

March 15, 2021

REGARDING

Motion to enter into an Agreement with Frank Capasso & Sons, Inc. for Repairs and Improvements at the Crown Street Parking Garage and Temple Street Parking Garage, NHPA Project #17-006.

PURPOSE

As per approved NHPA Capital Improvements Plan, concrete repairs, waterproofing, installation of new storefront and related flashing materials, cleaning of floor drains and sand/oil separators, and parking stall and line striping are required at the Crown Street Parking Garage; and concrete repairs, waterproofing, drainage improvements, cleaning of floor drains and sand/oil separators, and parking stall and line striping are required at the Temple Street Parking Garage. This project is funded by the State through its Department of Economic and Community Development (DECD) and, as such, is subject to certain requirements of the State Grant.

As a condition of the bid documents, the set-aside use of DAS-certified Small Business Enterprises (“SBE”) as subcontractors and/or suppliers of materials is for a requirement of at least **30% of the Bidder’s entire contract value**; the set-aside use of DAS-certified Minority Owned Business Enterprises (“MBE”), Women Owned Business Enterprises (“WBE”) and/or Disabled Owned Business Enterprises (“DisBE”) as subcontractors and/or suppliers of materials is for a requirement of at least **25% of the Bidder’s entire contract value** (note that the MBE, WBE, and/or DisBE are **part of** the DAS-certified Small Business Enterprises); and independent of the SBE/MBE/WBE/DisBE requirements, a **minimum of 10% of the Bidder’s entire contract value** must include businesses having a place of business within the City of New Haven limits.

A legal ad was placed in the New Haven Register, LaVoz, New Haven Independent, and Inner-City News. The invitation for bids was placed on the State DAS wide-reaching contracting portal. Turner Construction, our professional construction program manager, issued notices to numerous contractors, minority business associations and development agencies, and they also searched the State DAS and City SBI databases for New Haven-based MBEs/WBEs who may be interested in bidding the scopes of work applicable to this project, and contacted them. NHPA and Turner hosted a Zoom teleconference with MBEs/WBEs through the Minority Construction Council, of which both Turner and NHPA are members. The City of New Haven Office of the Small Construction Development Program and the New Haven Regional Contractor’s Alliance

also participated in the teleconference. The Minority Construction Council also issued numerous e-mail blasts to its members concerning the bid opportunities.

Four bids were received on March 1, 2021.

BID SUMMARY

Frank Capasso & Sons, Inc. of Northford (an SBE)	\$5,374,421
Armani Restoration, Inc of Middletown (an SBE)	\$6,912,675
L. Holzner Electric Company dba Holzner Construction Company of Bridgeport	\$7,137,767
RAM Construction Services of Michigan of Livonia, MI	\$10,599,195

The following are the proposed subcontractors of the low bidder:

White Owl Construction of New Haven , <i>Black American MBE (concrete work)</i>	\$438,750
Ruotolo Mechanical of New Haven , <i>SBE (drainage and plumbing)</i>	\$192,470
Affordable Glass & Mirror of New Haven , <i>Hispanic American MBE (storefront)</i>	\$34,620
Suzio York Hill of New Haven (ready-mix concrete material supplier)	\$150,000
White CAP of New Haven (bagged concrete and waterproofing products material supplier)	\$200,000
Armellino Restoration of East Haven, <i>WBE (concrete work)</i>	\$497,500
Scholar Painting of Seymour, <i>Black American MBE</i> (traffic coatings, power washing, roofing)	\$495,700
Johnny B's Sewer & Drain, LLC of Branford, (drain cleaning)	\$8,000
SignLite, Inc. of North Haven, <i>SBE (signage)</i>	\$13,855
Supreme Sealers of North Haven (line striping)	\$47,500
The Bill Fisher Enterprise of Burlington, <i>WBE (expansion joint seal material supplier)</i>	\$127,897

The bidder has exceeded the minimum requirement for MBE, SBE and New Haven based businesses:

MBE Utilization = 29.7%

SBE Utilization = 33.5%

New Haven Based Businesses = 18.9%

Both our design consultant 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 \$500,000 is recommended.

FUNDING

State Grant from the State of Connecticut Department of Economic and Community Development (DECD)

RECOMMENDATION

Enter into an Agreement with Frank Capasso & Sons, Inc. for Repairs and Improvements at the Crown Street Parking Garage and Temple Street Parking Garage, NHPA Project #17-006 as a result of public bid and subject to approval by the State.

March 15, 2021

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 THE CROWN STREET PARKING GARAGE AND TEMPLE STREET PARKING GARAGE, NHPA PROJECT #17-006, IN AN AMOUNT NOT TO EXCEED \$5,374,421.00, AS A RESULT OF PUBLIC BID AND SUBJECT TO COMPLIANCE WITH REQUIREMENTS OF THE BID DOCUMENTS AND APPROVAL BY THE STATE.

FURTHERMORE, IT IS MOVED THAT A CONSTRUCTION CONTINGENCY ACCOUNT IN AN AMOUNT NOT TO EXCEED \$500,000.00 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, March 15, 2021, 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.

Douglas Hausladen
Secretary