

MOTION C

March 15, 2021

REGARDING

Motion to enter into a professional services agreement with Turner Construction Company for Professional Construction Program Management Services, NHPA Project #20-055.

PURPOSE

NHPA uses **professional construction program management services** for its capital projects. Essentially, “program management” is collective management and oversight of our many and varied construction projects. NHPA typically, but not exclusively, uses traditional design-bid-build for its construction project delivery method as it works well for the type of work we usually perform. We separately engage the services of a designer. The general contractor/prime contractor is selected from a public bid for each project. The professional construction program management services help unite all of these actions.

The professional construction program management services assist us with all aspects of design review, bidding, construction, owner’s representative, and start-up for our capital projects. As a public agency, there are a number of socio-economic programs that must be satisfied in the construction process such as prevailing wages/certified weekly payrolls, use of minority business enterprises as subcontractors, use of minority work force, etc., which the program manager plays an important role. We also utilize the professional construction program management services for scheduling and cost estimating as needed. We especially value the added dimension of having a construction professional provide its direct and specialized knowledge of the construction industry to assist us in the process, which complements the design and engineering capacity on staff and with the design consultant team. Together, this strong, cohesive group successfully addresses the relatively large and complex NHPA construction program.

PROPOSALS

As is customary to periodically update professional services, requests for proposals were recently sought for professional construction program management services. Legal ads were posted in the New Haven Register, LaVoz, New Haven Independent, and Inner-City News. The advertising was also placed on NHPA’s website. Eleven firms requested a copy of the Proposal Documents. Six proposals were received on February 10, 2021:

- Turner Construction Company of Shelton, CT
- STV Construction Inc. dba STV/DPM of Douglasville, PA with a local office in Hartford, CT
- Colliers Project Leaders USA NE, LLC of Madison, CT
- Skanska USA Building Inc. of Boston, MA
- A1 Engineers, Inc. of Middletown, CT
- KAFA Group, LLC of Bridgeport, CT

These proposals were reviewed and are summarized in the enclosure entitled: *Summary of Proposals Received for Professional Construction Program Management Services, NHPA Project #20-055.*

Upon review of the six proposals, it is recommended to select Turner Construction Company to continue to provide NHPA with professional construction program management services. Their MBE outreach is superior to the other proposers. Turner has presented in its proposal a new partnership with an MBE firm to provide on-site field representation - 7 Summits Construction, LLC. This enhances their affirmative action commitment for the services they perform for us. Their use of a comprehensive, on-line file transfer system with full procurement capabilities has proven to be very efficient and effective for NHPA's program. Their fees are competitive. They are fully capable of providing the necessary services we require. And they have performed in an exemplary fashion.

COST

Turner has prepared a proposed cost description for Fiscal Year 2021/2022 - see enclosure. The total is an amount not to exceed \$829,629, inclusive of two on-site representatives from MBE sub-consultant 7 Summits Construction, LLC during active on-site periods for an amount to exceed \$268,800, together with a contract allowance of \$20,000 for additional services at NHPA's discretion as specified in the draft agreement. Thereinafter, subsequent year costs will be provided in the annual capital budget.

TERM

Five (5) - year term commencing July 1, 2021 and expiring June 30, 2026.

FUNDING

Capital reserves.

RECOMMENDATION

Enter into an Agreement with Turner Construction Company for Professional Construction Program Management Services, NHPA Project #20-055, as a result of request for proposals.

March 15, 2021

MOVED THAT HE CHAIRMAN, OR IN HIS ABSENCE THE VICE CHAIRMAN, BE AND HEREBY IS AUTHORIZED ON BEHALF OF THE NEW HAVEN PARKING AUTHORITY TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH TURNER CONSTRUCTION COMPANY FOR PROFESSIONAL CONSTRUCTION PROGRAM MANAGEMENT SERVICES, NHPA PROJECT #20-055, AS A RESULT OF REQUEST FOR PROPOSALS.

At a Regular Meeting of the New Haven Parking Authority, duly warned and open to the public, held via Zoom teleconference 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

Summary of Proposals Received for Professional Construction Program Management Services, NHPA Project #20-055

	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
Company full name	Turner Construction Company	STV Construction Inc. dba STV/DPM	Colliers Project Leaders USA NE, LLC	Skanska USA Building Inc.	A1 Engineers, Inc.	KAFA Group, LLC
Location	Shelton, CT	Douglasville, PA with a local office in Hartford, CT	Madison, CT	Boston, MA	Middletown, CT	Bridgeport, CT
Years in Business	119 years	STV 24 years DPM 32 years	25 years	20 years	30 years	9 years
General Character of Work Performed	Professional construction program management, owner's representative, preconstruction advice, construction management, design-build, consulting	Owner's Representation, Program and Project Management	Professional construction program management, project management	Project management, construction management, design-build contracting, design-bid-build contracting, and related construction services	Consulting engineering and design	General construction and construction management
Professional Construction Program Management experience	Yes. Currently performs this service for NHPA.	Yes	Yes	Yes. More focus on individual project management.	Yes	None provided

Summary of Proposals Received for Professional Construction Program Management Services, NHPA Project #20-055

	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
Completed forms	Yes	Yes	Yes	Yes	Incomplete MBE and WBE forms	Incomplete responses. Incomplete MBE and WBE forms
Subconsultants	7 Summits Construction, LLC of Hartford, CT, MBE for field representation	None	Ellana Construction Consultants Inc. of New York, NY, WBE for cost estimating	Coast & Harbor of Lynnfield, MA, WBE for inspection and resident engineering; and J.R. Russo of Glastonbury, CT MBE for cost estimating	Keville Enterprises, Inc. with local office in Wethersfield, CT DBE for scheduling, cost estimating, value engineering and specialty construction inspections	None for program management but lists 10 trade subcontractors to perform construction activities

Summary of Proposals Received for Professional Construction Program Management Services, NHPA Project #20-055

	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
MBE Affirmative Action Outreach for bidders	Extensive outreach including: Has a dedicated, on-staff MBE Outreach Liaison and a Diversity and Inclusion Senior Coordinator. Operates a training school of construction management for local small, minority, women and disadvantaged business enterprises. Strong outreach to MBE in bidding. Partners with Minority Construction Council including direct mailings and teleconferences. Holds “matchmakers” forums.	Not much detail. They indicate they pursue participation targets on projects.	No discussion on outreach for bidders. They discuss how they have partnered with MBEs and WBEs on their project team.	Has an in-house training program to assist minority contractors in business development and contracting principles. Performs outreach to minority and women-owned business enterprises. Not much detail on outreach methods.	Not much detail. Relies on network relationships with local, disadvantaged businesses enterprises firms to encourage these firms to provide competitive bids	No discussion

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	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
Garage and operating facilities experience	Yes	Some indicated	Some indicated	Four indicated	Some indicated	None indicated
Historic building experience	Yes	Yes	Yes	Some indicated	Yes	Some indicated
CTDOT/Railroad experience	Yes	Yes	None indicated	Yes	Yes	None indicated
File transfer system for bidding/procurement	Yes. Uses BuildingConnected, a comprehensive on-line file transfer system with full procurement capabilities. NHPA currently uses this proven system.	Uses eBuilder	Uses its own project management proprietary system called Colliers360. No clear indication it is suitable for bidding/procurement	No one, dedicated system in use. Mainly uses Procore and eBuilder	No one, dedicated system in use. Has used Sharepoint, Procore, Contract Manager OneDrive and Dropbox	None indicated
Selected hour rates: Project Director Project Manager Estimating Mgr. Procurement Mgr. Assistant	\$202 \$105 \$168 \$136 \$63	\$194 \$133 \$78	\$210 \$145 \$175 \$145 \$120	\$250 \$210 \$150 \$75	\$211.90 \$184.80 \$165.00	No hourly rates for program managers provided. (Hourly rates were provided for skilled and unskilled laborers and craftsmen - not applicable)
Annual escalation of rates	No increase this year from last year. Periodic increase 3%-5%, subject to consent of NHPA.	Typically 3%	4%	3% every two years	3%	No indication

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	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
Exceptions to draft agreement	None	Has a number of exceptions: lessen liability for unsatisfactory work; adjust time of performance for unforeseen conditions; wants electronic funds transfer (NHPA currently does not have ability to accommodate)	Has a number of exceptions: eliminate liability for errors and omissions; limit insurance liability to gross negligence or misconduct; limit indemnity to gross negligence; eliminate insurance defense for all claims; alter language regarding aggregate limit for auto insurance coverage; modify certain policy requirement language including NHPA's right of approval for carrier; requires all of NHPA's contractors and subcontractor to greatly increase insurance requirements to \$10,000,000 (which is 10 times higher than our	Has a number of exceptions: Modify indemnity language; modify language relating to information supplied; add adjust in contract price and time for causes outside of PM's control; provide opportunity to cure for contract suspension or termination; modify language regarding items that may be audited	None	Unknown - no response

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			insurance carrier requires and is a great burden on small contactors) together with other higher cost insurance requirements on NHPA's and it contractors part			
	Turner	STV/DPM	Colliers	Skanska	A1 Engineers	KAFA
Comments	Currently well performing same services for NHPA. Added MBE subconsultant for field representation. MBE outreach is strong.	Little operating garage experience indicated. MBE outreach weak.	Little operating garage experience indicated. No railroad experience indicated. MBE outreach weak.	Little operating garage experience indicated. No one, dedicated bid system in use. Not much detail on MBE outreach.	Proposes many people to carry out the proposed services. No one, dedicated bid system in use. MBE outreach weak.	Appears proposer assumed the services relate to actual construction activities, not a professional service for program management as requested. No indication of experience or qualifications for program management.

Professional Construction Program Management Services
New Haven Parking Authority Capital Projects
NHPA #20-055

Turner Construction
3/4/2021

Estimated Program Management Costs from July 2021 thru June 2022- with optional on-site field representation

Staff Bar Chart	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22		Total Man Hours	Staff Hourly Rate	Total Estimated Compensation
	1	2	3	4	5	6	7	8	9	10	11	12				
Turner On-Site Field Staff																
Project Director- P. Zannis	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0		1,920.0	\$202.00	\$387,840
Project Manager- DECD Grant Projects On-Site- 7 Summits (MBE)- R. Allen	160.0	160.0	160.0	160.0	160.0					160.0	160.0	160.0		1,280.0	\$105.00	\$134,400
Project Manager- Misc. NHPA Projects On-Site - 7 Summits (MBE)- J. McCooty	160.0	160.0	160.0	160.0	160.0					160.0	160.0	160.0		1,280.0	\$105.00	\$134,400
Turner Support Staff- as required																
MBE Outreach Coordinator- D. Goodman	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0		96.0	\$105.00	\$10,080
MBE Outreach Liason- R. Tolliver	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0		96.0	\$105.00	\$10,080
Preconstruction Manager- L. Temple	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0		96.0	\$168.00	\$16,128
Sr. Project Manager- Estimating- TBD	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0		96.0	\$168.00	\$16,128
Purchasing Manager- A. Swayze	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0		96.0	\$136.00	\$13,056
Administrative Support Staff- M. Kates	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0		192.0	\$ 63.00	\$12,096
Misc. Allowance- as authorized by NHPA																
																\$20,000

Turner Subtotal	\$754,208
Turner OH	\$75,421
Grand Total	\$829,629

Notes:
 Manhours above are projections based upon past billings associated with NHPA needs and requests.
NHPA will be invoiced for only the actual manhours expended each month.