



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: May 12, 2020

Subject: CONSIDER proposals and AUTHORIZE negotiations of the sale of 1750 Oak Park Blvd., Pleasant Hill.

RECOMMENDATION(S):

RECEIVE proposals for the sale and development of County property at 1750 Oak Park Boulevard, Pleasant Hill, in response to the County's request for proposals, in accordance with Government Code Section 25515.2(h).

AUTHORIZE the Public Works Director, or designee, to evaluate the proposals, select proposal(s) for negotiations, and negotiate with the selected proposer(s) terms and conditions of sale.

FISCAL IMPACT:

There is no fiscal impact to considering proposals for the sale of County-owned property at 1750 Oak Park Boulevard in Pleasant Hill, other than the cost of staff time. If negotiations result in a sale of the property, it is expected the gross revenue to the County in fiscal year 2021 would be \$12 - \$14 million.

BACKGROUND:

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **05/12/2020** ☒ 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: May 12, 2020

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

By: June McHuen, Deputy

Contact: Karen Laws, 925.
957-2456

cc:

On March 10, 2020, the Board of Supervisors adopted Resolution No. 2020/81, authorizing the issuance of a request for proposals (RFP) for the sale of 1750 Oak Park Blvd., Pleasant Hill (the Property), and fixing May 12, 2020, as the date for receiving proposals. Proposals have been submitted to the County in response to the RFP. Today's action is a request for the Board to (i) receive the proposals submitted by bidders and authorize the Public Works Director, or designee, to evaluate the proposals and select proposals for negotiations, (ii) authorize the Public Works Director, or designee, to negotiate with selected proposers on the terms and conditions of a sale of the Property, and (iii) authorize the Clerk of the Board, upon successful negotiation of the terms of a sale, to publish and mail notice of the time and place of the hearing to adopt an ordinance authorizing the sale in accordance with Government Code section 25515.2. Upon successful negotiation of a sale, staff will return to the Board with a recommendation to adopt an ordinance authorizing the sale in accordance with Government Code section 25515.2.

On May 11, 2020, the City of Pleasant Hill approved the entitlements and Conditions of Approval for the development of the Property as a 34-unit single-family subdivision. The subdivision is intended to be compatible with nearby civic projects, including a new city-owned public library and public recreational facilities.

Proposal Link

BACKGROUND: (CONT'D)

1750 Oak Park RFP Responses

CONSEQUENCE OF NEGATIVE ACTION:

If the proposals are not received by the Board and negotiations are not authorized, the County will not be able to proceed with the sale of the property.

CLERK'S ADDENDUM

Consent item C.4 was considered in conjunction with this matter. Exhibit materials not available at the time of publication were added to the record by unanimous vote (attached). Eleven proposals for purchase and development of the property were received and accepted into the record by unanimous vote (attached).