



DATE ISSUED: May 21, 2008

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of May 27, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Third Amendment to Agreement for Economic Consulting
Services with Keyser Marston Associates – Centre City and
Horton Plaza Redevelopment Projects

COUNCIL DISTRICT: 2

REFERENCE: None

STAFF CONTACT: David Allsbrook, Assistant Vice President – Contracting & Public
Works, 533-7112

REQUESTED ACTION:

That the Redevelopment Agency of the City of San Diego (“Agency”) approve the Third Amendment to the Agreement with Keyser Marston Associates (“KMA”) for economic consulting services for \$300,000. The total compensation will not exceed \$950,000.

STAFF RECOMMENDATION:

That the Agency approve the Third Amendment to the Agreement with KMA for economic consulting services for \$300,000.

SUMMARY: In June 2006, it was disclosed to the Centre City Development Corporation (“Corporation”) that an Agreement for economic consulting services was entered into with KMA for the next three-year period. KMA was selected after participating in a Request for Qualifications process. KMA provides on-call economic consulting services on real estate transactions in Centre City involving the Agency. The proposed Third Amendment to the Agreement with KMA will provide the necessary funding to continue the economic consulting services required for Agency real estate transactions in Centre City.

FISCAL CONSIDERATIONS:

Funds in the amount of \$300,000 are available in the Fiscal Year 2008 other consultant budget for the proposed amendment.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On April 30, 2008, the Corporation voted in favor of the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: None.

BACKGROUND

KMA has been providing economic consulting services to the Corporation under the existing Agreement since June 2006. The Agreement has been amended twice to add additional funds for services. KMA is currently working on several complex major projects for the Corporation that require a higher level of service. These projects include Seventh and Market, 1050 B Street, Cedar Gateway, San Diego Marriott-Ballpark Village, and 9th and Broadway. In particular, Jerry Trimble, Managing Principal, was engaged to work on the Seventh and Market Project along with other staff from KMA because of the complexity of the project. This was not contemplated in the previous funding for the Agreement. In order to continue to provide economic consulting services for these projects as well as future projects, it is necessary to amend the contract.

The following is the current financial status of the Agreement:

Original Agreement	(June 2006)	\$250,000
First Amendment	(May 2007)	\$200,000
Second Amendment	(March 2008)	\$200,000
Paid to Date		(621,425)
Proposed Amendment		<u>\$300,000</u>
Amount Available Subsequent to this Amendment		<u>\$328,575</u>

DEVELOPMENT TEAM

PRINCIPAL	TITLE	PRIMARY CONTACT
Jerry Trimble	Managing Principal	
Paul Marra	Principal	✓
Linnie Gavino	Manager	✓

EQUAL OPPORTUNITY

Firm Name: Keyser Marston Associates		FIRM CERTIFICATION Other Business Enterprise (“OBE”)
SUBCONSULTING FIRMS	PRINCIPALS	
Hunter Pacific Group	Celia Hunter	Women Owned Business (“WBE”)

KMA submitted a Work Force Report dated April 9, 2008 which indicates a total work force in the San Diego office of 10* employees.

- *(6) females
- (7) members of an under-represented ethnic group

As a firm with fewer than 15 employees, KMA is not required to submit an Equal Employment Opportunity Plan.


Environmental Impact – This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

CONCLUSION


The proposed Third Amendment to the Agreement with KMA will provide the necessary funding to continue the economic consulting services required for Agency real estate transactions in Centre City.

Respectfully submitted,

Concurred by:



David Allsbrook
Assistant Vice President – Contracting
and Public Works



Nancy C. Graham
President

Attachment A – Third Amendment to Agreement