

RESOLUTION NO. 2024-86

AUTHORIZING CONTRACT NO. 2024-118 WITH CITY ARCHITECTURE, INC. TO PROVIDE PROFESSIONAL PLANNING AND ENGINEERING SERVICES FOR THE BROADWAY CORRIDOR TRANSIT ORIENTED DEVELOPMENT PLAN IN AN AMOUNT NOT TO EXCEED \$484,426.59 (RTA DEVELOPMENT FUND, PROGRAMMING & PLANNING DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority ("Authority") is seeking professional planning and engineering services for the Broadway Corridor Transit Oriented Development Plan ("Broadway TOD Plan"); and

WHEREAS, such design services are available from City Architecture, Inc., located at 12205 Larchmere Boulevard, Cleveland, OH 44120, which offered to provide planning and engineering services for the Broadway TOD Plan in an amount not to exceed \$484,426.59; and

WHEREAS, the General Manager, Chief Executive Officer deems the offer of City Architecture, Inc., as negotiated, to be in the best interest of the Authority 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 offer from City Architecture, Inc. to provide planning and engineering services for the Broadway TOD Plan be and the same is hereby accepted.

Section 2. That the General Manager, Chief Executive Officer of the Authority be and she is hereby authorized to enter into a contract with City Architecture, Inc. to provide planning and engineering services for the Broadway TOD Plan.

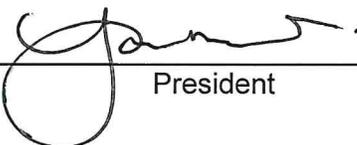
Section 3. This procurement shall be payable through the RTA Development Fund, Programming & Planning Department budget, including but not limited to Capital Grant OH-2024-026 in an amount not to exceed \$484,426.59 (\$387,541.27 in federal funds which represents 80% of the total cost).

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

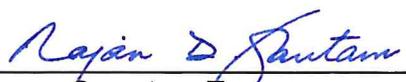
Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that City Architecture, Inc. will attempt to exceed the 10% DBE goal assigned to this procurement.

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

Adopted: November 19, 2024



President

Attest: 

Secretary-Treasurer



TITLE/DESCRIPTION: CONTRACT: BROADWAY CORRIDOR TRANSIT ORIENTED DEVELOPMENT PLAN VENDOR: CITY ARCHITECTURE, INC. AMOUNT: \$484,426.59	Resolution No.: 2024-86
	Date: November 14, 2024
	Initiator: Programming & Planning Budget
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 Greater Cleveland Regional Transit Authority (“Authority”) to enter into a contract to provide professional planning and engineering services for the Broadway Corridor Transit Oriented Development Plan (“Broadway TOD Plan”).

2.0 **DESCRIPTION/JUSTIFICATION:** The Authority received federal funding to develop the Broadway TOD Plan along the corridor from the E. 34th Street Station to the intersection of E. 93rd Street within the City of Cleveland as part of the Federal Transit Administration’s Pilot Program for Transit Oriented Development. The Broadway TOD Plan will outline transit-oriented and affordable housing development strategies that will address racial and economic disparities, capture economic value, and advance climate action. The Broadway TOD Plan will also address bicycle and pedestrian connectivity to transit and identify opportunities to incorporate green infrastructure.

3.0 **PROCUREMENT BACKGROUND:** The Request for Proposals (“RFP”) was posted on the Authority’s Procurement website and advertised in local newspapers. Forty-three (43) interested parties, including potential subcontractors, downloaded the solicitation package. Four (4) proposals were received on September 4, 2024. These services were solicited through a competitive negotiated procurement utilizing the Brooks Act Procedures. Under this process, the Authority’s evaluation panel first selects the most technically qualified firm, solicits a pricing proposal from that firm, and negotiates price only with that firm. Should the Authority determine that an agreement could not be reached with the most qualified firm, it may reject that proposal and repeat the process with the next most qualified firm. In this instance, negotiations were held with City Architecture, Inc., the first-ranked firm, and an acceptable price was reached.

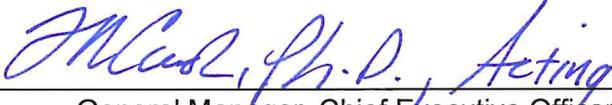
City Architecture, Inc. has successfully completed projects for the Authority, City of North Olmsted, Cuyahoga Metropolitan Housing Authority, City of Cleveland, Western Reserve Regional Transit Authority, City of Shaker Heights, and University Circle.

The Procurement Department performed a cost analysis and determined the proposed pricing from City Architecture, Inc. in an amount not to exceed \$484,426.59 to be fair and reasonable. The negotiated price is 6.55% below the independent engineer’s estimate of \$518,000.00.

4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 10% DBE goal was established for this procurement. City Architecture, Inc. has committed to achieving the DBE participation goal through the utilization of Boulevard Studios, LLC (Caucasian female-owned) in the amount of \$10,120.00 and Urban Partners (Asian Pacific male-owned) in the amount of \$59,860.00, for a total of \$69,980.00 or 14.4%.

- 5.0 POLICY IMPACT: Does not apply.
- 6.0 ECONOMIC IMPACT: This procurement shall be payable through the RTA Development Fund, Programming & Planning Department budget, including but not limited to Capital Grant OH-2024-026 in an amount not to exceed \$484,426.59 (\$387,541.27 in federal funds which represents 80% of the total cost).
- 7.0 ALTERNATIVES: Reject this offer. Rejection of this offer will prevent the improvement of transit mobility for businesses and residents along the Broadway corridor.
- 8.0 RECOMMENDATION: This procurement was discussed by the Board of Trustees at the November 5, 2024 Operational Planning & Infrastructure Committee meeting. It is recommended that the offer from City Architecture, Inc be accepted and the resolution adopted authorizing the General Manager, Chief Executive Officer 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.



General Manager, Chief Executive Officer