

RESOLUTION 2003- 170

AUTHORIZING CONTRACT NO. 2003-090 WITH O.R. COLAN ASSOCIATES FOR THE FURNISHING OF RELOCATION CONSULTING SERVICES FOR THE RELOCATION OF OCCUPANTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$432,827.00 (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 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 assistance of licensed professionals in the area of Relocation Consulting Services; and

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

WHEREAS, the proposal of O.R. Colan Associates, located at 4367 Rocky River Drive, Cleveland, Ohio 44135, for the furnishing of said Relocation Consulting Services was received on September 22, 2003, and

WHEREAS, after negotiations, O.R. Colan Associates has offered to provide such services in an amount not to exceed four hundred, thirty two thousand eight hundred twenty-seven and 00/100 dollars (\$432,827.00); and

WHEREAS, the General Manager deems the proposal of O.R. Colan Associates 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 O.R. Colan Associates, as negotiated, for the furnishing of Relocation Consulting Services for the relocation of occupants of properties purchased 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 O.R. Colan Associates for the furnishing of Relocation Consulting Services for the acquisition of interests in real property for the New Starts funded BRT portion and the ESTC portion of the Euclid Corridor Transportation Project.

Resolution 2003- 170
Page 2

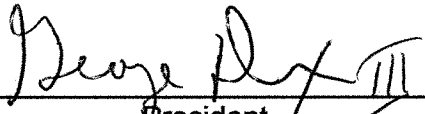
Section 3. That said contract shall be payable from the RTA Development Fund, Euclid Corridor Transportation Project Department and Programming and Planning Department budgets including but not limited to 100% local funds, in an amount not to exceed four hundred thirty two thousand eight hundred twenty-seven and 00/100 dollars (\$432,827.00). The New Starts funded BRT will be in an amount not to exceed \$261,733 and The East Side Transit Center portion will be in an amount not to exceed \$171,094.00. 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 the Greater Cleveland Transit Authority's Board of Trustees expects that O.R. Colan Associates will attempt to exceed the five percent (5%) 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



m-3

TITLE/DESCRIPTION: AUTHORIZING CONTRACT NO. 2003-090 WITH O.R. COLAN ASSOCIATES FOR THE FURNISHING OF RELOCATION CONSULTING SERVICES FOR THE RELOCATION OF OCCUPANTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$432,827.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).	Resolution No.: 2003-170
	Date: November 19, 2003
	Initiator: Euclid Corridor Transportation Project & Programming and Planning Departments
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 Relocation Consulting Services for the relocation of occupants of buildings purchased for the construction of the New Starts funded BRT portion and the ESTC portion of the Euclid Corridor Transportation Project as required under the Uniform Relocation Assistance and Acquisition Act of 1970.

2.0 **DESCRIPTION/JUSTIFICATION:** The Bus Rapid Transit is the only component of the Euclid Corridor Transportation Project funded under the Federal Transit Administration's New Starts program. The Bus Rapid Transit 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 2004. 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. It is anticipated that there will be 40 BRT relocations and 19 ESTC relocations.

3.0 **PROCUREMENT BACKGROUND:** Requests for Proposals were sent to 8 prospective vendors. After evaluation by a panel of Authority employees in accordance with established Procurement Department Policies and Procedures, and negotiations, the proposal of O.R. Colan Associates for providing Relocation Consulting Services was determined to be the most favorable to the Authority, price and all other factors considered.

O. R. Colan Associates, Inc. is the nation's oldest firm specializing in land acquisition and relocation services for public agencies under the Uniform Act and manages more land acquisition and relocation projects in the state of Ohio than any other firm. The company has been in business for over 32 years and is a full service provider of right-of-way /real estate services for public agencies. ORC is a national authority on acquisition and relocation under the Uniform Act. In addition to developing and teaching courses in acquisition and relocation under the Uniform Act, O. R. Colan Associates, Inc. has recently been selected to write the Federal Transit Administration's Guidelines for Property Acquisition, Relocation Assistance, and Property Management.

m-4

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

- 4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 5% DBE goal was established for this procurement. OR Colon Associates 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
Sandra Heath & Associates Brook Park, Ohio	African American Female	Temporary Staffing	\$21,930.00	5.07%
Greater Cleveland Home Inspection Services Cleveland Heights, OH	African American Male	DSS Inspections	\$2,750.00	.63%
		Total DBE Participation:	\$41,774.00	5.70%

- 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 four hundred thirty-two thousand eight hundred twenty-seven and 00/100 dollars (\$432,827.00). The New Starts funded BRT will be in an amount not to exceed \$261,733 and The East Side Transit Center portion will be in an amount not to exceed \$171,094.00. 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 relocation of occupants of property needed for construction of the Bus Rapid Transit project and risk delaying the construction schedule.

m-5

- 8.0 **RECOMMENDATION:** The Planning and Development Committee of the Board of Trustees reviewed this project at its November 11, 2003 meeting and recommended approval to the full Board of Trustees. The initial presentation to the Board Committee included 96 relocations (40 BRT and 56 ESTC) with a not to exceed price of \$632,099.00. As a result of an ECTP plan change, it was determined that three buildings that housed 37 occupants would not be included in the ESTC portion of this project, reducing the ESTC relocations to from 56 to 19. A revised price was negotiated in an amount not to exceed \$432,827.00. It is recommended that the proposal of O.R.Colan Associates, 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