



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: December 17, 2019

Subject: Contract amendment with Bates Stringer-Oak Park, LLC for real estate services related to County-owned property at 1700 Oak Park Blvd., 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 April 1, 2019, to amend the service plan to modify the list of subcontractors and work being performed by subcontractors, increase the payment limit by \$410,000 to a new payment limit of \$1,960,000, and extend the term of the contract through November 30, 2020, for continued real estate services related to the County-owned property located at 1700 Oak Park Blvd. and 1750 Oak Park Blvd., in Pleasant Hill. (Project No.: 0928-WH113B)

**FISCAL IMPACT:**

100% General Fund. The costs incurred by the County under this contract will be paid from the County's General Fund. Proceeds from the sale of the property located at 1750 Oak Park Blvd. will be used to reimburse the General Fund.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **12/17/2019** ☒ 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: December 17, 2019

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

By: June McHuen, Deputy

Contact: Karen Laws, 925.  
957-2456

cc:

## BACKGROUND:

The County owns approximately eight acres of unimproved property located at 1700 Oak Park Blvd. in Pleasant Hill and approximately five acres of improved property located at 1750 Oak Park Blvd. in Pleasant Hill. Approximately two acres of property adjoining the County-owned property at 1700 Oak Park Blvd. is owned by the Mt. Diablo Unified School District (MDUSD). To maximize the public benefit of the property located at 1700 Oak Park Blvd., the County and MDUSD are working together to sell all ten acres. Toward that end, the County and MDUSD are considering transferring approximately five of the ten acres to the City of Pleasant Hill for use as the site of new city-owned library and the other approximately five acres to the Pleasant Hill Recreation and Park District for recreational uses. In addition, the County intends to sell the approximately five-acre County-owned property located at 1750 Oak Park Blvd. to a private developer for residential use. As part of the development of 1700 Oak Park Blvd., approximately one and a half acres (of the ten-acre parcel) will be dedicated to the City of Pleasant Hill for road and utility right-of-way (on Monticello Ave.).

On February 25, 2014, the Board of Supervisors authorized the Public Works Director to work with the City of Pleasant Hill on the disposition of County properties in the South Pleasant Hill area. On November 14, 2017, the Board of Supervisors approved the contract with Bates Stringer – Oak Park, LLC (Contractor) for real estate services related to the disposition of the properties. In accordance with the terms of the contract, the Contractor has been working with the City of Pleasant Hill to obtain land use approvals related to the disposition of the properties. Because of the complexity of the process, the Contractor has experienced higher than expected costs. In addition, in order to adequately address permitting requirements in a timely manner, Contractor assisted the City submit various permit applications, including permit applications to the US Army Corps of Engineers for a Section 404 pursuant to the Federal Clean Water Act, and a Section 401 permit from the San Francisco Regional Water Quality Control Board documenting compliance with State water quality standards.

This contract amendment will allow the Contractor to be paid for additional costs incurred and for additional work performed. The County anticipates being reimbursed approximately \$100,000 from the City of Pleasant Hill for Contractor's assistance with the resource agency permit applications.

## CONSEQUENCE OF NEGATIVE ACTION:

If the contract amendment is not approved, the Contractor will not be fully repaid for costs incurred in service to the County under the contract.

## ATTACHMENTS

Contract Amendment