

RESOLUTION NO. 2020-15

AUTHORIZING CONTRACT NO. 2019-141 WITH STANTEC CONSULTING SERVICES, INC. TO PROVIDE A WEST 25TH STREET TRANSIT ORIENTED DEVELOPMENT PLAN, IN AN AMOUNT NOT TO EXCEED \$414,068.00 (RTA DEVELOPMENT FUND, PROGRAMMING & PLANNING DEPARTMENT BUDGET)

WHEREAS, the Authority received federal funding to develop a Transit Oriented Development Plan along the West 25th Street Corridor within the City of Cleveland as part of the Federal Transit Administration's Pilot Program for Transit Oriented Development Planning; and

WHEREAS, the proposal of Stantec Consulting Services, Inc., located at 22 Causeway Street, Boston, Massachusetts, to provide a West 25th Street Transit Oriented Development Plan, was received on November 15, 2019; and

WHEREAS, after negotiations, the proposal of Stantec Consulting Services, Inc. to provide a West 25th Street Transit Oriented Development Plan, for a total contract amount not to exceed \$414,068.00, was determined to be the most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the General Manager, Chief Executive Officer deems the negotiated offer of Stantec Consulting Services, Inc. to provide a West 25th Street Transit Oriented Development Plan 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 of Stantec Consulting Services, Inc., as negotiated, to provide a West 25th Street Transit Oriented Development Plan 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 Stantec Consulting Services, Inc. to provide a West 25th Street Transit Oriented Development Plan.

Section 3. This contract will be funded through RTA Development Fund, Programming & Planning Department budget, including but not limited to Capital Grant OH-2019-012, in an amount not to exceed \$414,068.00 (\$331,254.40 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 in Resolution No. 2015-76; 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 Stantec Consulting Services, Inc. will attempt to exceed the 0% minimum DBE goal assigned to this procurement.

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

Adopted: February 18, 2020

Dennis M. Clough
President

Attest: JN Lavelle, Ph.D.
Interim Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: CONTRACT: WEST 25 TH STREET TRANSIT ORIENTED DEVELOPMENT PLAN VENDOR: STANTEC CONSULTING SERVICES, INC. AMOUNT: NTE \$414,068.00	Resolution No.: 2020-15 Date: February 13, 2020 Initiator: Programming and Planning
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 to provide a West 25th Street Transit Oriented Development Plan.

2.0 **DESCRIPTION/JUSTIFICATION:** The Authority received federal funding to develop a Transit Oriented Development ("TOD") Plan along the West 25th Street Corridor ("TOD Plan") within the City of Cleveland as part of the Federal Transit Administration's ("FTA") Pilot Program for Transit Oriented Development Planning. The Authority is seeking qualified consultant services to develop this TOD Plan. The TOD Plan will make recommendations for TOD and land use that support the MetroHealth Line as it is developed with additional Bus Rapid Transit ("BRT") improvements. It is vital that the TOD Plan include a very active engagement process of West 25th Street stakeholders, community groups, and residents, and utilize the existing engagement efforts that are scheduled for the MetroHealth's Ecodistrict and Metro West's Clark Metro Comprehensive Plan.

The TOD Plan must include six strategies that directly relate to the themes articulated in the original grant proposal to FTA: (1) enhance economic development and increase ridership; (2) facilitate multi-modal connectivity and accessibility; (3) increase access to transit hubs for pedestrian and bicycle traffic; (4) enable mixed-use development; (5) identify infrastructure needs associated with meeting goals of the project and (6) encourage private sector participation. Four tasks must also be included in the deliverables, per the original grant proposal to FTA: (1) public engagement feedback; (2) design and multi-modal connections; (3) market analysis and financing plan and (4) zoning and land use policy (in conjunction with the City of Cleveland).

3.0 **PROCUREMENT BACKGROUND:** The Request for Proposals ("RFP") was posted on the procurement website and advertised in the local newspapers. Four (4) proposals were received in response to this solicitation on November 15, 2019. After evaluation by a panel of Authority employees in accordance with established Procurement Department policies and procedures, and after negotiations, the proposal of Stantec Consulting Services, Inc. to provide the TOD Plan, was selected as the most advantageous to the Authority. This contract will be in an amount not to exceed \$414,068.00 which is approximately 2.5% below the estimate of \$425,000.00.

Stantec Consulting Services, Inc., headquartered in Boston, Massachusetts, with a local office in Cleveland, Ohio, is a global design and delivery firm specializing in urban community projects. The firm has over 22,000 employees in 400 locations that span 6 continents, and has significant experience working on complicated and progressive TOD plans for municipalities across the world. Since 2015, Stantec Consulting Services, Inc.'s work has led to more than \$25 billion of investment in walkable, mixed-use, and sustainable communities in North America.

A cost analysis was performed and the Procurement Department has determined the negotiated price is fair and reasonable to the Authority.

- 4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 0% DBE goal was established for this procurement due to the lack of certified DBE firms.
- 5.0 POLICY IMPACT: Does not apply.
- 6.0 ECONOMIC IMPACT: This contract will be funded through the RTA Development Fund, Programming & Planning Department budget, including but not limited to Capital Grant OH-2019-012, in an amount not to exceed \$414,068.00 (\$331,254.40 in federal funds which represents 80% of the total cost).
- 7.0 ALTERNATIVES: Reject this offer. Rejection of this offer will impact the Authority's ability to develop a West 25th Street Transit Oriented Development Plan, potentially resulting in deficient land use and BRT improvements along the MetroHealth Line.
- 8.0 RECOMMENDATION: This procurement was discussed by the Board of Trustees at the February 4, 2020 Operational Planning & Infrastructure Committee meeting. It is recommended that the offer of Stantec Consulting Services, Inc., as negotiated, be accepted and the resolution passed 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