

**PLACER COUNTY**  
**REDEVELOPMENT AGENCY**  
**MEMORANDUM**

**TO:** Honorable Members of the Redevelopment Agency Board  
**FROM:** Rich Colwell, Chief Assistant CEO – Redevelopment Director  
Rae James, Deputy Director, Redevelopment  
**DATE:** August 22, 2006  
**SUBJECT:** Approve an Amendment for Property Development Advisory Services in North Lake Tahoe with Economic Planning Systems from \$65,000 to an Amount Not to Exceed \$92,000 and Authorize the Purchasing Manager to Sign the Contract Amendment.



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**ACTION REQUESTED**

Approve an amendment for property development advisory services in North Lake Tahoe with Economic Planning Systems (EPS) from \$65,000 to an amount not to exceed \$92,000 and authorize the Purchasing Manager to sign the contract amendment.

**BACKGROUND**

On June 13, 2006, the Board approved a contract with EPS to provide concept evaluation and market structure for development projects in the North Lake Tahoe Redevelopment Area. Subsequently, the Agency determined additional coordination with the Tahoe Regional Planning Agency (TRPA) was critical to the development of viable demonstration projects within the context of the interim and final Pathway 2007 Regional Plans. Projected activities will require a \$27,000 amendment to EPS's contract.

In January 2006, an original contract was awarded under RFP No. 9489 to EPS for the preparation of a market demand land use study for Kings Beach and Tahoe City. Since that time EPS has established the relationships and expertise in addition to the resources to develop project specific development packages needed to move forward within TRPA's proposed regulatory structure.

**FISCAL IMPACT**

The Agency has sufficient budget to cover the contract expense. There will be no impact on the County's General Fund.

**RECOMMENDATION**

Approve an amendment for property development advisory services in North Lake Tahoe with EPS from \$65,000 to an amount not to exceed \$92,000 and authorize the Purchasing Manager to sign the contract amendment.

cc: Sabrina Thompson, Agency Counsel

Attachment

**Project:** Tahoe Basin Advisory Services

**Administering Agency:** Placer County Redevelopment Agency

**Contract Number:** KN020690

**Contract Description:** Concept Evaluation and Market Structure for Agency Sponsored Agency Development Projects in the North Tahoe Redevelopment Area.

**CONTRACT AMENDMENT NO. 1**

THIS AGREEMENT, originally made at Auburn, California, and as of June 21, 2006, and as subsequently amended, by and between the Placer County Redevelopment Agency ("Agency"), and Economic & Planning Systems, Inc. ("Consultant"), is amended as follows:

**1. Paragraph 2: Payment**

Contract is being increased for additional services (\$25,000) and direct expenses (\$2,000). The total amount of contract is amended to a maximum of \$92,000.

**2. Exhibit A.**

Increase the scope of work to include Economic & Planning Systems, Inc. (EPS) attendance at additional meetings with the Tahoe Regional Planning Agency (TRPA) and their representatives, coordination of County demonstration projects within the Pathway 2007 interim and final Regional Plan. EPS will need time for meeting preparation, and follow-up coordination with the County, TRPA staff and TRPA consultants. Charges for services will be on a hourly billing rate and direct expenses with billing only for work completed up to the authorized budget amount.

**3. Exhibit B.**

The estimated budget to complete prior and current work described is \$85,000 and is inclusive of work done by subconsultant team members. Direct Expenses will not exceed \$7,000 without prior approval by the Deputy Director-Redevelopment. Total contract amount will not exceed \$92,000

All other terms and conditions of this agreement shall remain in full force and affect.

PLACER COUNTY REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
David Seward, Purchasing Manager

Date: \_\_\_\_\_

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ECONOMIC & PLANNING SYSTEMS, INC.

By: \_\_\_\_\_  
Tim R. Youmans  
Title: Managing Principal

Date: \_\_\_\_\_

By: \_\_\_\_\_  
David W. Zehnder  
Title: Principal

Date: \_\_\_\_\_

