

RESOLUTION NO. 2003-168

AUTHORIZING CONTRACT NO. 2003-094 WITH PROJECT AND CONSTRUCTION SERVICES, INC. TO PROVIDE CONSTRUCTION SUPPORT CONSULTING SERVICES FOR THE TRISKETT GARAGE RECONSTRUCTION AT AN AMOUNT NOT TO EXCEED \$794,745.00 (RTA DEVELOPMENT FUND, PROJECT DEVELOPMENT & ENGINEERING DEPARTMENT BUDGET).

WHEREAS, the Authority deems it necessary to procure construction support consulting services for the Triskett Garage Reconstruction project; and

WHEREAS, the proposal of Project and Construction Services, Inc. (PCS) with offices located at 3135 Euclid Avenue, Suite 200, Cleveland, Ohio 44115 to perform said services was received on October 2, 2003 in response to a request for proposals; and

WHEREAS, after negotiations, an amount of seven hundred ninety four thousand seven hundred forty five and 00/100 dollars (\$794,745.00) was agreed upon and Project and Construction Services, Inc. was determined to be the most technically qualified firm offering to perform such services; and

WHEREAS, the General Manager deems the offer of Project and Construction Services, Inc., as negotiated, to be in the best interest of the Authority 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 offer of Project and Construction Services, Inc., as negotiated, to perform Consulting services is hereby accepted as the most advantageous offer to the Authority, cost and all other factors considered.

Section 2. That the General Manager of the Authority be and he is hereby authorized to enter into a contract with Project and Construction Services, Inc. for the performance of said services.

Section 3. That said contract shall be payable from the RTA Development Fund, Project Development & Engineering Department Budget, including but not limited ODOT Grant OH-03-0184 (\$740,200.00) and Capital Grant OH-03-0162 (\$54,545.00) for a total amount not to exceed \$794,745.00 (\$635,796.00 in Federal funds which represents 80% of the total cost).

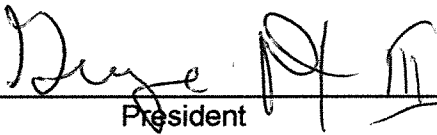
Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor to the Specifications and Addenda, thereto, if any; the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2003-107; bonding and insurance requirements;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

Resolution No. 2003-168
Page 2

Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that Project and Construction Services, Inc. will attempt to exceed the 25% minimum DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: November 24, 2003



President

Attest: 

CEO, General Manager/Secretary-Treasurer



TITLE/DESCRIPTION AUTHORIZING CONTRACT NO. 2003-094 WITH PROJECT AND CONSTRUCTION SERVICES, INC. TO PROVIDE CONSTRUCTION SUPPORT CONSULTING SERVICES FOR THE TRISKETT GARAGE RECONSTRUCTION AT AN AMOUNT NOT TO EXCEED \$794,745 (RTA DEVELOPMENT FUND, PROJECT DEVELOPMENT & ENGINEERING DEPARTMENT BUDGET).	Resolution No.: 2003- 168
	Date: November 19, 2003
	Initiator: Project Development and Engineering
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 PURPOSE: This action will allow the Authority to enter into a contract with Project and Construction Services, Inc. (PCS) to provide construction support consulting services for the Triskett Garage Reconstruction, under Project 17C.
- 2.0 DESCRIPTION/JUSTIFICATION: The Board of Trustees has previously approved awards of separate construction contracts for the General Trades, Plumbing, Electrical and HVAC trades on the Triskett Garage Reconstruction project. This project has a 22 month construction duration. The construction support services consultant will assist the Authority's project management team in managing the construction contracts. The consultant's efforts will include a full time resident engineer, clerical support, technical support staff for evaluation of the contractors' work and schedules, estimating proposed contract changes, inspection services, conduct project meetings, and perform other tasks as directed by the GCRTA.
- 3.0 PROCUREMENT BACKGROUND: This is a reprocurement. Previously, a recommendation to award had been submitted to the GCRTA Board of Trustees in August of 2003. The award recommendation was tabled. Subsequently, the Staff determined the solicitation cancelled and re-solicited the project.

Under this procurement, Requests for Proposals were sent to twenty-nine prospective proposers for this solicitation and ten proposals were received on October 2, 2003.

These services were solicited through a competitive negotiated procurement utilizing the Brooks Act procedures. Under this process, the Authority's evaluation panel first selects the most technically qualified firm, solicits a pricing proposal from that firm, and negotiates only with that firm. Should the Authority determine that agreement can't be reached with the most qualified firm, it may reject that proposal and repeat the process with the next most qualified firm. In this instance, the Authority was not able to reach a mutually accepted cost. The cost negotiations were terminated, in accordance with the Brooks Act.

A cost proposal was then solicited from the second most qualified firm and was successfully negotiated to a mutually acceptable price. A cost analysis has been performed and the price has been determined to be fair and reasonable to the Authority.

PCS has been in business for about 15 years. PCS is a Cleveland based firm that specializes in the management of commercial, institutional, and industrial construction projects. The following is a list of major projects PCS has worked:

K-4

Hayden Garage Reconstruction, GCRTA
Applied Industrial Technologies
City of Avalon Lake Safety Center
City of Bedford New Municipal Center

4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 25% DBE goal was established for this procurement. Project and Construction Services, Inc. (PCS) has committed to achieve the goal through the utilization of the following DBE firm(s):

DBE(s) Name/Address	DBE Category	Scope of Work	Amount	Percent
Ralph Tyler Company Cleveland, Ohio	African American Male	Contract Administrative Services & Document Control	\$167,994.00	21.14%
Alpha Omega Chemical Company Cleveland, Ohio	African American Male	Environmental Work	\$35,000	4.40%
		Total DBE Participation:	\$202,994.00	25.54%

5.0 POLICY IMPACT: Does not apply.

6.0 ECONOMIC IMPACT: This contract shall be payable from the RTA Development Fund, Project Development & Engineering Department Budget, including but not limited to ODOT Grant OH-03-0184, Line Item 11.71.04 (\$740,200.00) and Capital Grant OH-03-0162, Line Item 11.71.04 (\$54,545.00) for a total amount not to exceed \$794,745.00 (\$635,796.00 in Federal funds which represents 80% of the total cost).

7.0 ALTERNATIVES: Reject this offer. Rejection of this offer will delay the provision of construction support consulting services to assist the Authority's staff in the management of the construction contracts for the Triskett Garage Reconstruction.

8.0 RECOMMENDATION: It is recommended that the offer of Project and Construction Services, Inc. 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