

RESOLUTION NO. 2005-158

AUTHORIZING AN INCREASE TO CONTRACT NO. 2003-053 WITH NORTHLAND RESEARCH CORP. TO ADJUST BOTH THE QUANTITY AND TYPES OF APPRAISALS FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$97,150.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$426,147.00 (RTA DEVELOPMENT FUND – EUCLID CORRIDOR TRANSPORTATION PROJECT BUDGET)

WHEREAS, the Authority requires the services of a licensed professional in the area of appraisal consulting services in order to acquire rights in real property under the Euclid Corridor Transportation Project; and

WHEREAS, by Resolution No. 2003-123, the Board of Trustees authorized Contract No. 2003-053 in the amount of \$229,328.00 with Northland Research Corp. located at 2775 S. Moreland Blvd, Cleveland Ohio 44120 to provide said appraisal and consulting services; and

WHEREAS, the General Manager/Secretary-Treasurer's approval of change orders for a not to exceed amount of \$99,669.00 has increased said contract to an amount not to exceed \$328,997.00; and

WHEREAS, as right of way plans are completed, GCRTA is better able to determine the number of each type appraisal that will be needed for the Euclid Corridor project; and

WHEREAS, the appraisal types have shifted to more costly appraisal types due to current design specifications, including the addition of bike lanes into the project; and

WHEREAS, Northland Research Corp. has offered to provide these revised appraisals at a negotiated amount not to exceed \$97,150.00; and

WHEREAS, acceptance of said offer will cause the total amount of change orders to exceed the General Manager/Secretary Treasurer's delegated authority; and

WHEREAS, the General Manager/Secretary-Treasurer deems acceptance of the offer of Northland Research Corp., as negotiated, to be in the best interest of the Authority and recommends acceptance thereof.

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 Northland Research Corp. to provide revised appraisal services be and the same is hereby accepted as being in the best interest of the Authority.

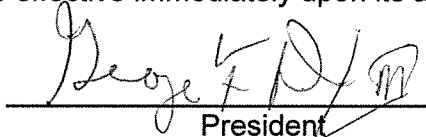
Section 2. That the General Manager/Secretary-Treasurer be and he hereby is authorized to amend Contract No. 2003-053 with Northland Research Corp. to include the revised appraisal services.

Section 3. That said amendment shall be payable out of the RTA Development Fund, Euclid Corridor Transportation Project budget including but not limited to Capital Grant OH-03-0228, in an amount not to exceed \$97,150.00 for a new total contract amount not to exceed \$426,147.00 (\$77,720.00 in Federal funds which represents 80% of the amendment cost).

Section 4. That all other terms and conditions of said contract shall remain unchanged.

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

Adopted: November 15, 2005



President

Attest: 

CEO, General Manager/Secretary-Treasurer



TITLE/DESCRIPTION: AUTHORIZING AN INCREASE TO CONTRACT NO. 2003-053 WITH NORTHLAND RESEARCH CORP. TO ADJUST BOTH THE QUANTITY AND TYPES OF APPRAISALS FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$97,150.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$426,147.00 (RTA DEVELOPMENT FUND – EUCLID CORRIDOR TRANSPORTATION PROJECT BUDGET)	Resolution No.: 2005-158
	Date: November 10, 2005
	Initiator: Euclid Corridor Transportation Project Department.
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 increase Contract No. 2003-053 with Northland Research Corp. to adjust the number and type of appraisals necessary to acquire real estate interests for the Euclid Corridor Transportation Project.

- 2.0 **DESCRIPTION/JUSTIFICATION:** The Euclid Corridor Transportation Project (ECTP) has advanced to the point that specific real estate acquisition data has been finalized. One hundred percent right of way drawings are complete for the C-03 bid package; ninety percent right of way drawings are complete for the C-02 and C-04 bid packages. As right of way plans are completed, the Authority is better able to determine the number of each type of appraisal that will be necessary for the project. This change order will align Northland Research Corp's contract with the current project information. Contract No. 2003-053 was issued for appraisals on both the Bus Rapid Transit (BRT) and the East Side Transit Center (ESTC) project elements. This change order affects only the BRT portion of the contract.

- 3.0 **PROCUREMENT BACKGROUND:** In October, 2003, the Authority was authorized by Resolution No. 2003-123 to enter into a contract with Northland Research Corp. to perform appraisals for acquisition of real estate. The contract included both the BRT and the ESTC portions of the project and the appraisals were to be performed under the Uniform Standards of Professional Appraisal Practice (USPAP) format. After discussions by the ECTP real estate team with ODOT and FTA, it was determined that all BRT appraisals would be conducted under the Department of Transportation (ODOT) format, resulting in more detailed and costly appraisals. There was a requirement to utilize a higher level and more detailed ODOT appraisal formats in lieu of basic appraisals, which resulted in previous change orders being issued under the General Manager/Secretary –Treasurer's authority per the attached change order log. As a result of current design specifications, additional appraisal types have shifted to the more detailed, more costly types of appraisals, resulting in this change order. Northland Research Corp. is qualified and able to perform these revised appraisals. This negotiated increase requires Board authorization as it will exceed the General Manager/Secretary-Treasurer's change order authority.

A cost analysis has been performed and the Procurement Department has determined the negotiated change order is fair and reasonable to the Authority.

- 4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 20% DBE Goal was established for this procurement August 14, 2003 (Reso. # 2003-123). The change order/contract modification will increase this contract amount to \$426,147.00 (\$97,150.00). For the contract period, Northland Research, Cleveland, Ohio is a RTA certified DBE (African-American) firm. There is 100% DBE participation for the change order/contract modification.
- 5.0 **POLICY IMPACT:** Does not apply.
- 6.0 **ECONOMIC IMPACT:** This amendment shall be funded from the RTA Development Fund, Euclid Corridor Transportation Project budget including but not limited to Capital Grant OH-03-0228, Line Item 13.79.00, in an amount not to exceed \$97,150.00 for a new total contract amount not to exceed \$426,147.00 (\$77,720 in Federal funds which represents 80% of the amendment cost). The East Side Transit Center portion will be in an amount not to exceed \$35,000.00 and the BRT portion will be in the amount of \$391,147.00. The change order amount is equal to the budget estimate.
- 7.0 **ALTERNATIVES:** Reject this offer. Rejection of this amendment will negatively impact the ability of the Authority to complete the ECTP real estate acquisition.
- 8.0 **RECOMMENDATION:** It is recommended that the offer of Northland Research Corp. be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to modify this contract.
- 9.0 **ATTACHMENTS:** Approved Change Order Log.

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



CEO, General Manager/Secretary-Treasurer

