



## OFFICE OF THE COUNTY COUNSEL

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RICHARD E. WINNIE  
COUNTY COUNSEL

**AGENDA \_\_\_\_\_: July 21, 2009**

July 13, 2009

HONORABLE BOARD OF DIRECTORS  
Alameda County Redevelopment Agency  
County of Alameda  
1221 Oak Street, Suite 536  
Oakland, California 94612-4305

**SUBJECT:** Approve Legal Services Agreement Related to Ashland Youth Center Project

President Lai-Bitker and Members of the Board:

**RECOMMENDATION:**

1. Approve a Legal Services Agreement with Meyers, Nave, Riback, Silver & Wilson (Ben Reyes, Principal), located at 555 12<sup>th</sup> Street, Suite 1500, Oakland, CA, in an amount of \$150,000 (term of July 21, 2009 through June 30, 2012) for legal services related to the Ashland Youth Center Project.
2. Authorize the Executive Director of the Redevelopment Agency to execute the Legal Services Agreement, after review and approval by the Office of the County Counsel.

**DISCUSSION:**

On June 2, 2009 your Board approved the Master Plan for development of a Youth Center, as an integral part of the Holland-Edendale Recreational Youth Complex, in the unincorporated Ashland community. The Ashland Youth Campus, to be located at 163<sup>rd</sup> and E 14<sup>th</sup> Street, will include construction of a new Youth Center, new gymnasium, and additional park space connecting the Edendale Middle School campus with the existing Edendale Park. The Redevelopment Agency will fund construction of the Youth Center, which is expected to be constructed in 2011/12.

The Redevelopment Agency has asked the Office of the County Counsel to provide legal services and assistance in connection with developing appropriate delivery systems, and contracts for the design and construction of the Ashland Youth Center. Given the project schedule requirement and the specialized nature of the work required, the Office of the County Counsel recommends that special counsel with construction law expertise be retained to assist the Office of the County Counsel and GSA in implementing the project.

The scope of the work to be performed consists of assisting the Redevelopment Agency in selecting a project delivery method, negotiating contracts with design and construction management firms and developing the project manual/contract for the construction. The selected counsel will also be able to assist with any claims arising from the project if necessary.

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**SELECTION PROCESS:**

The Office of the County Counsel sent out a letter to seven (7) Bay Area law firms requesting each firm to provide County Counsel and the Redevelopment Agency with its written proposal to assist County Counsel in providing legal services related to the project.

Six law firms submitted proposals: (1) Miller-Brown-Dannis, San Francisco; (2) Farella, Braun & Martel/Vernon Goins, San Francisco/Oakland; (3) Meyers Nave, Oakland; (4) McDonough, Allen & Holland, Oakland; (5) Best Best & Krieger, Walnut Creek; and (6) Wulfsberg Reese Colvig & Firstman, Oakland. A selection committee made up of representatives from the Redevelopment Agency and the Office of the County Counsel selected three firms to interview – Meyers Nave; Farella Braun & Martel; and McDonough, Allen – and performed interviews on June 30, 2009.

Following those interviews and review of the written proposals, the panel determined that Meyers Nave was the most qualified firm to provide the needed services.

**FINANCING:**

Funds for this contract are available from the Ashland Sub-Area in the approved FY 2009-10 Redevelopment Agency budget. There will be no increase in net County cost.

Respectfully submitted,



Richard E. Winnie  
County Counsel



Chris Bazar  
Executive Director, Redevelopment Agency

cc: Susan Muranishi, County Administrator  
Patrick O'Connell, Auditor-Controller