

RESOLUTION NO. 2006-58

AUTHORIZING CONTRACT NO. 2006-008 WITH TR ADVISORS, LLC TO PROVIDE TRANSIT ORIENTED DEVELOPMENT GUIDELINE CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$60,000.00 (RTA DEVELOPMENT FUND – PLANNING AND DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority has determined the need to obtain the services of a qualified consultant to assist with the creation and implementation of a Transit Oriented Development (TOD) Strategy; and

WHEREAS, the Authority has received funding from NOACA through their Transportation for Livable Communities Initiative Program for this project; and

WHEREAS, the offer of TR Advisors, LLC located at 20 Winthrop Square, Boston MA 02110 to provide these consulting services was received on February 24, 2006; and

WHEREAS, TR Advisors, LLC has offered to perform said services at a negotiated price not to exceed sixty thousand and 00/100 dollars (\$60,000.00); and

WHEREAS, the General Manager/Secretary-Treasurer deems the offer of TR Advisors, LLC to be advantageous to the Authority and recommends acceptance 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 offer of TR Advisors, LLC to provide Transit Oriented Development Guideline consulting 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 of the Authority be and he is hereby authorized to enter into a contract with TR Advisors, LLC to provide these consulting services.

Section 3. That said contract shall be payable out of the RTA Development Fund, Planning and Development Department budget, including but not limited to NOACA Grant TLCI-06-K, in an amount not to exceed \$60,000.00 (\$48,000 in Federal funds which represents 80% of the total cost). Federal funding for this project was provided by NOACA, the Metropolitan Planning Organization for Greater Cleveland.

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor with the Specification and Addenda, if any; the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2005-51; bonding and insurance requirements and all applicable laws relating to the contractual obligations of the Authority.

Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that TR Advisors, LLC will attempt to exceed the 10% DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: April 18, 2006

President

Attest: _____
CEO, General Manager/Secretary-Treasurer



TITLE/DESCRIPTION: AUTHORIZING CONTRACT NO. 2006-008 WITH TR ADVISORS, LLC TO PROVIDE TRANSIT ORIENTED DEVELOPMENT GUIDELINE CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$60,000.00 (RTA DEVELOPMENT FUND – PLANNING AND DEVELOPMENT DEPARTMENT BUDGET)	Resolution No.: 2006-58
	Date: April 13, 2006
	Initiator: Planning and Development 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 enter into a contract for a qualified consultant to assist with the creation and implementation of a Transit Oriented Development (TOD) Strategy.
- 2.0 DESCRIPTION/JUSTIFICATION: The Authority requires a consultant to develop the TOD Implementation Strategy. This strategy has three major components. The first is to assist with the development of clear and concise guidelines that are compliant with all local, state and federal regulations. The second is for the consultant to conduct and outreach and promotional program introducing the new guidelines to stakeholders including all major county municipalities, NOACA, all local Community Development Corporations and localities where the Authority has significant real property assets. The third task includes the provision of financial, legal, real estate and documentation assistance, as required, on future joint development projects. The project provides opportunities for the Authority to increase its revenue generated from real estate assets, increase ridership, and to enhance the economic environment of the neighborhoods served by the Authority.
- 3.0 PROCUREMENT BACKGROUND: The Request for Proposal was posted on the GCRTA website and advertised in the local newspapers. Twenty-seven (27) potential vendors downloaded the package and five (5) proposals were received on February 24, 2006. After evaluation by a panel of Authority employees in accordance with established Procurement Department policies and procedures, and after negotiations, the proposal of TR Advisors, LLC was selected as to be the most advantageous to the Authority to provide these consulting services.

TR Advisors, LLC is a firm with extensive knowledge and experience relative to TOD guideline development. They will partner with Nelson\Nygaard Consulting Associates, a leader in public involvement and consensus building among transportation organizations. This team will provide the Authority with the qualifications necessary to complete this comprehensive implementation strategy.

A cost analysis has been performed and the Procurement Department has determined that the offer of TR Advisors, LLC is fair and reasonable to the Authority.

4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 10% DBE goal was established for this procurement. TR Advisors, LLC has committed to meet the goal through the utilization of the following DBE firm(s):

DBE(s) Name/Address	DBE Category	SCOPE OF WORK	Amount	Percent
Van Auken Akins Cleveland, OH	Female Owned	Architectural Services	\$5,428.00	10%
		Total DBE Participation:	\$5,428.00	10%

5.0 POLICY IMPACT: Does not apply.

6.0 ECONOMIC IMPACT: The contract will be funded through the RTA Development Fund, Planning and Development Department budget, including but not limited to NOACA Grant TLCI-06-K in an amount not to exceed \$60,000.00 (\$48,000.00 in Federal funds which represents 80% of the total cost). Federal funding for this project was provided by NOACA, the Metropolitan Planning Organization for Greater Cleveland. This negotiated amount is 11% below the budget for this project.

7.0 ALTERNATIVES: Reject this offer. Rejection of this proposal will leave the Authority without a comprehensive TOD implementation strategy limiting the potential development of real estate located around Authority properties.

8.0 RECOMMENDATION: This procurement was reviewed by the Board of Trustees Planning and Development Committee at their April 4, 2006 meeting and recommended for approval to the Board of Trustees. It is recommended that the offer of TR Advisors, LLC be accepted and a resolution passed authorizing the General Manager/Secretary-Treasurer 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