

**NOTICE****REQUEST FOR PROPOSALS (RFP)****SCRANTON-ABINGTONS PLANNING ASSOCIATION COMPREHENSIVE PLAN****ANNOUNCEMENT**

The Scranton-Abingtons Planning Association (SAPA), Lackawanna County, Pennsylvania, is soliciting written proposals from qualified consultants to provide professional services to assist in the development of the SAPA Comprehensive Plan. The principal goal of this project will be to develop a comprehensive plan for SAPA that meets the requirements of Article III of the Pennsylvania Municipalities Planning Code (MPC). The Plan will focus on those issues identified as most important by SAPA. The project will include data collection and analysis, issue identification, public and community participation, and the development of long- and short-range implementation strategies. The project is to be performed over twenty-four (24) months.

All prospective consultants interested in submitting a proposal are encouraged, but not required, to attend a "Pre-Proposal Meeting" to be held by SAPA at 6:30 PM, June 27th, 2006, at the South Abington Township Building, 104 Shady Lane Road, Chinchilla, PA 18410. Prospective consultants expecting to attend the meeting are requested to notify the Township Manager's Office in advance at 570-586-2111.

A copy of the RFP may be obtained from the Township Manager's Office at the South Abington Township Building or by calling 570-586-2111. The RFP is also available at <http://www.scrantonpa.gov/SAPA.asp>. Prospective consultants should provide contact information in the event it is necessary to distribute addenda or other information related to the RFP.

Eleven (11) paper copies and one (1) copy on disk in *pdf* format of the proposal must be received at the South Abington Township Building to the attention of David G. O'Neill, Manager, South Abington Township, at the address listed above no later than 2:00 PM, July 18, 2006. Packages containing the proposal and any related material must be plainly marked on the outside in the following manner: *PROPOSAL FOR THE SAPA COMPREHENSIVE PLAN*. The price proposal shall be sealed in a separate envelope.

Questions regarding this RFP must be submitted via e-mail to [prowelldf@aol.com](mailto:prowelldf@aol.com) no later than 4:00 PM, July 7, 2006. A consolidated response to questions received will be posted to <http://www.scrantonpa.gov/SAPA.asp> no later than July 11, 2006.

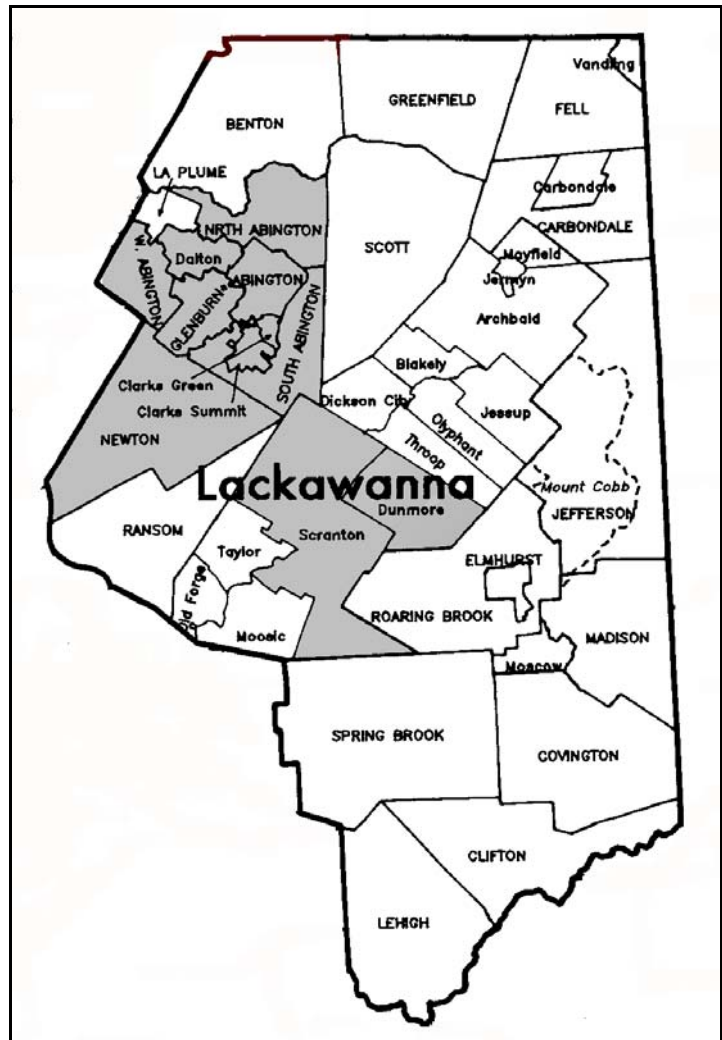
It is the sole responsibility of the prospective consultant to ensure that their proposal is received prior to the advertised deadline. Any proposal received after the advertised deadline will not be considered.

## BACKGROUND INFORMATION

Eleven local municipalities in Lackawanna County have joined together to undertake a multimunicipal comprehensive planning process to address common issues, establish area wide goals and objective, and work together to accomplish their joint vision for the future. (See accompanying *Planning Area Map* and the *Population and Land Area Table* for a listing of municipalities.)

Taken together, the Scranton-Abingtons Planning Association encompasses land uses ranging from agriculture and forestry, to village centers, to suburban sprawl, to inner city. While very diverse in landscape, the planning area municipalities, which historically relied on the City of Scranton as the center of trade and commerce, share issues including a shifting population, diverging land values, highway and transportation needs, and demands for community facilities and services.

The population of the eleven-municipality planning area represents about some fifty-three percent of the County total while the land area comprises only about twenty-one percent of the County. At 3,200 persons per square mile, the highest population density is found in Clarks Summit Borough, with the City of Scranton and Clarks Green at 3,000 and 2,700 persons per square mile respectively. West Abington Township, at fifty-seven persons per square mile is the most sparsely populated.



Scranton-Abingtons Planning Area

The U.S. Census shows that the population of the planing area decreased by four percent between 1990 and 2000, with individual changes ranging from a decrease of nine percent in Dunmore to an increase of thirty-five percent in South Abington Township. During the same period the population of the *Abingtons* increased by nine percent. However, it is important to remember that the decreases in Dunmore and Scranton represents almost 6,800 persons while the *Abingtons*' increase represents about 1,900. In any case, the changes show that at least some of the population is shifting from the City to the *Abingtons*.

As the population of the *Abingtons* has increased so too has the commercial development and traffic along Route 6 which bisects the most densely populated areas of the *Abingtons* and serves as the one of the principal east-west routes. Traffic congestion on Route 6 is one of the key issues facing the planning area and the comprehensive plan will build on the 2004 *Abington Area Transportation Planning Study* completed by PennDOT. Other transportation issues include increasing congestion on Interstate Route 81, the major north-south route in Northeast Pennsylvania, and the potential of a passenger rail link to New York City.

The City of Scranton remains in distressed status as defined by the Commonwealth and an important question is how the planning area can cooperate to improve the economic condition of the City. A healthy urban center can only benefit the entire region, resulting in less emigration, less development and loss of open land in the rural municipalities, and an improved quality of life for the region. A strengths/weaknesses and opportunities/threats analysis with local official and the public will help identify possible solutions.

<b>POPULATION AND LAND AREA – U.S. CENSUS</b>					
MUNICIPALITY	POPULATION			LAND AREA (sq mi)	2000 POP. DENSITY (per/sq mi)
	1990	2000	% 90-00		
Abington Township	1,515	1,616	6.7%	4.6	351
Clarks Green Borough	1,603	1,630	1.7%	0.6	2,717
Clarks Summit Borough	5,433	5,126	-5.7%	1.6	3,204
Dalton Borough	1,369	1,294	-5.5%	3.2	404
Dunmore Borough	15,403	14,018	-9.0%	8.7	1,611
Glenburn Township	1,242	1,212	-2.4%	4.9	247
Newton Township	2,844	2,699	-5.1%	22.7	119
North Abington Township	692	782	13.0%	9.5	82
City of Scranton	81,805	76,419	-6.6%	25.4	3,009
South Abington Township	6,377	8,638	35.5%	9.0	960
West Abington Township	296	311	5.1%	5.5	57
<b>Eleven-Municipality Total</b>	<b>118,579</b>	<b>113,745</b>	<b>-4.1%</b>	<b>95.7</b>	<b>1,189</b>
Lackawanna County	219,039	213,295	-2.6%	458.8	465
Eleven-Municipality Percent of County	54.1%	53.3%	---	20.9%	---

While the historical importance of agriculture and forestry to the area has declined, many acres of open land remain. This open land is a key ingredient of the quality of life for the entire region, not only for the less populated townships in the planning area. Resource sensitive local planning and land use management is critical to conserving the remaining open land given the potential for growth and shifting development patterns. The multi-municipal plan will enable the municipalities, via cooperative zoning, to allocate land uses to the most appropriate locations in the planning area instead of providing for all types of uses in each and every municipality. This holds the great potential for effective long-term management of growth and development. Concurrently, the municipalities must plan for changing demands and costs of community facilities and services.

The status of comprehensive plans in the planning area is shown in the *Comprehensive Plans and Land Use Ordinances Table*. Two of the municipalities have no plans, several are quite dated, and several are more recent, with Dalton Borough and Glenburn Township

<b>COMPREHENSIVE PLANS AND LAND USE ORDINANCES</b>			
MUNICIPALITY	YEAR		
	COMP	ZONING	SALDO
Abington	2003	1995	1995
Clarks Green	mid 70's	1998	1972
Clarks Summit	1967	2001	1994
Dalton	pending*	2003	2005
Dunmore	1963	2000	2000
Glenburn	pending*	2001	2004
Newton	1993	1991	1993
North Abington	1974	1991	1991
Scranton	1993	1993	1996
South Abington	none	1985	1990
West Abington	none	1996	1997
*updates pending			

in the process of a joint plan. Each of the participating municipalities is served by a planning commission and each has adopted a zoning ordinance and a subdivision and land development ordinance.

In short, the municipalities must work together to manage growth and change in accord with well defined, yet flexible, goals and objectives aimed at achieving an overall vision established by the community. The governing body of each municipality believes a joint comprehensive plan is vital to providing for coordinated and orderly growth and development. Local officials are committed to organizing under the terms of the Intergovernmental Cooperation Act and Article XI of the Pennsylvania Municipalities Planning Code to develop and adopt a multimunicipal plan in accord with MPC Article III.

### **CONSULTANT QUALIFICATIONS**

The selected consultant shall consist of a multi-disciplinary team of experienced professionals with demonstrated familiarity and experience with the requirements of the MPC. Although a single firm may have the necessary expertise in-house, interested firms are strongly encouraged to form the most appropriate project team possible. At a minimum, the team should consist of (1) an experienced planner with urban/municipal comprehensive plan development experience, (2) a registered engineer experienced in transportation, (3) a registered landscape architect experienced in urban design, (4) a planner or other professional experienced in downtown revitalization and planning efforts within historic Main Street communities, (5) a planner with experience in land use planning and conservation tools in rural municipalities, and (6) supporting technical personnel.

The selected consultant must designate a project manager for the consultant team. The project manager shall participate in all project-related activities involving SAPA and the public. However, the other required project staff shall also play an active role in the planning process. Interested firms should feel free to add any other staff to the project team who can contribute to the quality of the planning process and the final plan document(s).

### **CONSULTANT EVALUATION CRITERIA**

SAPA will use the following criteria in the consultant evaluation process:

1. Experience and qualifications of the firm and assigned staff.
2. Qualifications, experience and time commitments of the proposed project coordinator and technical staff.
3. Understanding of the project.
4. Methods and procedures for completing the plan.
5. Creative and innovative suggestions for completing the plan.
6. Demonstration that the project will be original and site specific.
7. Willingness to meet with the steering committee and the public during the life of the project.
8. Cost and cost effectiveness of the proposal.
9. Participation of DBE/MBE/WBE (disadvantaged/minority/women-owned business enterprises).

### **PROJECT BUDGET**

The project budget totals \$290,800 and is a combination of local, PA DCED, and PennDOT funds. A total of \$75,000 has been earmarked for the transportation element of the plan and \$1,200 for education, leaving a balance of \$214,600 for the other plan elements. In addition to the Consultant Evaluation Criteria listed above, proposals will be evaluated in terms of how the proposed work plan meets the needs of SAPA within the limit of the project budget. SAPA will work with the selected consultant to finalize the scope of services to match SAPA priorities to the project budget. Initiation of the project is contingent on receipt of DCED and PennDOT grants.

### **SCOPE OF SERVICES**

SAPA has developed the following Scope of Services for preparation of the Plan that will satisfy the requirements of Article III of the MPC. The Scope of Services will be finalized based upon the selected project proposal and suggestions by the project consultant.

1. **Background Studies:** This task is essentially a data gathering effort, compiling available information to assist in describing natural and man-made conditions, community facilities, and socioeconomic and demographic trends.

2. **Develop Goals and Objectives:** This task will set the framework through which the plan elements will be developed. The consultant, in consultation with SAPA, local officials, and other stakeholders, will identify community goals and objectives which will be refined and further developed based on constraints, problems, needs, and opportunities identified through evaluation of the background studies and plan elements.
3. **Develop Plan Elements:** The proposed plan elements follow:
  - a. **Community Planning & Public Participation:** This task entails efforts to encourage community involvement and public participation to aid in the development of the plan. SAPA is interested in an innovative public participation element of the planning process that may include a focus group workshops that encourages hands-on citizen involvement.
  - b. **Local Official Participation:** The consultant shall propose a method to involve the local elected and appointed officials of the ten participating municipalities in the development of the plan beyond representation on the SAPA committee.
  - c. **Physical Environment, Natural & Historic Resources:** This task includes the review, identification, and description of the physical setting of the SAPA municipalities as well as significant natural, historic, and cultural resources. A description of groundwater contamination issues shall be included. The importance of creating an inventory of features and resources is to effectively propose measures for their preservation, as appropriate.
  - d. **Demographic Character & Trends:** This task involves the review and description of the population and demographic character of the SAPA planning area. This information will be used to project population and evaluate the future needs of planning area residents.
  - e. **Community Services & Facilities:** This task includes the review, identification, and description of public, semi-public, and private community facilities. Based on population trends, the consultant will also project future needs for these facilities. Such facilities may include utilities (water, sewer, electric, etc.), municipal and volunteer services (police, fire, etc.), schools, recreational areas, and cultural services. This component shall evaluate present condition and future infrastructure needs relative to wastewater treatment, stormwater management, and water distribution. The consultant shall coordinate with established recreation commissions and integrate ongoing planning activities into the plan.
  - f. **Transportation:** This task shall identify, describe, and indicate the jurisdiction of roadways in the planning area. The consultant will evaluate circulation systems and roadway capacity to make recommendations for improvements based on existing and projected conditions. Along with traditional mass transit systems, this component of the plan shall also include a discussion of non-traditional means of transportation such as bikeways and trails and describe measures to promote bicycle and pedestrian mobility.

Traffic count data at major roadways within the Scranton-Abington Planning Area municipalities will be collected. The data will consist of historical data from PennDOT, including traffic counts, speed limits, and functional classification of the roadway. Contact will be made with PennDOT and the local MPO to determine what roadway improvement projects are currently planned for improvement under PennDOT's transportation plan. New traffic count data will be collected at up to thirty locations set by surveying the participating municipalities to develop a list of *locations of interest*. The locations of interest will be roadways or intersections at which safety or capacity is a concern of the local municipality. Traffic count data will be collected along with information on roadway widths, lane layouts, on-street parking, intersection control (stop, yield, signal) and type of shoulder or curbing. Based upon the data collected, an inventory of transportation needs will be developed. The inventory will highlight areas needing improvement under existing conditions and areas which will likely suffer significant declines in level of service if community growth continues to full development in accord with the mix of land uses (residential, institutional, commercial, and industrial) and densities allowed under existing zoning districts.

- g. **Housing:** Data on existing and projected housing conditions and trends secured from various sources are to be analyzed and evaluated. A survey of the existing housing will examine how best to meet the needs of current residents and those individuals and families anticipated to reside in the Planning Area. A housing resources analysis will be completed using the available data from the various sources (county planning office, municipalities, county housing authority, and county redevelopment authority). The characteristics to be part of the analysis include: housing units, occupancy rates, housing supply trends, and current housing programs. The housing plan will include conservation of presently sound housing, rehabilitation of housing in the declining neighborhoods, and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels. Special housing problems, special housing requirements and future housing requirements will be identified where appropriate.
- h. **Economic Conditions:** This task consists of defining baseline labor and wealth data for the Planning Area, including those elements that contribute to the local and regional economy. The consultant will include an evaluation of the characteristics of the local labor force; an evaluation of the mix of industrial, commercial, and retail based economic contributors and analysis of local market conditions; and identification of underutilized and undeveloped industrial and commercial areas, including the redevelopment of brownfields.
- i. **Land Use:** This task inventories and identifies, based on the County's recent ortho-photography, existing land uses within the planning area with an overview of land use in adjacent municipalities. The consultant will identify emerging land use issues and discuss the character of the community and those aspects to be preserved and perpetuated. Encouraging traditional urban form and mixed-use development is a high priority for the Planning Area as is open land conservation in the rural municipalities. The land use element will lay the foundation for innovative land use regulations by designating rural resource areas, growth areas, public infrastructure areas, and future growth areas in accord with the MPC.
- j. **Intermunicipal Cooperation:** This task involves a description of current intermunicipal cooperation efforts in the Planning Area including forms of government as well as the identification of advisory commissions, authorities, and intergovernmental organizations. The element of the plan will also identify and evaluate the consistency among and between local plans, codes, and ordinances. The consultant will identify deficiencies in the land use governance policies of the Planning area and provide recommendations for improvements.
- k. Existing Plans and Priorities - This task focuses on the identification and analysis of existing local and regional plans and how they relate to SAPA and the SAPA comprehensive plan. (See the List of Specific Plans in the Sapa Planning Area at the end of this RFP for a partial listing of such plans.)
4. **Develop Implementation Strategy:** This task includes the determination of the extent to which the Comprehensive Plan is consistent with state and county plans as well as how existing and future development as guided by the plan is compatible with development in the adjoining municipalities. The consultant will identify and articulate plan recommendations and implementation strategies for both the near and long term. The Planning Area is particularly interested in an exceptionally strong implementation strategy. The Planning area intends the comprehensive plan to be a means of encouraging investment and redevelopment in urban areas and the conservation of agriculture and open land in rural areas. The strategy must specifically outline projects that should be pursued to implement the goals of the plan, and will outline specific state, local, and Federal programs that may be utilized to support and fund those projects.
5. **Project Maps:** For the purpose of illustrating the comprehensive plan, the consultant shall provide mapping to include, at minimum, the following:
- a. Environmental, Natural & Historic Resources
  - b. Community Facilities
  - c. Transportation and Circulation
  - d. Existing Land Use
  - e. Future Land Use Map

All maps for the comprehensive plan shall be prepared in a format compatible with the Lackawanna County Geographic Information System. The Lackawanna County Conservation District, a partner in the project, will provide all available digital data for each participating municipality. Report maps will be completed at scales that will reproduce to fit 8.5 "x 11" and 11"x 17" sheet formats and be suitable for posting to be viewed on the project website. All maps and data shall be provided in shape file and *pdf* format.

6. **Required Meetings:** The consultant shall prepare for and actively participate in the public meeting and public hearing requirements as specified in Article III of the MPC. In addition, a minimum of one (1) public meeting shall be held early in the planning process to assist with the development of community goals and objectives. SAPA will assist in organizing these meetings. The overall development of the plan will be overseen by the SAPA Committee. The consultant shall be prepared to meet with SAPA as requested on at least a bi-monthly basis to report project status and discuss interim project milestones. The consultant will meet with the Committee a minimum of nine (9) times.
7. **Deliverables:** The consultant shall prepare a comprehensive plan report, with maps, conforming to the requirements of the MPC and including, but not limited to, an executive summary, statement of the goals and objectives, discussion and summary of data collected and analyzed for each of the plan elements, summary of the public participation program, and recommendations with implementation strategies for each of the elements. The consultant shall develop a SAPA website and maintain it with planning process documents.

The consultant shall provide fifty (50) bound copies of the draft plan report to SAPA for distribution and review. In addition, the consultant shall provide the draft plan report in a suitable electronic format for posting on the project website to allow for public access and review. SAPA will compile a consolidated list of review comments to be addressed by the consultant prior to finalizing the comprehensive plan report.

The consultant shall prepare the final plan report and, upon its adoption, provide fifty (50) bound copies to SAPA for distribution. In addition, the consultant shall provide the final plan report in MS Word and *pdf* electronic format for reproduction and posting on the project website.

## PROPOSAL FORMAT

All proposals must be in written form and, at a minimum, include the information set forth as follows:

1. **Cover Letter:** The cover letter shall provide a description of the project team and its organization and identify the location of the office(s) where the services will be performed. The letter shall briefly state the consultant's understanding of the services to be provided and verify their availability to undertake the project. The letter shall cite the individual who will be the primary point of contact for SAPA for matters relating to the proposal and be signed by an individual authorized to commit the company to the project.
2. **Table of Contents:** Provide a table of contents listing each section of the proposal, including any appendices and/or attachments specified in the RFP and any additional materials submitted.
3. **Project Understanding:** A written *Statement of Project Understanding* must be submitted to clearly demonstrate that the consultant understands the scope and intent of the project and has a solid grasp of the associated requirements of the Pennsylvania Municipalities Planning Code.
4. **Experience and Qualifications:** A discussion of the experience and qualifications of the consultant and any subcontractor(s) to complete the project.
5. **Project References:** A list of similar projects currently underway and those successfully completed by the consultant and any subcontractor(s) within the last five (5) years. Each project reference shall identify the project by name; include the client's name, point of contact, mailing address, and telephone number; describe the services provided; identify the prime consultant and any subcontractor(s) used; and include the estimated or actual date completed.

6. **Project Personnel:** A list of key project personnel for the consultant and any subcontractor(s). This section shall contain the names of key personnel proposed to work on this project along with a description of their experience and qualifications to perform the tasks to which they will be assigned. An organization chart showing team members, their responsibilities, and lines of communication shall be included in this section. Resumes for key personnel shall be included along with the hourly rate for each.
7. **Work Program:** A written work program that presents the consultant's technical approach to the project requirements and the techniques and methodologies to be used to complete the Scope of Services. Include in this section a listing of any subcontractor(s) to be used along with each of their responsibilities.
8. **Fee Estimate:** The consultant shall provide a *not-to-exceed* lump sum fee for professional services required to complete the Scope of Services outlined in the RFP. The consultant shall provide a detailed budget breakdown of the lump sum cost by project task, and a summary of non-labor costs and reimbursable expenses.
9. **DBE/MBE/WBE Participation:** A description of DBE/MBE/WBE participation in the project. If applicable, the consultant shall set forth the justification for qualifying and the degree of participation in the work under the proposal by DBE/MBE/WBE's, either as the prime consultant or subcontractor(s).
10. **Project Schedule:** The consultant shall provide a project schedule identifying the anticipated duration and relationship of tasks identified in the Scope of Services, highlighting interim and project completion milestones.
11. **Disclosure of Interests:** A disclosure of any known competing interests or potential conflicts of interest for the consultant and any subcontractor(s), including the consultant's work for persons who own land or have development interests in any participating municipality.

## TERMS AND CONDITIONS

1. The RFP is not subject to a competitive bidding process, and any contract entered into as a result of any proposal will not be based on the concept of the *lowest responsible bidder*. Selection will be based on the anticipated overall value to SAPA.
2. SAPA has the right to reject any and all proposals, waive any irregularities, reissue all or part of this RFP, and not award any contract, all at its discretion and without penalty.
3. Soliciting proposals and granting exclusive negotiation rights does not commit SAPA to accept any terms of any proposal. Final terms of any agreement will be determined by direct negotiation.
4. Negotiations may be suspended or terminated at any time that it is determined that additional negotiation would be unproductive.
5. Submission of a proposal constitutes express acceptance of all provisions of the RFP, including any addenda.
6. If it becomes necessary to revise any part of the RFP, an amendment will be issued to all prospective consultants who requested or otherwise received a copy of the RFP and provided SAPA with contact information.
7. The selected consultant, and any subcontractor(s), must comply with all applicable state and Federal regulations, including but not limited to all anti-discrimination requirements.
8. If any key personnel assigned to the SAPA plan project by the selected consultant or any subcontractor(s) should resign or otherwise terminate employment, the selected consultant is required to immediately notify SAPA of such action. The selected consultant will discuss with SAPA its plan to replace such staff with an individual of comparable qualifications at no additional cost to SAPA..



9. All materials submitted become the property of SAPA and may be returned only by SAPA's option. Proposals submitted to SAPA may be reviewed and evaluated by any person at the discretion of SAPA. SAPA has the right to use any or all ideas presented in response to the RFP.
10. SAPA shall not be liable for any costs incurred by any prospective consultant and any subcontractor(s) in responding to the RFP.

#### **LIST OF PLANS IN THE SAPA PLANNING AREA**

(In addition to local municipal comprehensive plans.)

- Open Space, Greenways and Outdoor Recreation Master Plan for Lackawanna & Luzerne Counties, April 2004.
- The Lackawanna River Watershed Conservation Plan  
<http://www.lrca.org/pages/publications/conservationplan/pages/index.htm>
- The Tunkhannock Creek Conservation Plan, 1997  
<http://www.dcnr.state.pa.us/brc/rivers/riversconservation/registry/21tunkhannock.aspx>
- A Greenways Action Plan for the Tunkhannock Creek Watershed, 2002  
<http://www.atlas.keystone.edu/discover/research.htm>
- Countryside Conservancy Trolley Trail Feasibility Study, February 2006.
- Master Site Development Plan for the Abington Area Community Park, in process.
- Abington Area Transportation Planning Study, April 2004, PennDOT.
- Bi-County Comprehensive Transportation Plan

**PROJECT BUDGET – 11 municipalities**

WORK ELEMENT COST SUMMARY LAND USE PLANNING AND TECHNICAL ASSISTANCE PROGRAM CONTRACT APPENDIX B					
1. Name of Applicant Scranton-Abington Planning Association			2. Duration of Project 24 months		
LIST WORK ELEMENTS BELOW	A. LUPTAP FUNDS	B. LOCAL SHARE		C. PA DOT	D. TOTAL
		CASH FUNDS	IN-KIND		
<b>A. EDUCATION /TECH ASSISTANCE</b>	\$1,200	\$0	\$0	\$0	<b>\$1,200</b>
1. COMP PLAN ELEMENTS					
a. Character, growth, land use	\$11,000	\$11,000	\$0	\$0	\$22,000
b. Natural features, land suitability	\$2,900	\$2,900	\$0	\$0	\$5,800
c. Demographics, housing, economy	\$6,500	\$6,500	\$0	\$0	\$13,000
d. Community facilities	\$11,000	\$11,000	\$0	\$0	\$22,000
e. Transportation	\$16,400	\$16,400	\$0	\$60,000	\$92,800
f. Area-wide planning	\$5,000	\$5,000	\$0	\$0	\$10,000
g. Intermunicipal cooperation	\$16,500	\$16,500	\$0	\$0	\$33,000
2. COMP PLAN -- MAPPING	\$8,000	\$8,000	\$0	\$0	\$16,000
<b>B. COMP PLAN TOTAL</b>	\$77,300	\$77,300	\$0	\$60,000	<b>\$214,600</b>
<b>C. PUBLIC PARTICIPATION</b>	\$30,000	\$30,000	\$0	\$0	<b>\$60,000</b>
<b>WORK ELEMENT SUBTOTAL</b>	\$108,500	\$107,300	\$0	\$60,000	<b>\$275,800</b>
Travel (T)	\$3,000	\$3,000	\$0	\$0	\$6,000
Printing (P)	\$4,500	\$4,500	\$0	\$0	\$9,000
Community Meeting (CM)	required meetings included in individual work elements				
<b>SUBTOTAL (T+P+CM)</b>	\$7,500	\$7,500	\$0	\$0	<b>\$15,000</b>
<b>TOTAL PLANNING</b>	\$116,000	\$114,800	\$0	\$60,000	<b>\$290,800</b>