Littleton Blvd. Subarea Plan
Dig Studio Team

8/18/2025

Dates	Task		Firm	DigStudio			Opticos Design					Consor Engineering							MIG							Arthouse Design			EPS			Total Hours per Task	Total Cost per Task
				Project Management / Planning / Urban Design / Green Infrastructure			Architecture / Housing					Transportation / Mobility / Green Infrastructure							Planning / Housing / Historic Preservation							Project & District Identity			Economic Development				
			Staff	Paul Stewart, Principal-in-Charge	Greg Adelberg, Project Manager	Sara Peppers, Designer II / Planner II	Stefan Pellegrini, Principal	Drew Finke, Senior Associate	Xenia Alygizou, Associate I	Patricia Cespedes, Sr. Designer	Kiara Gutierrez, Designer	Josh Mehlem, Principal Planner	Rachel Roberts, Transportation Planner III	Olivia Simard, Transportation Planner I	Jason Rutt, Principal Engineer II	Abby Walsh, EIT II	Sylvia Lopo, Transportation Engineer I	George Shackil, EIT II	Mark De La Torre, Principal-in-Charge (MIG)	Ryan Sotirakis, Advising Planner, Project Manager	Marcia Boyle, Historic Preservation Planner	Sang Bae, Architectural Historian	Ben Margolis, Consulting Principal	Yuri Chang, Housing Policy / Planning Analyst	MIG Project Administrator	Beth Rosa or Chuck Desmoineaux Principal	Senior Designer	Designer	Andrew Knutsen, Managing Principal	Colton Harguth, Project Manager	Karen Chen, Project Analyst		
			Hourly Rate	$ 210	$ 145	$ 115	$ 350.00	$ 260.00	$ 210.00	$ 195.00	$ 185.00	$ 216.00	$ 150.00	$ 99.00	$ 277.00	$ 118.00	$ 157.00	$ 118.00	$ 185.00	$ 185.00	$ 150.00	$ 140.00	$ 280.00	$ 220.00	$ 115.00	$ 225.00	$ 200.00	$ 175.00	$ 280.00	$ 185.00	$ 160.00		
			Hours																														
104 weeks	1	**Project Management**																															
	1.A	Kickoff Meeting		2	2	2	2	2	2	2	0	3	3		0		3		1	2	1				2	2	2		2		2	37	
	1.B	Planning Team (PT) Meetings		28	62	24	2	5	28			26			0		22		6	18	10					10			14		10	265	
	1.C	Project Management Team (PMT) Meetings		16	38	12						13			4		13												14		0	110	
	1.D	Project Management & Work Plan		8	20	12		2	2			6	6		2		6								12	2			2		0	80	
		Subtotal Task 1		**54**	**122**	**50**	**4**	**9**	**32**	**2**	**0**	**48**	**9**	**0**	**6**	**0**	**44**	**0**	**7**	**20**	**11**	**0**	**0**	**0**	**14**	**14**	**2**	**0**	**32**	**0**	**12**	**492**	
				$ 11,340	**$ 17,690**	**$ 5,750**	**$ 1,400**	**$ 2,340**	**$ 6,720**	**$ 390**	**$ -**	**$ 10,368**	**$ 1,350**	**$ -**	**$ 1,662**	**$ -**	**$ 6,908**	**$ -**	**$ 1,295**	**$ 3,700**	**$ 1,650**	**$ -**	**$ -**	**$ -**	**$ 1,610**	**$ 3,150**	**$ 400**	**$ -**	**$ 8,960**	**$ -**	**$ 1,920**		**$ 88,603**
						$ 34,780					**$ 10,850**							**$ 20,288**							**$ 8,255**			**$ 3,550**				**$ 10,880**		
104 weeks	2	**Communications & Outreach**																															
	2.A	Public Involvement Plan		4	16		1	1	2			2	4							4												34	
	2.B	Project Branding		2	8	8																				25	45	50				138	
	2.C	Stakeholder Engagement		40	80	80						6	6				6		4	40	4								4		4	274	
	2.D	City Council, Boards & Commissions		16	40	40											6		4	8	8								8	8	4	142	
	2.E	Community-wide Engagement		40	116	120	1	2	4			6	6						4	80	8								8		8	403	
		Subtotal Task 2		**102**	**260**	**248**	**2**	**3**	**6**	**0**	**0**	**14**	**16**	**0**	**0**	**0**	**12**	**0**	**12**	**132**	**20**	**0**	**0**	**0**	**0**	**25**	**45**	**50**	**20**	**8**	**16**	**991**	
				$ 21,420	**$ 37,700**	**$ 28,520**	**$ 700**	**$ 780**	**$ 1,260**	**$ -**	**$ -**	**$ 3,024**	**$ 2,400**	**$ -**	**$ -**	**$ -**	**$ 1,884**	**$ -**	**$ 2,220**	**$ 24,420**	**$ 3,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,625**	**$ 9,000**	**$ 8,750**	**$ 5,600**	**$ 1,480**	**$ 2,560**		**$ 160,343**
						$ 87,640					**$ 2,740**							**$ 7,308**							**$ 29,640**			**$ 23,375**				**$ 9,640**		
6 weeks	3	**Planning Integration**																															
	3.A	Planning Synthesis Report		4	16	40	1	4	10	12	12	8	24							4	4	4										143	
		Subtotal Task 3		4	16	40	1	4	10	12	12	8	24	0	0	0	0	0	0	4	4	4	0	0	0	0	0	0	0	0	0	**143**	
				$ 840	$ 2,320	$ 4,600	$ 350	$ 1,040	$ 2,100	$ 2,340	$ 2,220	$ 1,728	$ 3,600	$ -	$ -	$ -	$ -	$ -	$ -	$ 740	$ 600	$ 560	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		**$ 23,038**
						$ 7,760					**$ 8,050**							**$ 5,328**							**$ 1,900**			**$ -**			**$ -**		
16 weeks	4	**Data Collection & Existing Conditions Analysis**																															
	4.A	Data Collection & Existing Conditions Analysis		16	60	80	0	2	6	24	24	12	24	80	8	136	8	16	20	30	60	80	4	8					12	32	32	774	
	4.B	Existing Conditions Summary, Databook & Graphics		8	20	80	1	7	22	32	34	4	8	16	2	30	16	24	2	4	6	12							4		8	340	
	4.C	Traffic Operational Analysis															24	56														80	
	4.D	Safety Analysis															24	40														64	
	4.E	Technology Review															16	40														56	
	4.F	Access Management Review													2		24															26	
	4.G	Parking Utilization Study										14	52	80		12																158	
	4.H	Transit Stop Evaluation										0		0																		0	
	4.I	Pedestrian/Bicycle Connection Evaluation										3		20			16	16														55	
	4.J	*Pilot Projects*													8	24																32	
		Subtotal Task 4		**24**	**80**	**160**	**1**	**9**	**28**	**56**	**58**	**33**	**84**	**196**	**20**	**202**	**128**	**192**	**22**	**34**	**66**	**92**	**4**	**8**	**0**	**0**	**0**	**0**	**16**	**32**	**40**	**1553**	
				$ 5,040	**$ 11,600**	**$ 18,400**	**$ 350**	**$ 2,340**	**$ 5,880**	**$ 10,920**	**$ 10,730**	**$ 7,128**	**$ 12,600**	**$ 19,404**	**$ 5,540**	**$ 23,836**	**$ 20,096**	**$ 22,656**	**$ 4,070**	**$ 6,290**	**$ 9,900**	**$ 12,880**	**$ 1,120**	**$ 1,760**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,480**	**$ 5,920**	**$ 6,400**		**$ 229,340**
						$ 35,040					**$ 30,220**							**$ 111,260**							**$ 36,020**			**$ -**			**$ 16,800**		
15 weeks	5	**Visioning, Goals & Objectives**																															
	5.A	Visioning, Goals & Objectives		12	20	40	0	2	6	8	8									2									8	12	12	130	
	5.B	Focus Area Nodes & Criteria for Evaluation		12	20	40	1	4	6	8	8						8	16		2									24	56	64	269	
	5.C	Urban Design Charrette		16	40	40	1	24	24	24	26	8	8				8			12									16	16		263	
	5.D	Concept Plans & Renderings for Public Engagement		16	16	40	1	6	8	24	24									4												139	
		Subtotal Task 5		**56**	**96**	**160**	**3**	**36**	**44**	**64**	**66**	**8**	**8**	**0**	**0**	**0**	**16**	**16**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**84**	**76**	**801**	
				$ 11,760	**$ 13,920**	**$ 18,400**	**$ 1,050**	**$ 9,360**	**$ 9,240**	**$ 12,480**	**$ 12,210**	**$ 1,728**	**$ 1,200**	**$ -**	**$ -**	**$ -**	**$ 2,512**	**$ 1,888**	**$ -**	**$ 3,700**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,440**	**$ 15,540**	**$ 12,160**		**$ 140,588**
						$ 44,080					**$ 44,340**							**$ 7,328**							**$ 3,700**			**$ -**			**$ 41,140**		
16 weeks	6	**Focus Area Recommendations**																															
	6.A	Draft Recommendations & Policies		20	40	60	2	6	8	23	25	8	20	20	8	0	16	24	8	18	32	56	6	10		8	8					426	
	6.A.1	Alternatives Analysis										16	22	22	8	22	26	56														172	
		Subtotal Task 6		**20**	**40**	**60**	**2**	**6**	**8**	**23**	**25**	**24**	**42**	**42**	**16**	**22**	**42**	**80**	**8**	**18**	**32**	**56**	**6**	**10**	**0**	**8**	**8**	**0**	**0**	**0**	**0**	**598**	
				$ 4,200	**$ 5,800**	**$ 6,900**	**$ 700**	**$ 1,560**	**$ 1,680**	**$ 4,485**	**$ 4,625**	**$ 5,184**	**$ 6,300**	**$ 4,158**	**$ 4,432**	**$ 2,596**	**$ 6,594**	**$ 9,440**	**$ 1,480**	**$ 3,330**	**$ 4,800**	**$ 7,840**	**$ 1,680**	**$ 2,200**	**$ -**	**$ 1,800**	**$ 1,600**	**$ -**	**$ -**	**$ -**	**$ -**		**$ 93,384**
						$ 16,900					**$ 13,050**							**$ 38,704**							**$ 21,330**			**$ 3,400**			**$ -**		
17 weeks	7	**Final Recommendations & Plan**																															
	7.A	Draft Plan & Recommendations		24	80	120	3	6	8	12	24	4	16		2	16	8	16	2	4	4	8	4	8		8	8		4	8		397	
	7.B	Final Plan		20	60	80	1	6	8	12	24	4	8		2	8	8	16		4									4	4		269	
	7.C	Draft Policy Language for ULUC Updates		4	4	40	2	14	12	18	25									4												123	
		Subtotal Task 7		**48**	**144**	**240**	**6**	**26**	**28**	**42**	**73**	**8**	**24**	**0**	**4**	**24**	**16**	**32**	**2**	**12**	**4**	**8**	**4**	**8**	**0**	**8**	**8**	**0**	**8**	**12**	**0**	**789**	
				$ 10,080	**$ 20,880**	**$ 27,600**	**$ 2,100**	**$ 6,760**	**$ 5,880**	**$ 8,190**	**$ 13,505**	**$ 1,728**	**$ 3,600**	**$ -**	**$ 1,108**	**$ 2,832**	**$ 2,512**	**$ 3,776**	**$ 370**	**$ 2,220**	**$ 600**	**$ 1,120**	**$ 1,120**	**$ 1,760**	**$ -**	**$ 1,800**	**$ 1,600**	**$ -**	**$ 2,240**	**$ 2,220**	**$ -**		**$ 125,601**
						$ 58,560					**$ 36,435**							**$ 15,556**							**$ 7,190**			**$ 3,400**			**$ 4,460**		
				DigStudio			**Opticos Design**					**Consor Engineering**							**MIG**							**Arthouse Design**			**EPS**				
			Labor Fee by employee	$ 64,680	$ 109,910	$ 110,170	$ 6,650	$ 24,180	$ 32,760	$ 38,805	$ 43,290	$ 30,888	$ 31,050	$ 23,562	$ 12,742	$ 29,264	$ 40,506	$ 37,760	$ 9,435	$ 44,400	$ 20,550	$ 22,400	$ 3,920	$ 5,720	$ 1,610	$ 12,375	$ 12,600	$ 8,750	$ 34,720	$ 25,160	$ 23,040		
			Sub-Total			**$ 284,760**					**$ 145,685**							**$ 205,772**							**$ 108,035**			**$ 33,725**			**$ 82,920**		
			% of Fee per Firm			**33%**					**17%**							**24%**							**13%**			**4%**			**10%**		
																															Total Labor Estimate	**$ 860,897**
																															Total Expenses Estimate (1% of Project Fee)	**$ 8,609**
																															As Needed Spanish Translation Interpreter Services (Not To Exceed)	**$ 2,500**
																															Total	**$ 872,006**