

**REPORT TO MAYOR AND COUNCIL
SITTING AS THE LOCAL REUSE AUTHORITY****TO THE HONORABLE MAYOR AND COUNCIL
SITTING AS THE LOCAL REUSE AUTHORITY:**

DATE: February 24, 2015

SUBJECT: APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR SPECIALIZED LEGAL SERVICES WITH BURKE, WILLIAMS & SORENSEN, LLP IN THE AMOUNT OF \$35,000 IN CONNECTION WITH TRANSACTIONAL LEGAL SUPPORT FOR THE TRANSFER FOR THE FORMER CONCORD NAVAL WEAPONS STATION (CNWS). FUNDING WILL BE PROVIDED BY A LOAN TO THE LOCAL REUSE AUTHORITY (LRA) FROM THE GENERAL FUND. TOTAL FUNDING SINCE 2013 IS \$215,000.

Report in Brief

As the Local Reuse Authority (LRA) moves towards actual land transfer there is a need for specialized transactional legal support. Potential support would include but not be limited to: review and revision of conveyance documents, preparation of development agreements including financial participation, creation of financing districts; and development of labor agreements. The City Attorney determined that outside counsel would be needed to augment staff. As part of that effort the City Attorney is requesting the City Council, acting as the LRA, to approve an amendment to the professional services agreement for specialized legal services with Burke, Williams & Sorensen, LLP. Funding will be provided through a loan to the LRA from the General Fund that was approved and appropriated as part of the adoption of the FY 2014/2015 budget as amended on January 27, 2015. The loan will be repaid, with interest, from land sales or leases within the former Concord Naval Weapons Station (CNWS). The agreement will cover a performance period of January 1, 2015 to June 30, 2015. Total funding since 2013, including this amendment, from the General Fund is \$215,000.

Background

The City Attorney requested Statements of Qualifications from a list of three law firms to assist the City Attorney and the LRA's Project Team by providing legal support focusing on specific areas of legal concerns associated with property disposition and development as the Base moves towards transfer. After analyzing the proposals, conducting interviews with all three law firms and receiving input from the LRA's Project Team, the selection panel concluded that Burke, Williams & Sorensen, LLP fit best with the legal objectives sought by the City Attorney. Burke, Williams & Sorensen has been providing support to the LRA since 2013. Staff has also drawn on their expertise regarding opportunities on the former Coast Guard housing site.

Discussion

Burke, Williams & Sorensen has been providing legal services to the LRA since 2013. The firm has been responsible for the provision of legal services in one or more of the following areas of law (including in each instance litigation and dispute resolution capabilities): 1) real estate development, 2) land use and zoning; 3)

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construction; 4) energy; 5) public utilities; 6) labor agreements; 7) public finance; 8) non-profit/tax exempt organizations involved in affordable housing; and 9) environmental remediation/risk management.

The LRA and City Attorney's office continues to require support in these areas as the Base moves toward transfer in late 2015 or early 2016 and the USCG site moves toward disposal. Mr. Jerry Ramiza serves as the lead partner in charge. In addition to the firm's broad experience, Mr. Ramiza brings years of experience with Concord, having worked on a wide range of issues for the City and its Redevelopment Agency.

Fiscal Impact

The City Attorney is requesting the City Council approve an amendment to the Master Services Agreement in an amount not to exceed \$35,000, with additional authority for the City Attorney to approve amendments for additional compensation, not to exceed \$20,000, during the approximately 24 month term of the agreement.

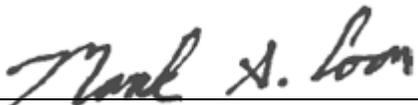
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Public Contact

The agenda has been posted as required by law.

Recommendation for Action

Staff recommends approving an amendment to the Master Professional Services Agreement for specialized transactional legal services with Burke, Williams & Sorensen, LLP in an amount not to exceed \$35,000 and authorizing the City Attorney to execute the agreement on behalf of the City.



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Executive Director
Local Reuse Authority
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**SECOND AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES**

This Second Amendment to Agreement is entered into on February 25, 2015 (“EFFECTIVE DATE”) by and between the CITY OF CONCORD, a municipal corporation, (“CITY”) and Burke, Williams & Sorensen, LLP (“CONSULTANT”) and is the first amendment to an Administrative Agreement dated December 11, 2013, referenced as the City’s document No. 5306.

WHEREAS, the CITY and CONSULTANT entered into an agreement dated December 11, 2013 for services in connection with transactional legal support for the transfer of the Naval Weapons Station, in the amount of \$100,000; and

WHEREAS, the Agreement was amended on July 1, 2014 and was approved by Council as 5206-A, for an additional amount of \$80,000 and extending the term to June 30, 2015; and

WHEREAS, the parties hereto desire to amend the agreement to extend the term and provide for additional compensation therefore.

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, the parties mutually agree as follows:

Section 1. Section 5, COMPENSATION, is hereby amended to read as follows:

SECTION 5 - COMPENSATION

5. COMPENSATION

With this amendment to the original agreement of December 11, 2013, the CONSULTANT shall be compensated in the additional amount of \$35,000 for a total amount not to exceed **\$215,000** for basic services rendered, as more particularly described in Attachment A of the original agreement, in accordance with the terms and conditions included therein.

CONSULTANT may submit monthly statements for services rendered. It is intended that payments to CONSULTANT will be made by CITY within thirty (30) days of receipt of invoice.

Section 2. Section 6, TERM, is amended to read as follows:

SECTION 6 - TERM

6. TERM

The term of this Agreement, as amended, shall be from January 1, 2015 to June 30, 2015 unless earlier terminated in accordance with the terms of the Agreement.

Except as expressly amended herein all terms and conditions of the Agreement dated December 11, 2013 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment to Agreement the day and year written above.

CONSULTANT

Dated

By: _____
Gerald Ramiza
Partner

CITY OF CONCORD

Dated

By: _____
Michael W. Wright
Executive Director
Local Reuse Authority

APPROVED AS TO FORM:

ATTEST:

City Attorney

City Clerk

This signature page is part of this second amendment to the Master Agreement for Professional Services entered into on February 25, 2015 by and between the City of Concord, a municipal corporation, (hereinafter "City") and Burke, Williams, Sorensen, LLP (the "Consultant").