



## CONCORD REUSE PROJECT

### PROGRAM REPORT

June 2024 | REPORT NO. 19



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## CONCORD REUSE PROJECT PROGRESS REPORT

June 2024

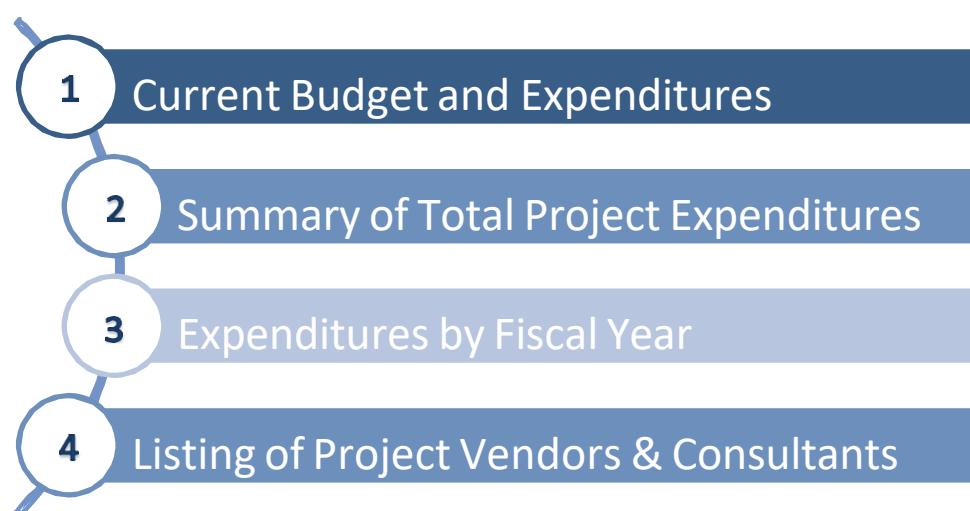
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## INTRODUCTION

This Concord Reuse Project Program Report provides both the current and historical expenditures made by the City of Concord (acting as the Local Reuse Authority) to perform tasks related the redevelopment of the former Concord Naval Weapons Station (CNWS).

The report is organized into four sections:



## REVENUE SOURCES

Historically, the revenue for the work of the Local Reuse Authority (LRA) has come from federal and state grants, former Redevelopment Agency funds, loans from the City to the LRA, and Master Developer reimbursements. Funds were used to pursue tasks implementing the community's vision for the reuse of the former CNWS.

### Grants & Redevelopment

Between 2006 and 2010, when the Reuse Plan was adopted by the LRA Board, the work of the LRA was paid for mainly through grants from the Department of Defense (DOD) Office of Local Defense Community Cooperation (OLDCC)<sup>1</sup> and funds from the City's former Redevelopment Agency (RDA). Those funding sources were also the primary financial support for LRA activities between 2010 and 2012 as the Reuse Plan was amended into the City's General Plan becoming the Area Plan.

<sup>1</sup>As of January 2021, formerly known as the Office of Economic Adjustment (OEA)

## City Loans

Starting in 2013, the LRA's focus shifted to coordinating the environmental work necessary to secure site-wide resource permitting from state and federal regulatory agencies in order to facilitate future development of the base property consistent with the Area Plan. Development impacts related to endangered species, wetlands, and archeological and cultural resources needed to be evaluated and remediation associated with environmental cleanup from prior Defense Department operations required, and continues to require, review and coordination with the Navy to facilitate transfer of the property. The funding sources for these efforts continued to be a mix of regional and state grants, and loans from the City to the LRA. The loans from the City were necessary to fund LRA activities once the state-wide dissolution of redevelopment agencies was implemented in 2012. **The reserves from previous loans from the City were used to also fund the effort to restart the project and find a new Master Developer.**

In June 2023, the City loaned an additional \$530,000 to the LRA. Bringing the total amount of City Loans to the LRA to \$14,610,983. The LRA will repay the loans from the sale or lease proceeds of the project as it develops.

## Exclusive Agreement to Negotiate (ENA) – Preliminary Stage | Good Faith Deposit

The LRA entered into an Exclusive Agreement to Negotiate (ENA) on September 19, 2023, with Brookfield (BCUS Acquisitions LLC). The ENA provided for Brookfield to prepare and negotiate a Term Sheet with the LRA. Brookfield provided a good faith deposit of \$250,000 and an additional deposit of \$162,156.42 (total of \$412,156.42) to cover the LRA's costs to analyze and negotiate the Term Sheet. The Term Sheet with Brookfield was considered and accepted by the LRA on March 19, 2024.

## Disposition & Development Agreement (DDA) Stage | Reimbursement Agreement

The LRA entered into an administrative Reimbursement Agreement with Brookfield to cover the LRA costs of negotiating, drafting, reviewing and managing the consideration of all entitlements, permits and agreements associated with the project; including the negotiation of the Economic Development Conveyance Agreement with the U.S. Navy.

## Revenue Sources

During the time frame of this Program Report (July 2023 – June 2024) three revenue sources are labeled General Fund (Loan), ENA and DDA in the Current Budget & Expenses table that follows to identify the source of those funds.

# CURRENT BUDGET & EXPENSES

July 2023 - June 2024

Description	General Fund	ENA	DDA*	Total Budget	YTD Expense	% Spent
<b>Vendors and Consultants</b>						
ALH Urban & Regional Economics	35,000		7,000	42,000	41,449	99%
Burke Williams & Sorensen, LLP	60,000	187,130	47,500	294,630	251,071	85%
ERS Corp.	31,000		36,375	67,375	78,690	117%
ESA	5,000		25,955	30,955	2,236	7%
Garrity & Knisely	5,000		43,125	48,125	31,451	65%
Guardian Security <sup>1</sup>	*410,000			410,000	324,374	79%
HR&A Advisors	35,000	20,000	13,800	68,800	45,358	66%
HT Harvey & Associates	21,000		31,466	52,466	12,163	23%
Integral Consulting Inc.	5,000		89,760	94,760	16,362	17%
Jarvis Fay	21,000	65,026	24,525	110,551	84,519	76%
Kittelson & Associates			8,151	8,151	1,914	23%
Placeworks, Inc.	100,000		8,743	108,743	41,708	38%
Troutman Pepper	21,000	30,935	72,000	123,935	62,692	51%
<b>City Costs</b>						
*Staffing: Payroll, Taxes, Benefits				576,372	492,367	85%
Office Expense					326	
Utilities						
<b>Total</b>	<b>\$</b>			<b>\$ 2,036,863</b>	<b>\$ 1,486,679</b>	<b>73%</b>

\* Positions funded by the Base Reuse Project:

- Director of Economic Development and Base Reuse - 80%
- The remaining 20% is funded by the General Fund (10%) and Successor Agency (10%)
- Reuse Project Executive Assistant - 100%
- Concord Reuse Area Planner - 20%
- The remaining 80% is funded by the General Fund

This information is current as of the adoption of the biennial budget in June 2023

<sup>1</sup> Total contract is for \$410,000. City will pay \$30,000. GoMentum Station will pay \$380,000. As of 6/30/24, City has paid \$29,741, GoMentum has paid \$294,633

\*Represents April - June 2024, Q1 of DDA Budget.

# SUMMARY OF EXPENDITURES

October 2005 - June 2024	
Description	
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	379,785
AROW	10,833
Arup	13,870,867
Burke Williams & Sorensen, LLP	1,602,095
State of California	38,147
Catellus Development Corp	250,000
CBRE	104,538
Civic Plus	16,792
Contra Costa Water	14,743
Dyett & Bhatia	49,852
Ebbin Moser + Skaggs LLP	688,568
Erler & Kalinowski, Inc.	145,111
ERS Corp.	1,096,384
ESA	1,333,903
Fieldman, Rolapp & Associates, Inc.	32,812
Garrity & Knisely	1,285,677
Gilpin Associates	1,865
Goldfarb & Lipman LLP	60,468
Guardian Security	1,255,248
HGCPM Inc   The Hallmark Group	261,742
HR&A Advisors	545,032
HT Harvey & Associates	1,634,960
Integral Consulting Inc.	11,207
Jarvis Fay Doporto & Gibson LLP	734,163
Jenkins & Hogin LLP	63,154
Johnson Marigot Consulting	227,628
Katharine Gale	96,080
Kittelson	326,819
KRPA	6,000
Law Offices of Craig Labadie	119,880
Lennar Concord LLC	1,049,951
LPA, Inc.	162,794
Lubin Olson & Niewiadomski LLP	533,881
Michael Brandman Associates	153,289
Moore Iacofano & Goltzman Inc	311,449
OpenGov	12,160
PEAK Democracy	12,160
Perkins + Will	540,000
Pacific Gas   PG&E	\$9,220
Placeworks, Inc	41,708
Remy Moose Manley, LLP	308,786
Rincon	20,601
Salas O'Brien	36,000
Small Contracts (Under \$20K)	84,345
SWCA	1,137,769
The Wright Group	158,989
Troutman Pepper	62,693
Towill, Inc.	282,392
Victoria Walker	26,615
Vlaming & Associates	6,132
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	8,298,017
Office Expense: Printing, Supplies, Software, Equipment	609,747
<b>Grand Total</b>	<b>\$ 40,123,048</b>

# FISCAL YEAR 2024 EXPENDITURES

July 2023 - June 2024	
Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	41,449
Burke Williams & Sorensen, LLP	251,071
ERS Corp.	78,690
ESA	2236
Garrity & Knisely	31,451
Guardian Security	324,374
HR&A Advisors	45,358
HT Harvey & Associates	12,163
Jarvis Fay Doporto & Gibson LLP	84,519
Kittelson & Associates	1,914
Integral Consulting Inc.	16,362
Placeworks, Inc.	41,708
Troutman Pepper	62,692
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	492,367
Office Expense: Printing, Supplies, Software, Equipment	326
<b>Grand Total</b>	<b>\$ 1,486,679</b>

# FISCAL YEAR 2023 EXPENDITURES

July 2022 - June 2023

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	33,352
Burke Williams & Sorensen, LLP	256,832
Contra Costa Water District	(17,712)
ERS Corp.	36,924
ESA	3,524
Garrity & Knisely	1,575
Guardian Security	273,311
HR&A Advisors	41,745
HT Harvey & Associates	41,440
Jarvis Fay Doporto & Gibson LLP	43,228
Johnson Marigot Consulting	1,000
Lubin Olson & Niewiadomski LLP	15,123
Pacific Gas   PG&E	9,220
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	446,764
Office Expense: Printing, Supplies, Software, Equipment	18,258
Utilities	2,500
<b>Grand Total</b>	<b>\$ 1,224,796</b>

# FISCAL YEAR 2022 EXPENDITURES

July 2021 - June 2022

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	24,054
ARUP	123,031
Burke Williams & Sorensen, LLP	83,639
ERS Corp.	51,329
ESA	4,529
Garrity & Knisely	3,885
Guardian Security	167,839
HR&A Advisors	28,055
HT Harvey & Associates	16,130
Jarvis Fay Doporto & Gibson LLP	71,402
Johnson Marigot Consulting	4,949
Lubin Olson & Niewiadomski LLP	34,997
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	491,926
Office Expense: Printing, Supplies, Software, Equipment	69
Utilities	32,455
<b>Grand Total</b>	<b>\$ 1,138,289</b>

# FISCAL YEAR 2021 EXPENDITURES

July 2020 - June 2021

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	12,493
AROW	
ARUP	314,149
Burke Williams & Sorensen, LLP	48,390
State of California	5,477
CivicPlus	1,940
ERS Corp.	28,300
ESA	
Fieldman, Rolapp & Associates, Inc.	
Garrity & Knisely	21,105
Gilpin Associates	
Guardian Security	146,750
HGCPM Inc   The Hallmark Group	
HR&A Advisors	28,191
HT Harvey & Associates	19,059
Jarvis Fay Doporto & Gibson LLP	42,795
Johnson Marigot Consulting	2250
Kittelson & Associates, Inc.	
Lennar Concord LLC	
LPA, Inc.	
Lubin Olson & Niewiadomski LLP	24,319
MIG	
OpenGov	12,160
Rincon	
SWCA	
Towill	
Victoria Walker	
Vlaming & Associates	-
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	369,614.09
Office Expense: Printing, Supplies, Software, Equipment	11,237.43
<b>Grand Total</b>	<b>\$ 1,088,388</b>

# FISCAL YEAR 2020 EXPENDITURES

July 2019 - June 2020

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	21,384
AROW	-
ARUP	181,828
Burke Williams & Sorensen, LLP	153,524
State of California	32,670
CivicPlus	1,866
ERS Corp.	35,291
ESA	180,960
Fieldman, Rolapp & Associates, Inc.	-
Garrity & Knisely	49,821
Gilpin Associates	1,865
Guardian Security	43,404
HGCPM Inc   The Hallmark Group	-
HR&A Advisors	25,842
HT Harvey & Associates	179,023
Jarvis Fay Doporto & Gibson LLP	107,518
Johnson Marigot Consulting	2,750
Kittelson & Associates, Inc.	87,115
Lennar Concord LLC	1,049,951
LPA, Inc.	-
Lubin Olson & Niewiadomski LLP	89,744
MIG	13,127
Rincon	-
SWCA	436,036
Towill	(253)
Victoria Walker	180
Vlaming & Associates	6,132
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	533,738
Office Expense: Printing, Supplies, Software, Equipment	6,315
<b>Grand Total</b>	<b>\$ 3,239,830</b>

# FISCAL YEAR 2019 EXPENDITURES

July 2018 - June 2019

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	59,983
AROW	10,833
ARUP	855,316
Burke Williams & Sorensen, LLP	58,050
ERS Corp.	95,966
ESA	510,324
Fieldman, Rolapp & Associates, Inc.	-
Garrity & Knisely	100,550
Guardian Security	147,478
HGCPM Inc   The Hallmark Group	80,729
HR&A Advisors	17,700
HT Harvey & Associates	364,700
Jarvis Fay Doporto & Gibson LLP	243,510
Johnson Marigot Consulting	83,282
Kittelson & Associates, Inc.	189,755
LPA, Inc.	162,794
Lubin Olson & Niewiadomski LLP	161,043
MIG	89,766
Rincon	20,601
SWCA	498,320
Towill	193,663
Victoria Walker	21,285
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	903,169
Office Expense: Printing, Supplies, Software, Equipment	29,444
<b>Grand Total</b>	<b>\$ 4,898,259</b>

# FISCAL YEAR 2018 EXPENDITURES

July 2017 - June 2018

Description	Total
<b>Vendors / Consultants</b>	
ALH Economics	34,976
ARUP	759,857
Burke Williams & Sorensen, LLP	76,070
Civic Plus	1,786
ERS Corp.	90,589
ESA	286,036
Fieldman, Rolapp & Associates, Inc.	8,072
Garrity & Knisely	75,036
Guardian Security	109,476
HGCPM Inc   The Hallmark Group	151,366
HR&A Advisors	21,698
HT Harvey & Associates	239,426
Jarvis Fay Doporto & Gibson LLP	114,125
Johnson Marigot Consulting	50,219
Kittelson & Associates, Inc.	48,035
KRPA	6,000
Lubin Olson & Niewiadomski LLP	193,961
Peak Democracy	12,160
SWCA	202,529
Towill	78,309
Victoria Walker	5,150
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	655,785
Office Expense: Printing, Supplies, Software, Equipment	40,710
<b>Grand Total</b>	<b>\$ 3,261,371</b>

# FISCAL YEAR 2017 EXPENDITURES

July 2016 - June 2017

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	35,939
Arup	428,017
Burke Williams & Sorensen, LLP	138,172
Civic Plus	11,200
Ebbin Moser + Skaggs LLP	136,000
ERS Corp.	55,743
ESA	100,808
Fieldman, Rolapp & Associates, Inc.	10,304
Garrity & Knisely	116,418
Guardian Security	42,615
HGCPM Inc   The Hallmark Group	29,647
HR&A Advisors	19,347
HT Harvey & Associates	203,576
Jarvis Fay Doporto & Gibson LLP	27,066
Johnson Marigot Consulting	21,617
Lubin Olson & Niewiadomski LLP	14,694
SWCA	884
The Wright Group	33,138
Towil, Inc.	10,673
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	486,106
Office Expense: Printing, Supplies, Software, Equipment	59,019
<b>Grand Total</b>	<b>\$ 1,980,983</b>

# FISCAL YEAR 2016 EXPENDITURES

July 2015 - June 2016

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	12,357
Arup	356,359
Burke Williams & Sorensen, LLP	294,362
Catellus Development Corp	250,000
Ebbin Moser + Skaggs LLP	155,000
Executive Search	12,861
ERS Corp.	237,828
ESA	35,402
Fieldman, Rolapp & Associates, Inc.	14,436
Garrity & Knisely	102,049
HR&A Advisors	101,023
HT Harvey & Associates	167,413
Jenkins & Hogin LLP	63,154
Johnson Marigot Consulting	46,561
Law Offices of Craig Labadie	25,880
The Wright Group	125,851
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	334,425
Office Expense: Printing, Supplies, Software, Equipment	64,966
<b>Grand Total</b>	<b>\$ 2,399,927</b>

# FISCAL YEAR 2015 EXPENDITURES

July 2014 - June 2015

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	36,514
Arup	520,257
Burke Williams & Sorensen, LLP	174,342
Ebbin Moser + Skaggs LLP	104,395
ERS Corp.	159,720
ESA	51,000
Garrity & Knisely	70,678
HR&A Advisors	121,123
HT Harvey & Associates	118,649
Johnson Marigot Consulting	15,000
Law Offices of Craig Labadie	28,455
Perkins + Will	2,000
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	377,585
Office Expense: Printing, Supplies, Software, Equipment	7,785
<b>Grand Total</b>	<b>\$ 1,787,503</b>

# FISCAL YEAR 2014 EXPENDITURES

July 2013 - June 2014

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	38,254
Arup	585,821
Burke Williams & Sorensen, LLP	67,644
Ebbin Moser + Skaggs LLP	53,835
Erler & Kalinowski, Inc.	55,633
ERS Corp.	61,388
ESA	(15,114)
Garrity & Knisely	105,583
HR&A Advisors	94,949
HT Harvey & Associates	50,995
Law Offices of Craig Labadie	38,220
Perkins + Will	343,665
Salas O'Brien	28,000
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	447,204
Office Expense: Printing, Supplies, Software, Equipment	39,373
<b>Grand Total</b>	<b>\$ 1,995,450</b>

# FISCAL YEAR 2013 EXPENDITURES

July 2012 - June 2013

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	20,578
Arup	560,073
Ebbin Moser + Skaggs LLP	11,770
Erler & Kalinowski, Inc.	25,082
ERS Corp.	66,250
ESA	400
Garrity & Knisely	62,741
HT Harvey & Associates	38,425
Law Offices of Craig Labadie	20,493
Perkins + Will	194,335
Salas O'Brien	8,000
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	400,125
Office Expense: Printing, Supplies, Software, Equipment	11,511
<b>Grand Total</b>	<b>\$ 1,419,783</b>

# FISCAL YEAR 2012 EXPENDITURES

July 2011 - June 2012

Description	Total
<b>Vendors / Consultants</b>	
ALH Urban & Regional Economics	8,452
Arup	579,370
CBRE	59,989
Ebbin Moser + Skaggs LLP	17,003
Erler & Kalinowski, Inc.	24,842
ERS Corp.	3,750
ESA	35,399
Garrity & Knisely	50,407
Goldfarb & Lipman LLP	675
HT Harvey & Associates	85,084
Katharine Gale	1,030
Law Offices of Craig Labadie	6,832
Michael Brandman Associates	141,325
Remy Moose Manley, LLP	12,537
Thornhill Group, LLC	17,250
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	360,864
Office Expense: Printing, Supplies, Software, Equipment	20,028
<b>Grand Total</b>	<b>\$ 1,424,837</b>

# FISCAL YEAR 2011 EXPENDITURES

July 2010 - June 2011

Description	Total
<b>Vendors / Consultants</b>	
Arup	616,820
CBRE	44,549
Ebbin Moser + Skaggs LLP	29,092
Erler & Kalinowski, Inc.	39,554
ESA	109,161
Garrity & Knisely	51,043
Goldfarb & Lipman LLP	2,200
HT Harvey & Associates	34,672
Katharine Gale	2,381
Michael Brandman Associates	11,964
Remy Moose Manley, LLP	28,904
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	306,759
Office Expense: Printing, Supplies, Software, Equipment	11,948
<b>Grand Total</b>	<b>\$ 1,289,047</b>

# FISCAL YEAR 2010 EXPENDITURES

July 2009 - June 2010

Description	Total
<b>Vendors / Consultants</b>	
Arup	1,799,725
Ebbin Moser + Skaggs LLP	41,126
ESA	29,237
Garrity & Knisely	23,725
Goldfarb & Lipman LLP	1,075
HT Harvey & Associates	64,204
Katharine Gale	340
Remy Moose Manley, LLP	129,601
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	253,493
Office Expense: Printing, Supplies, Software, Equipment	18,664
<b>Grand Total</b>	<b>\$ 2,361,190</b>

# FISCAL YEAR 2009 EXPENDITURES

July 2008 - June 2009

Description	Total
<b>Vendors / Consultants</b>	
Arup	2,024,638
Ebbin Moser + Skaggs LLP	33,749
Garrity & Knisely	55,320
Goldfarb & Lipman LLP	43,763
Katharine Gale	30,010
Remy Moose Manley, LLP	54,152
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	446,144
Office Expense: Printing, Supplies, Software, Equipment	61,674
<b>Grand Total</b>	<b>\$ 2,749,450</b>

# FISCAL YEAR 2008 EXPENDITURES

July 2007 - June 2008

Description	Total
<b>Vendors / Consultants</b>	
Arup	2,642,777
Dyett & Bhatia	3,600
Ebbin Moser + Skaggs LLP	50,016
Garrity & Knisely	67,583
Goldfarb & Lipman LLP	12,755
Katharine Gale	32,625
Monument Community Partnership	10,000
Remy Moose Manley, LLP	66,470
Solem & Associates	6,000
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	511,394
Office Expense: Printing, Supplies, Software, Equipment	146,317
<b>Grand Total</b>	<b>\$ 3,549,537</b>

# FISCAL YEAR 2007 EXPENDITURES

July 2006 - June 2007

Description	Total
<b>Vendors / Consultants</b>	
Arup	1,522,829
Diane R. Gladwell	4,360
Dyett & Bhatia	46,252
Ebbin Moser + Skaggs LLP	56,582
ERS Corp.	75,115
Garrity & Knisely	223,059
Katharine Gale	13,969
Mapping and Descriptions	6,181
Moore Iacofano & Goltzman Inc	71,319
Remy Moose Manley, LLP	17,122
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	422,281
Office Expense: Printing, Supplies, Software, Equipment	4,679
<b>Grand Total</b>	<b>\$ 2,463,748</b>

# FISCAL YEAR 2006 EXPENDITURES

October 2005 - June 2006

Description	Total
<b>Vendors / Consultants</b>	
Consulting Services, Inc. (NWS)	12,928
ERS Corp.	19,500
Garrity & Knisely	73,648
Katharine Gale	15,725
Mapping and Descriptions	11,759
Moore Iacofano & Goltsman Inc	137,237
Redevelopment Planning - Misc.	3,006
<b>City Costs</b>	
Staffing: Payroll, Taxes, Benefits	58,274
Office Expense: Printing, Supplies, Software, Equipment	54,915
<b>Grand Total</b>	<b>\$ 386,992</b>

## LIST OF VENDORS & CONSULTANTS - Current

- 1. ALH Urban & Regional Economics (FY 2012 - Present)**  
*Provides financial modeling analysis in support of property transfer from the Navy.*
- 2. Burke Williams & Sorensen, LLP (FY 2014 - Present)**  
*Provides legal counsel regarding transactions and agreements between the LRA, Master Developer and collaborating agencies.*
- 3. Civic Plus (FY 2017 - Present)**  
*Provides content management platform for the project's website and document library.*
- 4. ERS Corp. (FY 2006 – FY 2007, FY 2012 -Present)**  
*Provides analysis and review of property remediation projects and future insurance requirements.*
- 5. ESA (FY 2010 - Present)**  
*Provides analysis and conceptual design of hydrology issues, i.e. wetlands, creek restoration, storm water or flood water detention.*
- 6. Garrity & Knisely (FY 2006 - Present)**  
*Provides legal counsel regarding BRAC related property transfer and property remediation issues.*
- 7. Guardian Security (FY 2016 - Present)**  
*Provides gate and base access security on behalf of the LRA.*
- 8. HR&A Advisors (FY 2014 - Present)**  
*Provides financial advice regarding the negotiation of deal structure and terms between the LRA & Navy and LRA & Master Developer selection.*
- 9. H.T. Harvey & Associates (FY 2010 - Present)**  
*Provides analysis, review and advice regarding biological resources and site wide permitting.*
- 10. Jarvis Fay LLP (FY 2016 - Present)**  
*Provides legal counsel regarding the environmental review of the Specific Plan and related documents.*
- 11. Integral Consulting (FY 2024 - Present)**  
*Provides analysis, review and advice regarding Section 404 of the Clean Water Act.*
- 12. Troutman Pepper (FY 2024 - Present)**  
*Provides legal counsel regarding site wide resource permitting.*
- 13. Placeworks Inc. (FY 2024 – Present)** – Provides planning support for all facets of the project.

## PREVIOUS

**1. Associated Right of Way Services, Inc. (FY 2019)**

*Provided rights of access/notice of entry services for Avila Road Project.*

**2. Catellus Development Corp. (FY 2016)**

*A Master Developer candidate, the expenditure represents a refund of their “good faith” deposit.*

**3. CBRE (FY 2011 – FY 2012)**

*Provided static and dynamic financial modeling of the Reuse Alternatives. Key staff was moved to ALH Urban and Regional Economics (see above).*

**4. Dyett & Bhatia (FY 2007 – FY 2008)**

*Provided an update to the City Housing Element including aspects of the Reuse Plan.*

**5. Ebbin Moser + Skaggs LLP (FY 2007 – FY2017)**

*Provided legal counsel regarding site wide resource permitting. This account was transferred to Lubin Olson.*

**6. Erler & Kalinowski, Inc. (FY 2011 – FY 2014)**

*Provided review and comment on Navy remediation documents and assessed impacts to reuse alternatives. Served as City representative to the Navy’s Restoration Advisory Board.*

**7. Goldfarb & Lipman LLP (FY 2008- FY2012)**

*Prepared legally binding agreements (LBA’s) in support of homeless accommodation under BRAC.*

**8. HGCPM Inc. | The Hallmark Group (FY 2017 - 2018)**

*Provided advice and implementation assistance with project management, oversight and control systems.*

**9. Jenkins & Hogen LLP (FY2016)**

*Provided independent investigation into allegations surrounding the Master Developer selection process.*

**10. Katharine Gale (FY 2006 - FY 2012)**

*Advised the LRA on issues related to homelessness. Assisted the LRA in negotiations with homeless service providers to develop a Homeless Assistance Submission to HUD.*

**11. KRPA, Inc. (FY 2018)**

*Provided marketing and communications strategy for ensuring maximum exposure and visibility for CNWS as a world-class destination for investment.*

**12. Law Offices of Craig Labadie (FY 2012 - FY 2016)**

*Provided legal advice on Navy transfer and master developer selection.*

**13. LPA, Inc. (FY 2019)**

*Provided sports and recreation planning and feasibility assessment.*

**14. Moore, Iacofano & Goltzman Inc. (FY 2006 - FY 2007, FY 2019)**

*Prepared Visioning document (based on multiple workshops) reflecting City Council and community desires for reuse of the CNWS. Provided professional facilitation services for the Campus District Visioning Project.*

**15. PEAK Democracy, Inc. (FY 2018 – Present)**

*Provided a cloud-based online citizen engagement platform.*

**16. Perkins +Will (FY 2013 – FY 2015)**

*Prepared conceptual design documents and renderings of the reuse plan. Staff was previously with SMWM, a subcontractor to ARUP, which provided planning design and workshop support for the reuse planning effort.*

**17. Remy Moose Manley, LLP (FY 2007 – FY 2012)**

*Provided outside legal advice on Reuse Plan and plan CEQA compliance documents.*

**18. Rincon (FY 2019)**

*Provided environmental services to assist in preparation of Addendum to Final EIR for the Proposed Green Frame Linear Park Text Amendment and Rezoning Project.*

**19. Salas O'Brien (FY 2013 – FY 2014)**

*Prepared a specialized engineering report assessing the potential for the City of Concord to have control of utilities and use of solar power.*

**20. Vlaming & Associates (FY 2019)**

*Provided labor related advice to the LRA.*

**21. The Wright Group (FY 2015 - FY 2017)**

*Provided oversight of Master Developer selection, strategic advice and coordination of the Navy transfer negotiations and site wide permitting efforts.*

**22. Arup (FY 2007 - FY 2022)**

*Provided planning, engineering, and project management support for all facets of the Reuse Project.*

**23. Fieldman, Rolapp & Associates, Inc. (FY 2016 - FY 2019)**

*Provided analysis, review and advice regarding the use of public financing for infrastructure, services and public facilities.*

24. **Kittelson & Associates, Inc. (FY 2018 – 2019)**  
Provided analysis and review of transportation planning within the Specific Plan.
25. **SWCA (FY 2017 - FY 2019)**  
Provided analysis, review and documentation of the environmental review of the Specific Plan.
26. **Towill, Inc. (FY 2016 – FY 2019)**  
Provided surveying and lot line mapping to create identifiable parcels at property transfer.
27. **Victoria Walker (FY 2019)**  
Provides tournament sports complex administrative services and support.
28. **Johnson Marigot Consulting (FY 2014 – FY 2023)**  
Provides analysis, review and advice regarding Section 404 of the Clean Water Act.
29. **Lubin Olson & Niewiadomski LLP (FY 2017 – FY 2023)**  
Provides legal counsel regarding site wide resource permitting.