

RESOLUTION 2003-169

AUTHORIZING CONTRACT NO. 2003-083 WITH UTILITY LAND COMPANY, INC. FOR THE FURNISHING OF REAL ESTATE PROGRAM MANAGEMENT SERVICES FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$999,603.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).

WHEREAS, the Greater Cleveland Regional Transit Authority intends to construct certain transit improvements as part of the Euclid Corridor Transportation Project, which includes the New Starts funded Bus Rapid Transit (BRT) and the East Side Transit Center (ESTC); 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 services of a program manager to oversee acquisition of interests in real property for the Euclid Corridor Transportation Project; and

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

WHEREAS, the proposal of Utility Land Company, Inc. with an office located at 2525 E. Royalton Road, Broadview Heights, Ohio 44147 for the furnishing of said Program Management Services was received on August 19, 2003; and

WHEREAS, after negotiations, Utility Land Company, Inc. has offered to provide such services in an amount not to exceed nine hundred, ninety-nine thousand, six hundred, three and 00/100 dollars (\$999,603.00); and

WHEREAS, the General Manager deems the proposal of Utility Land Company, Inc. 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 Utility Land Company, Inc., as negotiated, for the furnishing of Program Management Services for the acquisition of interests in real property for the Euclid Corridor Transportation Project be and the same is hereby accepted as being in the best interest of the Authority.

Section 2. That the General Manager of the Authority be and he is hereby authorized to enter into a contract with Utility Land Company, Inc. for the furnishing of Program Management Services for the acquisition of interests in real property for the BRT and the ESTC portions of the Euclid Corridor Transportation Project.

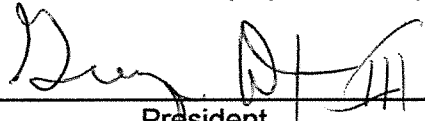
Section 3. That said contract shall be payable from the RTA Development Fund, Euclid Corridor Transportation Project Department and Programming and Planning Department budgets including but not limited to 100% local funds, in an amount not to exceed nine hundred, ninety-nine thousand, six hundred three & 00/100 dollars (\$999,603.000). The New Starts funded BRT will be in an amount not to exceed \$849,662 and the East Side Transit Center portion will be in an amount not to exceed \$149,941.00. 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 of funds 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 the Greater Cleveland Transit Authority's Board of Trustees expects that Utility Land Company, Inc. will exceed the seven percent (7%) 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. 2003-083 WITH UTILITY LAND COMPANY, INC. FOR THE FURNISHING OF REAL ESTATE PROGRAM MANAGEMENT SERVICES FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$999,603.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).	Resolution No.: 2003-169
	Date: November 19, 2003
	Initiator: Euclid Corridor Transportation Project & Programming and Planning Department Budgets.
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 providing Program Management Services for the acquisition of interests in real property for the BRT and ESTC portions of the Euclid Corridor Transportation Project as required under the Uniform Relocation Assistance and Acquisition Act of 1970.
- 2.0 **DESCRIPTION/JUSTIFICATION:** The Real Estate Program Manager will be responsible for assisting in the coordination and day-to-day management of the Right of Way acquisition process including coordination and oversight of the other related consulting firms including: Environmental, Title/Escrow, Appraisal, Relocation and Outside Legal Counsel. The Real Estate Program Manager will also be required to create and coordinate schedules for the other related consultants.
- 3.0 **PROCUREMENT BACKGROUND:** Requests for Proposals were sent to sixteen (16) prospective vendors. After evaluation by a panel of Authority employees in accordance with established Procurement Department Policies and Procedures, and negotiations, the proposal of Utility Land Company, Inc. for providing Real Estate Program Management Services was determined to be the most favorable to the Authority, price and all other factors considered.

Utility Land Company (ULC) is located in Broadview Heights, Ohio. ULC is engaged solely in the practice of land acquisition for public agencies. ULC has become a preferred service provider for the Ohio Department of Transportation, counties and municipalities by providing project management and acquisition services under the Uniform Relocation Assistance and Acquisition Act of 1970.

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

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4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 7% DBE goal was established for this procurement. Utility Land Company, Inc. 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
Apex Construction and Management Co., Inc. Maple Heights, Ohio	Asian Indian Male	Property Management	\$89,200.00	8.92%
		Total DBE Participation:	\$89,200.00	8.92%

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

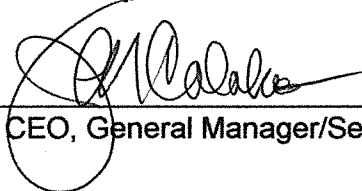
6.0 **ECONOMIC IMPACT:** This procurement will be funded through the RTA Development Fund, Euclid Corridor Transportation Project and Programming and Planning Departments Budgets, including but not limited to 100% local funds in an amount not to exceed nine hundred, ninety-nine thousand, six hundred three and 00/100 dollars (\$999,603.00). The New Starts funded BRT will be in an amount not to exceed \$849,662 and the East Side Transit Center portion will be in an amount not to exceed \$149,941.00. The contract will consist of a separate notice to proceed for each element of the Euclid Corridor Transportation Project.

7.0 **ALTERNATIVES:** Reject this award. Rejection of this award would delay the acquisition of property needed for construction of the Bus Rapid Transit project and risk delaying the construction schedule.

8.0 **RECOMMENDATION:** It is recommended that the proposal of Utility Land Company, Inc., 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