

RESOLUTION NO. 2007-129

AUTHORIZING AN INCREASE TO CONTRACT NO. 2005-033 WITH R.E. WARNER & ASSOCIATES, INC. FOR PROJECT 10.95 ON-CALL A/E SERVICES IN AN AMOUNT NOT TO EXCEED \$45,560.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$370,900.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Board of Trustees by Resolution No. 2005-078 authorized Contract No. 2005-033 in an amount not to exceed \$250,000.00 with R. E. Warner & Associates, Inc. located at 25777 Detroit Road, Suite 200, Westlake, Ohio 44145 to provide A/E services for Project 10.95, On-Call A/E Services; and

WHEREAS, the General Manager/Secretary-Treasurer's approval of change orders for a total of \$75,340.00 has increased said contract price to \$325,340.00; and

WHEREAS, the Authority recognizes a need for additional design services to provide revisions to the Brooklyn Bus Garage office area for the Senior Transportation Connection (STC); and

WHEREAS, R. E. Warner & Associates, Inc. has offered to provide these additional design services in a negotiated amount not to exceed \$45,560.00; and

WHEREAS, the Authority will be reimbursed for these services by the STC; and

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

WHEREAS, the General Manager/Secretary-Treasurer deems acceptance of the offer from R. E. Warner & Associates, 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 R. E. Warner & Associates, Inc. to provide additional design services be and the same is hereby accepted.

Section 2. That the General Manager/Secretary-Treasurer be and he hereby is authorized to amend Contract No. 2005-033 with R. E. Warner & Associates, Inc. to include additional design services for Project 10.95, On-Call A/E Services.

Section 3. That the cost of said amendment shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to 100% Local funds in an amount not to exceed forty-five thousand five hundred sixty & 00/100 dollars (\$45,560.00) for a total contract amount not to exceed three hundred seventy thousand nine hundred & 00/100 dollars (\$370,900.00).


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

Section 5. That the General Manager/Secretary-Treasurer be and is hereby re-authorized to exercise his full change order authority under the GCRTA Procurement Policy, Section 1-4.2.7.2, as applied to Contract No. 2005-033.

Section 6. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects R. E. Warner & Associates, Inc. to exceed the 18% minimum DBE goal assigned to this procurement.

Section 7. That this resolution shall become effective immediately upon its adoption.

Adopted: August 21, 2007



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: AUTHORIZING AN INCREASE TO CONTRACT NO. 2005-033 WITH R.E. WARNER & ASSOCIATES, INC. FOR PROJECT 10.95 ON-CALL A/E SERVICES IN AN AMOUNT NOT TO EXCEED \$45,560.00 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$370,900.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)	Resolution No.: 2007-129
	Date: August 16, 2007
	Initiator: Engineering & Project Development
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 **PURPOSE:** This action will allow the Authority to enter into a change order to Contract No. 2005-033 with R. E. Warner & Associates, Inc. to provide additional design services for the build out of the Senior Transportation Connection (STC) Headquarters at Brooklyn.

2.0 **DESCRIPTION/JUSTIFICATION:** The scope of this additional work consists of remodeling approximately 6000 square feet of office space, and to provide construction management services. The deliverables will include schematic design, selective demolition plans, architectural plans, electrical plans, remodel the HVAC system, modify fire protection and fire alarm system, provide technical specifications and general conditions of construction contract.

GCRTA's Brooklyn facility was remodeled in 1992 for use as a bus garage. Subsequently, the garage operation was discontinued, and the facility is now largely unused. This space will be leased to the STC. The existing office area will be revised to meet the new layout requirements and interior finishes required for the STC Headquarters.

STC will reimburse the GCRTA for the cost of this project.

3.0 **PROCUREMENT BACKGROUND:** In June 2005, the Authority entered into a contract with R. E. Warner & Associates, Inc. to provide A/E design services for Project 10.95, On-Call A/E Services through the use of the competitive RFP process. During the course of design, three change orders totaling \$75,340.00 have been authorized under the General Manager/Secretary-Treasurer's delegated change order authority. The Authority has identified the necessity to revise the Brooklyn Bus Garage office area for leasing purposes. After negotiations, an amount not to exceed \$45,560.00 was agreed upon for additional design services for the STC Headquarters at Brooklyn. The negotiated price will bring the total change order amount over the General Manager/Secretary Treasurer's delegated change order authority of \$100,000 and require Board approval.

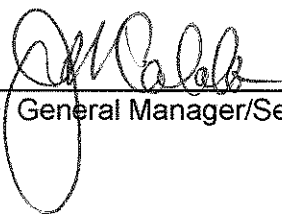
A cost analysis has been performed and the Procurement Department has determined the change order price as negotiated to be fair and reasonable to the Authority.

4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. An 18% DBE goal was established for this procurement in June 2005 (Resolution No. 2005-078) when the contract was awarded to R.E. Warner & Associates.

5.0 **POLICY IMPACT:** Does not apply

- 6.0 ECONOMIC IMPACT: This change order shall be payable from the Development Fund, Engineering & Project Development Department budget, including but not limited to 100% Local funds in an amount not to exceed forty-five thousand five hundred sixty & 00/100 dollars (\$45,560.00) for a total contract amount not to exceed three hundred seventy thousand nine hundred & 00/100 dollars (\$370,900.00). GCRTA will be reimbursed by the STC.
- 7.0 ALTERNATIVES: Reject this offer. Rejection of this offer will impact the ability to lease portions of the Brooklyn Bus Garage.
- 8.0 RECOMMENDATION: It is recommended that the offer of R. E. Warner & Associates, Inc. be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to modify the 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

PROJECT NO.

10.95

ON-CALL A/E SERVICES

Contract # 2005-033 Consultant: R. E. Warner & Associates, Inc
Original Contract Amount \$250,000 Total G.M. Authority remaining \$24,660.00

Total Change Order Amount To Date \$ 75,340.00 % to Date: %

<i>ITEM NO.</i>	<i>NOTE No.</i>	<i>APPROVAL DATE</i>	<i>TASK ORDER AMOUNT</i>	<i>APPROVAL AUTHORITY</i>	<i>NEW CONTRACT AMOUNT</i>
1	1	April 23, 2007	\$28,746.00	CEO/General Manager Secretary-Treasurer	\$278,746.00
2	2	August 9, 2007	\$17,094.00	CEO/General Manager Secretary-Treasurer	\$295,840.00
3	3	August 9, 2007	\$29,500.00	CEO/General Manager Secretary-Treasurer	\$325,340.00

NOTES/CHANGE ORDER DESCRIPTION:

1. Design the rehabilitation of the West park substation
2. Additional design to the West park substation, Task #20
3. Rail Substation Grounding Plans, Task #21