

Legislation Text

File #: 15-14487, Version: 1

Real Estate Right-of-Way Acquisition and Relocation Services

Action:

- A. Approve unit price contracts with the following companies for right-of-way acquisition and relocation services for an initial term of three years:**

For projects funded with local funds:

- Cityscape Acquisition, Inc. (WBE, SBE);
- Gulf Coast, LLC (SBE);
- Michael Ryan Realty Inc. dba Carolina Right of Way (SBE);
- O.R. Colan Associates, LLC;
- Professional Land Management, LLC;
- Telecommunication & Industrial Consulting Services Corporation (TELICS);
- THC, Inc.; and

For projects funded by the Federal Highway Administration/North Carolina Department of Transportation:

- Gulf Coast, LLC (SBE);
- Hearn's Real Estate Solutions, LLC (MBE, SBE);
- Professional Land Management, LLC;
- Telecommunication & Industrial Consulting Services Corporation (TELICS); and

For projects funded by the Federal Transit Administration:

- Professional Land Management, LLC;
- Telecommunication & Industrial Consulting Services Corporation (TELICS); and

For projects funded by the Department of Housing and Urban Development:

- Gulf Coast, LLC (SBE); and

- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
Jennifer Smith, General Services
Tony Korolos, General Services

Explanation

- As part of the real estate acquisition phase, real estate related services are required for all federal -, state-, and locally-funded Capital Investment Plan projects.
- 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 businesses or persons displaced as a result of the projects.
- The selected firms will negotiate with all impacted private property owners to acquire any rights

needed from the owners and will also provide relocation assistance to all eligible individuals and businesses displaced by the projects.

- On September 15, 2020, the city issued a Request for Proposals (RFP); 15 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Total annual expenditures are estimated to be \$9,250,000.

Charlotte Business INclusion

Gulf Coast, LLC; and Michael Ryan Realty, Inc. dba Carolina Right of Way are city certified SBEs. Cityscape Acquisition, Inc. is a city certified WBE and SBE.

Per Charlotte Business INclusion Policy: Part C: Section 2.1(a) The city shall not establish Subcontracting Goals for Contracts where (a) there are no subcontracting opportunities identified for the Contract; or (b) there are no MWBEs or SBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

This contract meets the provision of (a) - No subcontracting opportunities.

For federally-funded projects:

Disadvantaged Business Enterprise (DBE)

Cityscape Acquisition, Inc. and Hearn Real Estate Solutions, LLC are certified DBE firms.

No goals shall be established on Contracts where: (a) there are no subcontracting opportunities identified for the Contract; or (b) there are no DBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

These contracts meet the provisions of (a) - No subcontracting opportunities.

Fiscal Note

Funding: General Capital Investment Plan and CATS Capital Investment Plan