

RESOLUTION NO. 2005-159

AUTHORIZING AN INCREASE TO CONTRACT NO. 2003-091 WITH C.P. BRAMAN & COMPANY, INC. TO ADJUST BOTH THE QUANTITY AND TYPES OF REVIEW APPRAISALS FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$67,350.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$238,200.00 (RTA DEVELOPMENT FUND – EUCLID CORRIDOR TRANSPORTATION PROJECT DEPARTMENT BUDGET)

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

WHEREAS, by Resolution No. 2003-171, the Board of Trustees authorized Contract No. 2003-091 in the amount of \$126,700.00 with C.P. Braman & Company, Inc. located at 23300 Chagrin Boulevard, Suite 102, Beachwood, Ohio 44122 provide said review appraisal and consulting services; and

WHEREAS, the General Manager/Secretary-Treasurer's approval of change orders for a not to exceed amount of \$44,150.00 has increased said contract to an amount not to exceed \$170,850.00; and

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

WHEREAS, the review 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, C.P. Braman & Company, Inc. has offered to provide these revised review appraisals at a negotiated amount not to exceed \$67,350.00; 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 C.P. Braman & Company, Inc., 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 C.P. Braman & Company, Inc. to provide revised review appraisal services be and the same is hereby accepted as being in the best interest of the Authority.

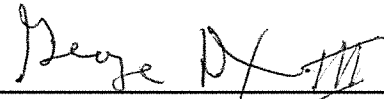
Section 2. That the General Manager/Secretary-Treasurer be and he hereby is authorized to amend Contract No. 2003-091 with C.P. Braman & Company, Inc. to include the revised review appraisal services.

Section 3. That said amendment shall be payable out of the RTA Development Fund, Euclid Corridor Transportation Project Department budget including but not limited to Capital Grant OH-03-0228, in an amount not to exceed \$67,350.00 for a new total contract amount not to exceed \$238,200.00 (\$53,880.00 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. 2003-091 WITH C.P. BRAMAN & COMPANY, INC. TO ADJUST BOTH THE QUANTITY AND TYPES OF REVIEW APPRAISALS FOR THE ACQUISITION OF REAL ESTATE INTERESTS FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN AN AMOUNT NOT TO EXCEED \$67,350.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$238,200.00 (RTA DEVELOPMENT FUND – EUCLID CORRIDOR TRANSPORTATION PROJECT DEPARTMENT BUDGET)	Resolution No.: 2005-159
	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. 2003-091 with C.P. Braman & Company, Inc. to adjust the number and type of review 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 review appraisal that will be necessary for the project. This change order will align C.P. Braman & Company, Inc. contract with the current project information. Contract No. 2003-091 was issued for review 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 November, 2003, the Authority was authorized by Resolution No. 2003-171 to enter into a contract with C.P. Braman & Company, Inc. to perform review appraisals for acquisition of real estate. The contract included both the BRT and the ESTC portions of the project and the review 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 format 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 review appraisal types have shifted to the more detailed, more costly types of review appraisals, resulting in this change order. C.P. Braman & Company, Inc. is qualified and able to perform these revised review 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.

Staff Summary & Comments
Review Appraisal Consulting Service
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- 4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 20% DBE goal was established for this procurement in November 2003 (Reso. #2003-171). The change order/contract modification will increase this contract amount \$67,350.00 or a total contract amount not to exceed \$238,200.00. For the contract period, CP Braman is an RTA certified DBE firm (Caucasian Female, Beachwood, Ohio). 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 Department budget, including but not limited to Capital Grant OH-03-0228, Line Item 13.79.00, in an amount not to exceed \$67,350.00 for a new total contract amount not to exceed \$238,200.00 (\$53,880.00 in Federal funds which represents 80% of the amendment cost). The East Side Transit Center portion will be in an amount not to exceed \$24,000.00 and the BRT portion will be in the amount of \$214,200.00. 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 C.P. Braman & Company, Inc. 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

APPROVED CHANGE ORDERS

J-5

**Appraisal Review Services – ECTP
CONTRACT NO.
2003-091**

Contract # 2003-091

Contractor: C.P. Braman & Company, Inc.

Original Contract Amount \$ 126,700.00

Total G.M. C.O. Authority remaining \$55,850.00

Total Change Order Amount To Date \$ 44,150.00

% Change to Date 35%

<i>ITEM NO.</i>	<i>NOTE No.</i>	<i>APPROVAL DATE</i>	<i>CHANGE ORDER AMOUNT</i>	<i>APPROVAL AUTHORITY</i>	<i>NEW CONTRACT AMOUNT</i>
Initial Contract Award		November 2003		Board Resolution 2003-171	\$126,700.00
Change Order No. 1		July 21, 2004	\$13,450.00	General Manager	\$140,150.00
Change Order No. 2		June 1, 2005	\$30,700.00	General Manager	\$170,850.00

NOTES/CHANGE ORDER DESCRIPTION:

- 1. Adjustment to number of appraisal types and project completion timeframe.**
- 2. Adjustment to number of appraisal types and addition of Limited Summary appraisals.**