,980	\$ 18,360	\$ 1,330	\$ 8,700	\$ 3,125	\$ 12,000	\$ 1,380		
REIMBURSABLE EXPENSES				\$ 159,379															
	Printing	\$ 1,500																	
	Reproduction	\$ -																	
	Mileage/Parking/Travel	\$ 800																	
	Postage	\$ 300																	
	Field Equipment	\$ 250																	
	Subconsultants	\$ 156,529																	
	Fehr & Peers (Transportation)	\$ 121,970																	
	West Yost (WSA)	\$ 30,000																	
	Administrative Cost (3%)	\$ 4,559																	
TOTAL PRICE				\$ 371,994															

ASSUMPTIONS
Assumptions that explain the basis of the proposed price are enclosed and are an integral part of this proposed scope for work for services.
Up to 10 hard copies at \$150/hard copy