



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: James M. Casso, City Attorney

DATE: October 2, 2015

SUBJECT: Consideration of Professional Services Agreement with Cordoba Corporation

BACKGROUND: Pursuant to the City Council's direction, my office has drafted a professional services agreement with Cordoba Corporation ("Cordoba") for real estate and related advisory services for the City's owned property at Tonner Canyon and Follows Camp. Also, at the direction of Council, since August 1, 2015, Cordoba has been reviewing previously drafted and considered City studies on the potential uses of the Tonner Canyon property and Cordoba is currently analyzing potential uses for the Follows Camp property.

DISCUSSION: The City has owned both properties for a number of years. Potential uses for the Tonner Canyon property has been analyzed and uses for Follows Camp has been informally discussed but no definitive direction on potential uses has been given by the Council to City staff. Cordoba's services will include an analysis to assist the Council in determining that definitive direction and in ensuring that the City's proposed use is sensitive to the interests of the surrounding communities and compliant with any applicable federal, state or local laws and regulations.

BUDGET IMPACT: Cordoba will earn a monthly retainer of \$45,000.00 and for other services as detailed in Exhibit "B" of the attached agreement.

RECOMMENDATION: Staff recommends that the City Council approve the Professional Services Agreement with Cordoba Corporation.

Attachment

EXHIBIT A

SCOPE OF SERVICES

Consultant shall perform real estate and related advisory services. The following activities are essential duties, including, but not limited to:

- Perform a desk audit review of all reports and technical studies performed to date on the City owned property commonly known as Tonner Canyon and Follows Camp (collectively, "City owned property");
- Provide an analysis on the optimal use of the City owned property, ensuring that the uses best meet current and potentially future market demanded uses, taking into account environmental concerns and community issues;
- Work with the City Manager and assigned key staff on developing future uses for City owned property, offering technical services, environmental planning, licensing and permitting as necessary from any federal, state or local governmental agencies;
- Develop a conceptual plan, taking into account capital costs, operations and maintenance costs, depreciation of assets and any applicable revenue generation;
- Develop a conceptual level plan and funding strategy related to the future use of the City owned property. Consultant shall provide the City and produce any conceptual-level planning and engineering documents and/or drawings for the future use of the City owned property; and
- Attend meetings with City staff, key stakeholders and/or user groups who may be affected by the proposed future use of the City owned property.

EXHIBIT B

RATE SCHEDULE

In addition to the \$45,000.00 per month retainer, Consultant may charge the City the following hourly rates for services rendered pursuant to the Scope of Services set forth herein.

<u>Name(s)</u>	<u>Classification/Title</u>	<u>Hourly Rate</u>
George Pla	Principal in Charge	\$300
Randall Martinez	Project Executive	\$250
Maria Mehranian	Project Executive	\$250
Cathy Higley	Senior Planner/Transp. Advisor	\$275
Lucy Labruzzo	Senior Energy Advisor	\$240
Angel Alvarez, PE	Senior Infrastructure Advisor	\$240
Roberto Ramirez, PE	Senior Civil Engineer	\$170
Narbeh Issagholian	Planner	\$153
Joe Villa	CADD Design Manager	\$110