

## MOTION B

November 16, 2020

### REGARDING

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Motion to enter into an Agreement with Frank Capasso & Sons, Inc. for Repairs and Improvements at 270 State Street Parking Garage, NHPA Project #20-005.

### PURPOSE

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As part of the FY2019/20 Capital Improvements Plan, concrete repairs, waterproofing repairs, replacement of the drainage system, storefront and miscellaneous metal repair, elevator and stair tower roof replacement, and parking stall & lane striping, are planned at 270 State Street Parking Garage. A legal ad was placed in the New Haven Register, LaVoz, New Haven Independent, and Inner City News. Turner Construction, our professional construction program manager, issued bid notices to numerous contractors, minority business associations and development agencies. The Minority Construction Council, in conjunction with NHPA and Turner, hosted a Zoom teleconference with MBEs/WBEs on September 24, 2020. The Minority Construction Council also sent weekly email blasts about the bid opportunity. Seven construction bids were received on October 28, 2020.

### BID SUMMARY

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Frank Capasso & Sons, Inc. of Northford	\$659,085.00
East Coast Wall Systems, LLC of Middletown	\$767,135.00
Armani Restoration, Inc. of Middletown	\$786,500.00
JLY Construction Managers of New Haven	\$846,800.00
Structural Preservation Systems, LLC of Cheshire	\$1,135,135.00
MAARV Waterproofing, Inc. of Clifton, NJ	\$1,517,000.00
G.L. Capasso, Inc. of New Haven	\$1,541,110.00

The following are the proposed subcontractors of the low bidder:

Scholar Painting of Seymour, an African American MBE on the City SBI and State DAS lists (painting and roofing)	\$55,640.00
Ruotolo Mechanical of New Haven, a small business enterprise on the City SBI and State DAS lists (plumbing)	\$97,781.00
Johnny B's Sewer & Drain, LLC of Branford (drain cleaning)	\$3,600.00
New Haven Glass & Mirror of New Haven, a small business enterprise on the City SBI and State DAS lists (glass replacement)	\$1,950.00
Supreme Sealers of North Haven (line striping)	\$1,250.00
That Metal Shoppe of West Haven (metal work)	\$7,765.00
Empire Paving of North Haven (asphalt paving)	\$10,350.00

The bidder has exceeded the minimum goal of 25% MBE/WBE participation. It intends to have an MBE/WBE participation of 31.2%.

Both our designer and our professional construction program manager have reviewed this matter together with staff and we recommend acceptance of the bid. Due to the potential for unforeseen conditions, a contingency fee of \$70,000 is recommended.

## **FUNDING**

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Unrestricted Capital Reserves

## **RECOMMENDATION**

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Enter into an Agreement with Frank Capasso & Sons, Inc. for Repairs and Improvements at 270 State Street Parking Garage, NHPA Project #20-005, as a result of public bid.

November 16, 2020

**MOVED THAT THE CHAIRMAN, OR IN HIS ABSENCE THE VICE CHAIRMAN, BE AND HEREBY IS AUTHORIZED ON BEHALF OF THE NEW HAVEN PARKING AUTHORITY TO ENTER INTO AN AGREEMENT WITH FRANK CAPASSO & SONS, INC. FOR REPAIRS AND IMPROVEMENTS AT 270 STATE STREET PARKING GARAGE, NHPA PROJECT #20-005, IN AN AMOUNT NOT TO EXCEED \$659,085.00, AS A RESULT OF PUBLIC BID AND SUBJECT TO COMPLIANCE WITH REQUIREMENTS OF THE BID DOCUMENTS.**

**FURTHERMORE, IT IS MOVED THAT A CONSTRUCTION CONTINGENCY ACCOUNT IN AN AMOUNT NOT TO EXCEED \$70,000.00 BE AND HEREBY IS APPROVED FOR THIS PROJECT, AND THAT THE EXECUTIVE DIRECTOR BE AND HEREBY IS AUTHORIZED ON BEHALF OF THE NEW HAVEN PARKING AUTHORITY TO EXECUTE CHANGE ORDERS AS MAY BE NECESSARY.**

At a Regular Meeting of the New Haven Parking Authority, duly warned and open to the public, held via Zoom at 5:30 p.m. on Monday, November 16, 2020, Commissioners of the Authority being present, the above Motion was proposed by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, put to vote and unanimously adopted.

Certified to be a true and correct copy.

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Douglas Hausladen  
Secretary