

RESOLUTION 2003- 171

AUTHORIZING CONTRACT NO. 2003-091 WITH C.P. BRAMAN & COMPANY, INC. FOR THE FURNISHING OF APPRAISAL REVIEW SERVICES FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$126,700.00 (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 assistance of licensed professionals in the area of Appraisal Review Services; and

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

WHEREAS, the proposal of C.P. Braman & Company, Inc. located at 23300 Chagrin Boulevard, Suite 102, Beachwood, Ohio 44122, for the furnishing of said Appraisal Review Services was received on September 22, 2003; and

WHEREAS, after negotiations, C.P. Braman & Company, Inc. has offered to provide such services in an amount not to exceed one hundred, twenty-six thousand, seven hundred and 00/100 dollars (\$126,700.00); and

WHEREAS, the General Manager deems the proposal of C.P. Braman & 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 C.P. Braman & Company, Inc., as negotiated, for the furnishing of Appraisal Review Services 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 C.P. Braman & Company, Inc. for the furnishing of Appraisal Review Services for the acquisition of interests in real property for the BRT and the ESTC portion of the Euclid Corridor Transportation Project.


Resolution 2003-171
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 one hundred twenty-six thousand, seven hundred & 00/100 dollars (\$126,700.00). The New Starts funded BRT will be in an amount not to exceed \$102,700 and The East Side Transit Center portion will be in an amount not to exceed \$24,000.00. 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 this resolution shall become effective immediately upon its adoption.

Adopted: November 24, 2003



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

N-3

TITLE/DESCRIPTION: AUTHORIZING CONTRACT NO. 2003-091 WITH C.P. BRAMAN & COMPANY, INC. FOR THE FURNISHING OF APPRAISAL REVIEW SERVICES FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$126,700.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT AND PROGRAMMING AND PLANNING DEPARTMENT BUDGETS).	Resolution No.: 2003- 171
	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 the furnishing of Appraisal Review Services for 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.

3.0 PROCUREMENT BACKGROUND: Requests for Proposals were sent to ten (10) prospective vendors. After evaluation by a panel of Authority employees in accordance with established Procurement Department Policies and Procedures, and negotiations, the proposal of C.P. Braman & Company, Inc. for providing Appraisal Review Services was determined to be the most favorable to the Authority, price and all other factors considered.

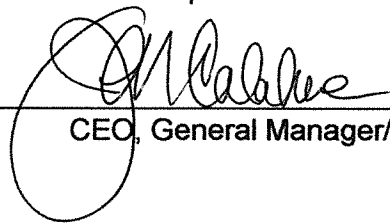
C.P. Braman & Company, Inc. located in Beachwood, Ohio has been in existence since 1958. The company was founded by Charles P. Braman and in 1998 was purchased by his daughter Emily L. Braman. C.P. Braman is a real estate appraisal firm, which specializes in complex property appraisals including eminent domain and property tax appraisals. C.P. Braman & Company, Inc. is currently under contract as a fee reviewer for Summit County and the Ohio Department of Transportation.

N-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 COMPLIANCE:** All Affirmative Action requirements have been met. A DBE goal of 10% was established for this procurement. The prime contractor, C.P. Braman & Company, Inc., Beachwood, Ohio is a RTA certified DBE (Caucasian Female) firm. C.P. Braman will exceed the DBE goal by performing approximately 100% of the base contract work with its own forces.
- 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 one hundred, twenty-six thousand, seven hundred & 00/100 dollars (\$126,700.00). The New Starts funded BRT will be in an amount not to exceed \$102,700 and The East Side Transit Center portion will be in an amount not to exceed \$24,000.00. The contract will consist of a separate notice to proceed for each element of the Euclid Corridor Transportation Project. This project is approximately 30% below the budgeted amount.
- 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:** 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. It is recommended that the proposal of C.P. Braman & 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