

**REPORT TO MAYOR AND COUNCIL  
SITTING AS THE LOCAL REUSE AUTHORITY**

**TO THE HONORABLE MAYOR AND COUNCIL  
SITTING AS THE LOCAL REUSE AUTHORITY:**

DATE: March 25, 2014

**SUBJECT: APPROVAL OF AN AMENDMENT TO THE MASTER SERVICES AGREEMENT WITH ALH URBAN & REGIONAL ECONOMICS (ALH ECONOMICS) FOR PROFESSIONAL SERVICES ASSOCIATED WITH DISPOSITION AND LAND TRANSFER PLANNING AT THE CONCORD NAVAL WEAPONS STATION (CNWS) IN AN AMOUNT NOT TO EXCEED \$5,000; TOTAL CONTRACT VALUE SINCE 2012 IS \$53,460.**

**Report in Brief**

Staff is recommending that the Local Reuse Authority (LRA) amend a Master Agreement for Professional Services with ALH Economics for preparation of specialized economic studies for the Concord Naval Weapons Station (CNWS). The funding of \$5,000 will come from a loan to the LRA from the General Fund. The analyses will support refinement of the Area Plan phasing and disposition strategies through revisions to site-wide infrastructure concepts and financial/fiscal sustainability model results. The loan to the LRA was approved and appropriated on December 10, 2013. The loan will be repaid with interest from land sales and leases within the former CNWS. This agreement will cover a performance period of July 24, 2013 to August 31, 2014. Total contract value since 2012 would be \$53,460.

**Background**

ALH has been providing specialized financial and fiscal studies and advice to City staff during the development and adoption of the Reuse Plan and development of the Area Plan and its amendment into the General Plan. Their work has laid the foundation of the disposition strategies for the Economic Development Conveyance (EDC) of the property to the LRA. Staff requires those services to continue in support of negotiations with the Department of the Navy (DON). The principals of ALH Economics were selected for this work as part of the competitive selection for preparation of the Reuse Plan.

**Discussion**

The City will continue to require specialized expertise in review of disposition and development phasing options in support of implementation of the Concord Reuse Project Area Plan. Specialized expertise will focus on the following activities:

**APPROVAL OF AN AMENDMENT TO THE MASTER SERVICES AGREEMENT WITH  
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PROFESSIONAL SERVICES ASSOCIATED WITH DISPOSITION AND LAND  
TRANSFER PLANNING AT THE CONCORD NAVAL WEAPONS STATION  
(CNWS) IN AN AMOUNT NOT TO EXCEED \$5,000; TOTAL CONTRACT  
VALUE SINCE 2012 IS \$53,460.**

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*Task 1 – Financial and Fiscal Analysis*

*Task 2 – Update Financial Model Costs*

*Task 3 – Negotiations with DON*

**Fiscal Impact**

Funding for this amendment will be provided by a loan to the LRA from the General Fund. The loan was approved and appropriated by the City Council on December 10, 2013. The loan will be repaid with interest from land sales or leases within the former CNWS. Total funding since 2012, is \$53,460 of which the Department of Defense (OEA) has provided grants of \$37,460.

**Public Contact**

Agenda has been posted in accordance with legal requirements.

**Recommendation for Action**

The Executive Director is recommending the City Council, sitting as the Local Reuse Authority, authorize the execution by the Executive Director of an amendment to the existing Master Services Agreement with ALH for an amount not to exceed \$5,000 which brings the total contract amount to \$53,460, which requires Council approval.



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Local Reuse Authority  
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**FOURTH AMENDMENT TO  
AGREEMENT FOR PROFESSIONAL SERVICES**

**This Fourth Amendment to Agreement** is entered into on February 14, 2014 (“EFFECTIVE DATE”) by and between the CITY OF CONCORD, a municipal corporation, (“CITY”) and ALH Urban & Regional Economics (“CONSULTANT”) and is the fourth amendment to an Administrative Agreement dated February 20, 2012 referenced as the City’s document No. AA-2315.

**WHEREAS**, the CITY and CONSULTANT entered into an agreement dated February 20, 2012 for services to support the preparation of a reuse plan for the Concord Naval Weapons Station in the amount of \$8,460; and

**WHEREAS**, the Agreement has been amended on May 1, 2012, and was approved by Council as CCA-5207, for an additional amount of \$50,000 and extending the term ending date to May 1, 2013; and on August 15, 2012, the amendment amount was reduced to \$15,000; and

**WHEREAS**, the Agreement has been amended on February 15, 2013, and was approved by Council as CCA-5207-A, for an additional amount of \$12,000 and extending the term ending date to June 30, 2013; and

**WHEREAS**, the Agreement has been amended on July 24, 2013, and was approved by Council as CCA-5207-B, for an additional amount of \$16,000 and extending the term ending date to August 31, 2014; and

**WHEREAS**, the parties hereto desire to amend the agreement to provide additional professional services in connection with the preparation of the reuse plan, to extend the term and provide for additional compensation therefore.

**NOW, THEREFORE**, in consideration of the promises and conditions set forth herein, the parties mutually agree as follows:

**Section 1.** Section 5, COMPENSATION, is hereby amended to read as follows:

**SECTION 5 - COMPENSATION**

5. COMPENSATION

With this amendment to the original agreement of February 20, 2012, the CONSULTANT shall be compensated in the additional amount of \$5,000 for a total amount not to exceed **\$56,460** for basic services rendered, as more particularly described in Attachment A of the original agreement, in accordance with the terms and conditions included therein.

CONSULTANT may submit monthly statements for services rendered. It is intended that payments to CONSULTANT will be made by CITY within thirty (30) days of receipt of invoice.

Except as expressly amended herein all terms and conditions of the Agreement dated February 20, 2012 shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have executed this Amendment to Agreement the day and year written above.

**CONSULTANT**

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Amy L. Herman

**CITY OF CONCORD**

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Michael W. Wright  
Executive Director  
Local Reuse Authority

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Clerk