



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: July 24, 2018

Subject: APPROVE a contract amendment with Bates Stringer-Oak Park, LLC, for changes in the Strategic Plan related to County-owned land in Pleasant Hill.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a contract amendment with Bates Stringer – Oak Park, LLC, effective January 1, 2018, to amend the Service Plan, and to increase the payment limit by \$275,000, to a new payment limit of \$1,550,000, for continued real estate services related to the County-owned property located at 1700 Oak Park Blvd., in Pleasant Hill with no change to the term of contract, Pleasant Hill area. (Project No.: 4500-6X5028)

APPROVE and AUTHORIZE the Public Works Director or designee, to execute, on behalf of the County, applications and related documents associated with filing for land use approvals and to arrange for payments of up to \$212,500, as a cost recovery deposit and costs related to the environmental review requirements of the California Environmental Quality Act (CEQA) to the City of Pleasant Hill.

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute on behalf of the County, an application for a conceptual cost estimate and to arrange for payment of the \$797 fee to the Contra Costa Water District.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **07/24/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, 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: July 24, 2018

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

By: June McHuen, Deputy

Contact: Karen Laws, 925.
957-2456

cc:

FISCAL IMPACT:

The costs incurred by the County under this contract will be paid from the County's General Fund. The General Fund will be reimbursed upon the sale of a portion of the property to a home builder. Costs are expected to be incurred over a three-year period.

BACKGROUND:

Under the contract between the County and Bates-Stringer – Oak Park, LLC (Bates-Stringer), Bates-Stringer serves as a special consultant to the County in connection with the possible development of County-owned land located on Oak Park Boulevard in Pleasant Hill. The subject property has two addresses: 1700 Oak Park, which consists of approximately ten acres of undeveloped land, of which eight are owned by the County and two are owned by the Mount Diablo Unified School District, and 1750 Oak Park, which consists of approximately five acres and is the site of the existing Pleasant Hill Library.

The County has been in discussion with the City of Pleasant Hill and the Pleasant Hill Recreation and Park District about the possible development of the two parcels to achieve mutually-beneficial public purposes. Under consideration is the possible construction of a new, City-owned, library on a portion of the undeveloped land at 1700 Oak Park, the possible construction of new playing fields on a (different) portion of the undeveloped land at 1700 Oak Park, and the possible development of single-family homes on the land located at 1750 Oak Park. If these projects proceed, the County, with the assistance of Bates-Stringer, will seek to obtain entitlements from the City for the construction of the homes on the 1750 Oak Park site. Earlier, it was thought that the homes, if built, would be constructed on a portion of the 1700 Oak Park property. Changes in the three agencies' respective proposed projects have resulted in a change in the proposed location of the residential subdivision. An amendment to the Bates-Stringer contract is needed to reflect the agencies' current discussions.

CONSEQUENCE OF NEGATIVE ACTION:

If the amendment to the Bates-Stringer contract is not approved, the existing contract will not accurately reflect the expected scope of work.

ATTACHMENTS

Amendment

Amendment - Exhibit A