



Contra
Costa
County

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: September 27, 2016

Subject: Contra Costa Centre Transit Village Financial and Real Estate Consulting – Keyser Marston Associates, Inc.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with Keyser Marston Associates, Inc. (KMA) to increase the payment limit by \$24,300 from \$87,230 to a new payment limit of \$111,530, and extend the term from June 30, 2017 to June 30, 2018, to continue to provide Contra Costa Centre Transit Village Financial and Real Estate Consulting services.

FISCAL IMPACT:

No impact to the County General Fund. 100% Developer Reimbursement.

BACKGROUND:

The Pleasant Hill BART Station Leasing Authority (the “Authority”), a joint powers agency, formed by the County and BART, and Pleasant Hill Transit Village Associates LLC (the “Developer”) entered into a Disposition and Development Agreement (DDA) on December 19, 2005. The Authority and Developer were discussing amending certain terms and conditions of the DDA when the Authority advised Developer that in order for Authority to evaluate the economic impact of any changes, Authority needs to retain an economic consultant to provide analysis

☒ APPROVE ☐ OTHER
☒ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/27/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 27, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Maureen Toms
925-674-7878

cc:

BACKGROUND: (CONT'D)

and recommendations. Developer has agreed to reimburse the Authority for the cost of such consulting on the terms and conditions set forth under the Reimbursement Agreement (RA) executed by the Authority and the Developer in 2012. Staff of the Department of Conservation and Development (DCD), the designated administrators of the Authority, sent out Request for Proposal (RFP) to eight firms and eventually KMA was selected to provide the services. A contract was executed between Contra Costa County Department of Conservation and Development on behalf of the Pleasant Hill BART Station Leasing Authority and Keyser Marston Associates, Inc., on November 6, 2012. This amendment will allow KMA to continue to provide the services to June 30, 2018, to include a new development opportunity on Block D.

CONSEQUENCE OF NEGATIVE ACTION:

The Contractor, Keyser Marston Associates, Inc., will not be able to continue to provide economic analysis and recommendations to the Authority.

CHILDREN'S IMPACT STATEMENT:

N/A

ATTACHMENTS

L-2 Form