

RESOLUTION 2003- 123

AUTHORIZING CONTRACT NO. 2003-053 WITH NORTHLAND RESEARCH CORP. FOR THE FURNISHING OF APPRAISAL CONSULTING SERVICES FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$229,328.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT DEPARTMENT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).

WHEREAS, the Greater Cleveland Regional Transit Authority intends to construct certain transit improvements as part of the New Starts funded portion of the Euclid Corridor Transportation Project; and

WHEREAS, said construction will require the Authority to acquire rights in real property generally in the form of total acquisition of real estate parcels; partial acquisition of real estate parcels; and permanent or temporary easements; and

WHEREAS, the said acquisitions will require the assistance of licensed professionals in the area of Appraisal Consulting Services; and

WHEREAS, the Authority has solicited such services through a competitive negotiated procurement process; and

WHEREAS, the proposal of Northland Research Corp., located at 2775 S. Moreland Blvd, Cleveland, Ohio 44120, for the furnishing of said Appraisal Consulting Services was received on July 17, 2003, and

WHEREAS, after negotiations, Northland Research has offered to provide such services in an amount not to exceed two hundred, twenty-nine thousand three hundred twenty eight and 00/100 dollars (\$229,328.00); and

WHEREAS, the General Manager deems the proposal of Northland Research Corp. to be most favorable to the Authority, cost and all other factors considered, and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the proposal of Northland Research Corp., as negotiated, for the furnishing of Appraisal Consulting Services for the acquisition of interests in real property for the New Starts funded portion of the Euclid Corridor Transportation Project be and the same is hereby accepted as being in the best interest of the Authority.

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Section 2. That the General Manager of the Authority be and he is hereby authorized to enter into a contract with Northland Research Corp. for the furnishing of Appraisal Consulting Services for the acquisition of interests in real property for the New Starts funded portion of the Euclid Corridor Transportation Project.

Section 3. That said contract shall be payable from the RTA Development Fund, Euclid Corridor Transportation Project Department and Programming and Planning Department Budgets including but not limited to 100% local funds, in an amount not to exceed two hundred twenty nine thousand three hundred twenty eight & 00/100 dollars (\$229,328.00). The East Side Transit Center portion will be in an amount not to exceed \$35,000.00 and the BRT portion will be in an amount not to exceed \$194,328.00. The contract will consist of a separate notice to proceed for each element of the Euclid Corridor Transportation Project.

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon appropriation for the current and future contract years and upon compliance by the contractor to the Specifications and Addenda, if any, the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2003-107, bonding and insurance requirements and all applicable laws relating to contractual obligations of the Authority.

Section 5. That this resolution shall become effective immediately upon its adoption.

Adopted: August 19, 2003



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: AUTHORIZING CONTRACT NO. 2003-053 WITH NORTHLAND RESEARCH CORP .FOR THE FURNISHING OF APPRAISAL CONSULTING SERVICES FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$229,328.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT DEPARTMENT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).	Resolution No.: 2003- 123
	Date: August 14, 2003
	Initiator: Engineering & Project Management
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 **PURPOSE/SCOPE:** This action will allow the Authority to enter into a contract for Appraisal Consulting Services necessary to acquire real estate interests for construction of the New Starts funded portion of the Euclid Corridor Transportation Project.
- 2.0 **DESCRIPTION/JUSTIFICATION:** Two components of the Euclid Corridor Transportation Project are funded under the Federal Transit Administration's New Starts program: the Bus Rapid Transit and the East Side Transit Center project elements. The Bus Rapid portion of the Euclid Corridor Transportation Project has received FTA approval of the environmental assessment and is currently in Final Design, with construction expected to begin in 2004. The East Side Transit Center is currently in the environmental phase, with FTA approval of the environmental assessment expected in 2003. The real estate acquisition process for the East Side Transit Center will not begin until FTA approval is obtained at the end of the environmental phase. In order to secure the necessary right-of-way, we will need to acquire real estate interests in properties in the work areas of these projects. These will involve the permanent acquisition of real estate parcels and portions of parcels, and both permanent and temporary easements. These appraisal services are also necessary to confirm the estimated cost of right-of-way for the ECTP project prior to submittal of the Authority's Full Funding Grant Agreement application.
- 3.0 **PROCUREMENT BACKGROUND:** Requests for Proposals were sent to prospective vendors. After evaluation by a panel of Authority employees in accordance with established Procurement Department Policies and Procedures, and negotiations, the proposal of Northland Research Corporation for the furnishing of appraisal consulting services for the acquisition of real estate interests for the Euclid Corridor Transportation Project was determined to be the most favorable to the Authority, price and all other factors considered.

This contract includes an initial appraisal to be used for budgetary purposes. In order to be used in the acquisition process, the appraisals must reflect the current market value of the properties and therefore this contract also includes a cost for updating the original appraisals prior to acquisition.

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Northland Research Corp. is a local licensed real estate appraisal and consulting firm. They have over 30 years experience in the appraisal industry. As members of the National Society of Real Estate Appraisers (CRA) and the Appraisal Institute (SRA), they have a standard workload support agreement for those instances when a member experiences an over load of work. In addition to appraising, the firm performs feasibility studies, market studies, urban redevelopment studies, real estate related consulting services. They will be working with Minerva Consulting Inc, who will assist the appraiser by researching data for the properties.

A cost analysis has been performed and the rates and price have been determined to be fair and reasonable to the Authority.

- 4.0 **AFFIRMATIVE ACTION/DBE COMPLIANCE:** All Affirmative Action requirements have been met. There was a 20% DBE goal established for this procurement. The prime contractor, Northland Research Corporation, Cleveland, Ohio, is a RTA certified DBE (African-American) firm. Northland will perform approximately 89.1% of this contract with its own forces which will exceed the DBE participation goal on this contract. Additionally, the prime contractor will utilize the following DBE firm.

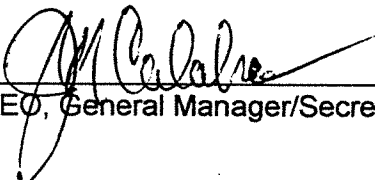
DBE(s) Name/Address	DBE Category	Scope of Work	Amount	Percent
Minerva Consulting East Cleveland, Oh	African American Female	Research	\$25,000	10.9%
		DBE Subcontract Participation:	\$25,000	10.9%
Northland Research Corporation Cleveland, OH	African American Male	Appraisal Services	\$204,328	89.1%
		Total DBE Participation:	\$229,328	100%

- 5.0 **POLICY IMPACT:** Does not apply.

- 6.0 **ECONOMIC IMPACT:** This procurement will be funded through the RTA Development Fund, Euclid Corridor Transportation Project and Programming and Planning Department budgets, including but not limited to 100% local funds in an amount not to exceed two hundred twenty nine thousand three hundred twenty eight and 00/100 dollars (\$229,328.00). The East Side Transit Center portion will be in an amount not to exceed \$35,000.00 and the BRT portion will be in an amount not to exceed \$194,328.00. This proposed amount is 24% below the GCRTA estimated amount for this service.

- 7.0 ALTERNATIVES: Reject this award. Rejection of this award would delay the acquisition of property needed for construction of the Bus Rapid Transit and East Side Transit Center projects. It would also delay construction schedules and the FFGA application submittal.
- 8.0 RECOMMENDATION: The Planning and Development Committee of the Board of Trustees reviewed this project at its August 5, 2003 meeting and recommended approval to the full Board of Trustees. It is recommended that the proposal of Northland Research Corp., as negotiated, be accepted and the resolution passed authorizing the General Manager to enter into a contract. It is recommended that the proposal of Northland Research Corp., as negotiated, be accepted and the resolution passed authorizing the General Manager to enter into a contract.
- 9.0 ATTACHMENTS: None.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



CEO, General Manager/Secretary-Treasurer