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SCOID:

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

HD229061

PURCHASING AUTHORITY NUMBER (If Applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

Department of Developmental Services

CONTRACTOR NAME

City of Costa Mesa

2. The term of this Agreement is:

START DATE

October 2022, or upon DGS/OLS approval, whichever is later

THROUGH END DATE

3 years from the date of DGS/OLS approval

3. The maximum amount of this Agreement is:

\$3,500,000 – Three Million, Five Hundred Thousand Dollars

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits	Title	Pages
Exhibit A	Scope of Work	1-4
Exhibit B	Budget Detail and Payment Provisions	5-7
Exhibit C *	General Terms and Conditions	8-10
<div><div>+</div><div>-</div></div> Exhibit D	Special Terms and Conditions	11

Items shown with an asterisk (), are hereby incorporated by reference and made a part of this agreement as if attached hereto.**These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>***IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.****CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

City of Costa Mesa

CONTRACTOR BUSINESS ADDRESS

77 Fair Drive

CITY

Costa Mesa

STATE

CA

ZIP

92626

PRINTED NAME OF PERSON SIGNING

Jennifer Le

TITLE

Director of Economic and Development Services

CONTRACTOR AUTHORIZED SIGNATURE

DATE SIGNED

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Department of Developmental Services

CONTRACTING AGENCY ADDRESS

1215 O St, 9th Floor

CITY

Sacramento

STATE

CA

ZIP

95814

PRINTED NAME OF PERSON SIGNING

Carla Castañeda

TITLE

Chief Deputy Director, Operations

CONTRACTING AGENCY AUTHORIZED SIGNATURE

DATE SIGNED

DRAFT

SCOPE OF WORK FOR AN AGREEMENT WITH THE STATE RE: THE FAIRVIEW DEVELOPMENTAL CENTER SITE

October 4, 2022 City Council Meeting



BACKGROUND

- FDC is owned by the State and was previously operated as a facility serving developmentally disabled persons. The site is now largely vacant.
- In 2020, the City Council identified a vision statement for the site that included 1,500 mixed use/mixed income housing units and directed staff to coordinate with the State re: the disposition process.



BACKGROUND

- In June 2022, the State approved Government Code Section 14670.31, which outlines the disposition process for the FDC site, including collaboration with the City and a financial allocation toward the site planning process.



AGREEMENT

- The Agreement between the City and the State stipulates that the State will provide \$3.5 Million to the City to support a City-led outreach and planning effort for the site.
- The site planning effort will include:
 - A robust community engagement process including but not limited to townhalls, design charrettes, meetings and presentations;
 - Concept plans and framework;
 - Technical reports and studies;
 - Specific Plan and Environmental Impact Report;
 - Public Hearings;
 - State-prepared Request for Proposals for construction of the established locally-established vision.

AGREEMENT

- The Agreement states that housing, affordable housing, and housing for persons with developmental disabilities will be a priority.
- Land use and site concepts will be determined through the community engagement and planning process.
- The Agreement is for three years and the City will report quarterly to the State as to expenditures and progress.

RECOMMENDATION

Staff recommends the City Council:

- Approve the scope of work and related exhibits for an Agreement with the State of California to fund planning services related to the Fairview Developmental Center.
- Authorize the City Manager and the City Clerk to execute any and all documents necessary for this Agreement.
- Authorize revenue and expense appropriations in the amount of \$3.5 Million respectively.

SCOPE OF WORK FOR AN AGREEMENT WITH THE STATE RE: THE FAIRVIEW DEVELOPMENTAL CENTER SITE

October 4, 2022 City Council Meeting

