

Buildout Analysis

Task	WORK PLAN		
	Hours	Rate	Fee
1. Project Organization			
A. Kick-Off Meeting. The consultant will tour the study area and meet with the project steering committee to review the scope of work and project schedule.	8	\$75	\$600
B. Data Collection and Document Review. The consultant will review relevant studies and planning materials provided by the town, and will work with town staff to gather the base data needed to undertake the project.	12	\$75	\$900
2. Build-Out Analysis			
A. Basic Build-Out Analysis. The consultant will undertake a basic build-out analysis for the entire study area based on existing zoning, development and significant natural resource constraints. The analysis will indicate the maximum potential for residential development and total floor area per developable parcel.	16	\$75	\$1,200
B. Steering Committee Work Session. The consultant will meet with the project steering committee to review the basic build-out analysis. The goals of the meeting will be to rank the results of the basic build-out analysis based on the likelihood that a lot will be developed to maximum potential within a 20-year planning horizon. Factors to be considered will be current ownership and use, lot location and configuration, resource and infrastructure constraints, etc. The steering committee will also select 3 to 5 sites with development potential that are likely candidates for infill or redevelopment for a more detailed analysis.	4	\$75	\$300
C. Adjusted Build-Out Analysis. Based on feedback during the steering committee work session, the consultant will prepare an adjusted build-out analysis intended to present a more realistic estimate of development potential under current zoning over a 20-year period. This adjusted analysis will be the basis for the capacity study.	16	\$75	\$1,200
D. Site-Level Build-Out Analysis. The consultant will provide a site-level build-out analysis for the 3 to 5 sites selected by the project steering committee. This analysis will consider other factors that influence development potential such as lot configuration, lot coverage, parking, stormwater, access, etc. The result will be a series of site plans and basic graphics illustrating how development of these sites could be maximized under the current zoning.	32	\$75	\$2,400
3. Capacity Study			
A. Capacity Study. Based on the adjusted build-out analysis, the consultant will project the demand for water and septic, as well as impacts on school enrollment and traffic, that would result from potential development.	32	\$75	\$2,400
B. Steering Committee Work Session. The consultant will meet with the project steering committee to review the results of the capacity study and discuss the development constraints and limiting factors identified during the project.	4	\$75	\$300
4. Final Report			
A. Final Report. The consultant will prepare a final report summarizing the results of the build-out analysis and capacity study, and documenting the methodology.	8	\$75	\$600
B. Final Presentation. The consultant will present the final report at a public meeting.	4	\$75	\$300
Mileage			\$200
Consultant Total Cost:			\$10,400