

OHLONE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

TO: BOARD OF TRUSTEES

FROM: DOUGLAS TREADWAY

DATE: APRIL 25, 2007

SUBJECT: APPROVAL OF CONTRACT WITH A.PLESCIA & CO. FOR
FRONTAGE DEVELOPMENT ADVISORY SERVICES

Mr. Andy Plescia as principal of A.Plescia & Company, has worked with the College on the Request for Proposals (RFP) for the Ohlone College Mission Boulevard Mixed Use Project that was issued in the Summer of 2005. He also was involved in the evaluation of developer proposals and provided numerous financial analyses related to subsequent negotiations with the Sobrato Corporation. He has proven to be a very capable real estate consultant who has the expertise the College requires to prepare bid documents for the College in the coming months. Please find attached a proposal from Mr. Plescia to advise the College through all phases of the bidding process: preparing suitable bid documents, conducting a pre-bid meeting with prospective developers, evaluating submitted bid proposals, and providing required financial analysis during the subsequent lease negotiation phase.

Mr. Plescia has provided the District with a not-to-exceed fee proposal of \$15,000, based on an hourly rate of \$150 per hour. These proposed services will be funded from redevelopment revenues.

RECOMMENDATION:

The President/Superintendent recommends that the Board of Trustees approve a contract with A.Plescia & Co. at a fixed fee not to exceed \$15,000 for frontage land development advisory services.