



Legislation Details (With Text)

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Title: Real Estate Right-of-Way Acquisition and Relocation Services

Attachments:

Date	Ver.	Action By	Action	Result
11/27/2017	1	City Council Business Meeting	Approve	Pass

Real Estate Right-of-Way Acquisition and Relocation Services

Action:

Approve contracts with the following companies for right-of-way acquisition and relocation services for a three-year term:

- A. Locally Funded Projects (totaling \$15,750,000)**
 - Cityscape Acquisition, Inc., (\$3,150,000)
 - Gulf Coast, LLC (\$3,150,000)
 - Michael Ryan Realty, Inc., (\$3,150,000)
 - Professional Land Management, LLC, (\$3,150,000)
 - Telecommunication & Industrial Consulting Services Corporation (TELICS) (\$3,150,000),

- B. Federal Highway Administration/North Carolina Department of Transportation Funded Projects (totaling \$6,000,000)**
 - Gulf Coast, LLC, (\$2,000,000)
 - Professional Land Management, LLC, (\$2,000,000)
 - Telecommunication & Industrial Consulting Services Corporation (TELICS) (\$2,000,000),

- C. Federal Transit Administration Funded Projects (totaling \$1,500,000)**
 - Professional Land Management, LLC, (\$750,000)
 - Telecommunication & Industrial Consulting Services Corporation (TELICS) (\$750,000),

- D. Housing and Urban Development Funded Projects (totaling \$750,000)**
 - Gulf Coast, LLC (\$750,000).

Staff Resource(s):

Mike Davis, Engineering and Property Management
Tony Korolos, Engineering and Property Management

Explanation

- As part of the real estate acquisition phase, real estate related services are required for all federal, state, and locally funded Community Investment Plan projects. These are routine contracts with

consultant selection every three years.

- Right-of-way acquisition and relocation services are required to obtain the title to the properties necessary for the construction and operation of various projects and to relocate any firms or persons displaced as a result of the projects.
- The firms will negotiate with all impacted private property owners to acquire any rights needed from the owners.
- The firms also will provide relocation assistance to all eligible individuals and businesses displaced by the projects.
- All selected firms are provided training in City negotiation policies and procedures and are monitored closely for compliance. Firms are provided with written policies, procedures, and training to ensure they meet the City's expectations of proper behavior, courtesy, and professionalism towards citizens.
- On April 3, 2017, the City advertised Request for Proposals. Five firms were selected using a competitive proposal selection process to provide real estate services.
- Projects will be assigned to firms on a work-order basis using unit prices provided for in the contract.
- Total expenditures for right-of-way acquisition and relocation services with five firms are anticipated to be \$8,000,000 annually, with a total of \$24,000,000 for the contract term.

Charlotte Business INclusion

No subcontracting goals were established because there are no subcontracting opportunities (Part B: Section 2.3 of the Charlotte Business INclusion Policy). However, CityScape Acquisition (SBE, WBE), Gulf Coast (SBE) and Michael Ryan Realty (SBE) are city certified firms.

Fiscal Note

Funding: General Community Investment Plan