



CRA/LA

Building communities with jobs and housing

Community Redevelopment Agency /
of the CITY OF LOS ANGELES

DATE / **MAY 26 2005**

FILE CODE /

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CRA File No. 4772
Council District: _____
Contact Person: Richard Benbow
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Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: John White, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on May 19, 2005, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

APPROVAL OF THE SELECTION OF THE RECOMMENDED AGENCY OUTSIDE LAW FIRMS AND APPROVAL OF CONTRACT AUTHORITY OF \$3.6 MILLION FOR AGENCY OUTSIDE LEGAL COUNSEL SERVICES FOR A THREE YEAR PERIOD (2005-2008)

RECOMMENDATION

That City Council approves recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.


Robert R. Ovrom, Chief Executive Officer

cc: John White, Office of the City Clerk (Original & 9 Copies on 3-hole punch)
Lisa Johnson, Scott Eritano, Office of the CAO
Paul Smith, Ivania Sobalvarro, Office of the CLA
Renata Simril, Office of the Mayor
Neil Blumenkopf, Office of the City Attorney

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

MEMORANDUM

13

DATE: MAY 19, 2005

TO: AGENCY COMMISSIONERS

FROM: RICHARD BENBOW, CHIEF OPERATING OFFICER
NOREEN VINCENT, ASSISTANT CITY ATTORNEY
EDWARD RODRIGUEZ, ASSISTANT TO THE CEO

SUBJECT: APPROVAL OF THE SELECTION OF THE RECOMMENDED AGENCY
OUTSIDE LAW FIRMS AND APPROVAL OF CONTRACT AUTHORITY OF \$3.6
MILLION FOR AGENCY OUTSIDE LEGAL COUNSEL SERVICES FOR A
THREE YEAR PERIOD (2005 – 2008).

RECOMMENDATIONS

That the Agency, subject to City Council review and approval,:

1. Approve the selection of the recommended outside law firms for outside legal services for a three-year period (2005 – 2008) commencing upon execution of these contracts and subject to the availability and authorization of funds and the approval of the City Attorney's Office as to form and legality (See Attachment A: List of Outside Law Firms); and

That the Agency, subject to City Council review and approval, authorize the Chief Executive Officer, or his designee, to:

2. Authorize the expenditure of an amount not to exceed a total of \$3.6 million for outside legal services provided by the outside law firms identified in Attachment A with this authorization for the three-year period (2005 – 2008) subject to the availability and authorization of funds.

SUMMARY

After conducting an extensive solicitation and evaluation process by the City Attorney's Office and the Agency, the recommended action is to approve the list of recommended outside law firms to provide outside legal counsel on an as needed basis through the next three years (2005 to 2008). The recommended action is also to authorize an expenditure of up to \$3.6 million for the outside legal services with the aforementioned law firms for the three-year period (2005 to 2008). These contracts are to commence upon execution of said contracts for the three-year period (2005 to 2008).

The number and expertise of the recommended firms will provide the Agency with the flexibility, diversity, breadth, and depth to cover the work categories for which outside counsel is needed over the next three years. These areas include redevelopment, housing, real estate, environmental (NEPA, CEQA, Brownfields), eminent domain, and general litigation.

APPROVAL OF RECOMMENDED LIST OF AGENCY OUTSIDE LAW FIRMS AND
APPROVAL OF CONTRACT AUTHORITY OF \$3.6 MILLION FOR AGENCY OUTSIDE LEGAL
COUNSEL SERVICES FOR A THREE YEAR PERIOD (2005 – 2008)

The authorized amount of \$3.6 million should be sufficient for approximately the three-year period (2005 – 2008). The Agency will also include sufficient funds in its annual budget approval process to cover outside legal work for the contract period. The Agency will return to the Board and Council for an increase in the authorized expenditure amount if necessary during the three-year period.

All legal services work will continue to be monitored by the City Attorney's Office. In all assignments, the City Attorney's Office will consult with Agency staff to identify the category and complexity of the assignment, review the amount of work previously assigned to each law firm in the category, determine the availability and expertise of the firms, determine the proposed budget, and then assign the work. For ongoing work that commenced prior to July 2005, we will retain previously assigned outside law firms in order to complete those assignments.

In the contract, the hourly rates of any of the law firms being recommended will have a not to exceed amount of two hundred fifty dollars (\$250.00) per hour for the three year period. Every contract with the outside law firms listed in Attachment A shall include at a minimum the following provisions:

- (a) The initial purchase order amount shall not exceed \$150,000 without Council approval,
- (b) All work shall be authorized or paid with an Agency purchase order,
- (c) All purchase orders shall have a budget, a work program, a work schedule, and a list of tasks,
- (d) All monthly invoices from the law firms shall completely detail the work performed, including identification of staff, hours, and funds remaining under the work order, and
- (e) The Agency and the City Attorney's Office must be notified simultaneously by the law firm prior to its full expenditure of the authorized amount.

All outside law firms shall be required to comply with all Agency policies including, but not limited to, the Living Wage, Equal Employment Opportunity, Equal Benefits, and Contractor Responsibility policies.

RE

Initial action.

SOURCE OF FUNDS

Various.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by CEQA.

APPROVAL OF RECOMMENDED LIST OF AGENCY OUTSIDE LAW FIRMS AND
APPROVAL OF CONTRACT AUTHORITY OF \$3.6 MILLION FOR AGENCY OUTSIDE LEGAL
COUNSEL SERVICES FOR A THREE YEAR PERIOD (2005 – 2008)

PROGRAM AND BUDGET IMPACT

The recommended action will be consistent with the FY06, FY07, and FY08 Work Programs and Budgets.

BACKGROUND

In February 1991, the City Council approved an ordinance for oversight of the Agency that included the City Attorney's Office serving as the General Counsel to the Agency. In March 1991, the City Council authorized the City Attorney's Office to issue a Request for Qualifications (RFQ) for outside legal services for the Agency. In early 1992, the City Council subsequently approved a list of 23 law firms to assist the City Attorney's Office in representing the Agency for the three-year period of 1993 to 1995.

In February 1996, the City Council approved a list of 25 law firms to assist the City Attorney's Office in representing the Agency for another three-year period from 1996 to 1998. In July 1998, the City Attorney's Office again issued an RFQ for legal services. On March 4, 1999, the Agency Board approved a list of 24 law firms for a three-year period, which was approved by City Council on March 24, 1999.

In August 2001, the City Attorney's Office issued a new RFQ that resulted in the selection and approval of 25 law firms for a three year period of 2002 to 2005. City Council approved these recommended actions on January 29, 2005. Under the quoted language of the Agency Board memo, the 3 year authorization period for Agency use of these firms commenced on the date of Council approval of the firms that was January 29, 2002, when no Agency contracts with these firms for this period yet existed. Agency contracts with these firms were not executed until five months later on June 30, 2002.

In January 2005, the Agency and the City Attorney's Office requested that the City Council extend the current contracts of the approved law firms from the 2002 list to June 30, 2005 since the City Attorney's Office was soliciting a new set of law firms for outside legal services for the period of 2005 – 2008. On February 1, 2005, the City Council approved the contracts' extension for the period 2002 - 2005 so the 3 year authorization period for Agency use of such counsel commences on the date Agency contracts with counsel were executed (June 30, 2002) and ends 3 years thereafter (June 30, 2005).

In November 2004, the City Attorney's Office issued a Request for Qualifications (RFQ) for outside legal services for the Agency, the City's Housing Department (LAHD) and the City's Community Development Department (CDD). The RFQ requested that law firms submit a Statement of Qualifications by November 30, 2005 in the following categories:

- Specialized and/or affordable housing, economic development, and redevelopment law and plans,
- Eminent domain,
- Transactional real estate,
- Environmental including CEQA, CERCLA, and the Polanco Act,
- Special litigation including land use, construction, and real estate related,
- All governmental regulations, including federal regulations and state / local statutes, and
- Multifamily and single family housing bonds (For LAHD only).

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The City Attorney's Office engaged in an outreach process that included the posting of the RFQ on their web page. The City Attorney's Office also sent the RFQ to one hundred ninety eight (198) outside law firms. Fifty-eight (58) firms responded with a Statement of Qualifications (SOQ) by the deadline. The City Attorney's Office then determined the responsiveness of each firm's SOQ in relation to the RFQ's stated requirements. As determined by the City Attorney's Office, the thirty-nine (39) responsive firms were interviewed.

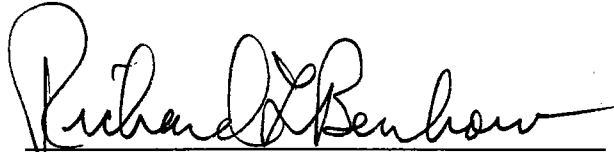
Representatives from both the City Attorney's Office and the CRA/LA served on the evaluation panel. The panel evaluated the applicants based upon the following non-prioritized criteria set forth in the RFQ:

- (1) General professional qualifications,
- (2) Specific experience relevant to the RFQ,
- (3) Rates and costs, and
- (4) Experience with public agencies.

After an extensive and thorough evaluation process, the panel has recommended a list of outside law firms to provide outside legal services for the Agency.

Robert R. Ovrom
Chief Executive Officer

by



Richard L. Benbow
Chief Operating Officer

There is no conflict of interest known to me, which exists with regard to any Agency officer or employee concerning this action.

Attachment A: List of Outside Law Firms

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Attachment A

**LIST OF LAW FIRMS
2005 - 2008**

Name	Legal Services
Adorno Yoss Alvarado and Smith	R, RE, ED
Best, Best & Krieger	R, RE, L
Brown, Winfield & Canzoneri	R, RE, ED, E, L
Davis & Lara, LLP	ED
Folger, Levin & Kahn, LLP	R, E
Fox & Sohagi, LLP	R, RE, E, L
Goldfarb & Lipman	R, RE, ED
Kane, Ballmer & Berkman	R, RE, L
Kelly Lytton & Vann, LLP	R, ED, E, L
Knapp, Petersen & Clarke	R, RE, ED
Lewis, Brisbois, Brisbois, Bisgaard & Smith, LLP	R, RE, ED
McDonough Holland & Allen, PC	R, RE, ED, L
Meyers Nave Riback Silver & Wilson	R, RE, ED, L
Neufeld, Rennett & Bach	R, RE, ED, E
Nossaman, Guthner, Knox & Elliot, LLP	RE, ED, E
Opper & Varco, LLP	R, RE, ED, L
Parker, Milliken, Clark, O'Hara & Samuelian, Inc.	R, RE, ED, L
Richards, Watson & Gershon	R, RE, ED, L
Robie and Matthal, Inc.	ED, L
Robinson & Pearman, LLP	R, RE, ED
Smith & Rendon, LLP	R, RE, ED
Wickwire Gavin, LLP	R, RE, L

R = Redevelopment; **RE** = Real Estate; **ED** = Eminent Domain; **E** = Environmental; **L** = Litigation

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