



ADDENDUM #1

DATE OF ISSUANCE: July 30, 2025

Proposal For: Elevator and Escalator Modernization and Service
At New Haven Parking Authority Facilities
New Haven, Connecticut
NHPA Project #21-011

Proposal Opening Date: August 19, 2025 at 3:00 p.m. EDT

Prospective Proposers and all concerned are hereby informed that the following is made a part of the Proposal Documents, which shall be amended accordingly:

The following are questions from prospective proposers along with NHPA's response:

1. QUESTION: Please provide a spec for the Wausau Tile Bollard.
1. NHPA Response: Reference Detail 1 on Drawing TM-A1.01, Detail 1 on Drawing TM-A1.02, Detail 1 on Drawing TM-A1.03, and Detail 1 on Drawing TM-A1.04.

2. QUESTION: Please provide a spec for the EIFS.
2. NHPA Response: Reference Wall Type M1 on Drawing TM-A1.02

3. QUESTION: The set aside requirements will be challenging to meet because the elevator contract will be a major part of the contract. There are no SBE, MBE, WBE elevator contractors. Would you consider waving the elevator/escalator portion of the contract regarding the set aside requirements?
3. NHPA Response: In the event the proposer is unable to meet the specified percentage SBE/MBE/WBE/DisBE requirements in the *New Haven Parking Authority Community Subcontractor Utilization Program* (copy included in the Proposal Documents), Proposers shall provide its detailed Good Faith Efforts with its Proposal, as noted in the enclosure. Proposers are reminded that one of the criteria in evaluating the proposals is use of SBE/MBE/WBE/DisBE subcontractors.

4. QUESTION: Are the garages sprinklered?
4. NHPA Response: The Air Rights Garage has a sprinkler system in the commercial spaces; the Temple Street Garage has a sprinkler system in the basement and the commercial spaces; the 270 State Street Garage does not have a sprinkler system; and the Temple Medical Garage does not have a sprinkler system, however, we understand that the privately owned commercial space atop the garage does have a fire sprinkler system, as evidenced by the fire pump in their privately owned basement and heat-traced fire pump riser through one of the stairwells – interested Proposers should field verify with the private owner.
5. QUESTION: Is there a security guard or watchperson? When are they on site?
5. NHPA Response: Security personal are present at the garages. There is full-time presence at Air Rights Garage and Temple Street Garage. There is presence at Temple Medical Garage between the hours of 8 a.m. to 8 p.m., Monday through Friday. There is periodic security patrol at 270 State Street Garage. The Contractor is responsible for safely and securely cordoning off and protecting its work area, including any stored material, equipment, etc., which shall be at its own risk, and insured.
6. QUESTION: What is the distance to the nearest fire department for each garage?
6. NHPA Response: The City of New Haven Fire Department has several fire stations in the area. NHPA does not have available any measurements of the distances.
7. QUESTION: What is the distance to the nearest fire hydrant for each garage?
7. NHPA Response: NHPA does not own the fire hydrants, and it does not have available any of measurements requested.
8. QUESTION: Are there fire extinguishers on each floor?
8. NHPA Response: No.
9. QUESTION: What is the value of each parking garage?
9. NHPA Response: The values carried by our insurance company are: Air Rights Garage - \$78,799,633; Temple Street Garage - \$46,457,918; Temple Medical Garage - \$20,712,120; and 270 State Street Garage - \$7,876,440.
10. QUESTION: What year was each parking garage built?
10. NHPA Response: The Air Rights Garage was built circa 1982, the Temple Street Garage was built circa 1962; the Temple Medical Garage was built circa 1977, and the 270 State Street Garage was built circa 1994.
11. QUESTION: What was the last year of any mechanical updates for each garage?
11. NHPA Response: Mechanical work was last performed at the Air Rights Garage in 2024, at the Temple Street Garage in 2024, at the Temple Medical Garage in 2024, and at the 270 State Street Garage in 2022.
12. QUESTION: Questions 4-11 relate to the builder's risk policy that is required. Please provide a quick response so we can get an accurate quote in time for the bid
12. NHPA Response: We presume the requests relate to the modernization site facilities, responded to in this Addendum #1.

13. QUESTION: Would it be possible to obtain a cost estimate/budget and current plan holder list for the subject solicitation? In addition, what is the construction timeline including start and end dates?
13. NHPA Response: The budget estimate is approximately Seven Million Dollars for the modernization work; we do not have a plan holder list; and see *Instructions to Proposers*, Item 12, Preliminary Project Progress Schedule for information regarding submitting the proposed dates of starting and completing each of the various sections of the work, as well as *Special Conditions* Section 308 for Time for Commencement and Completion.

Attachment: *Requirements for Good Faith Efforts*

END OF ADDENDUM #1



Requirements for Good Faith Efforts

NHPA analyzes a Proposer's good faith efforts to solicit Small Business Enterprises ("SBE") and/or Minority Owned Business Enterprises ("MBE"), Women Owned Business Enterprises ("WBE") and/or Disabled Owned Business Enterprises ("DisBE") Minority Business Enterprises ("MBE") for its *Community Subcontractor Utilization Program*.

In performing the Contract, the Contractor shall comply with the following, as more fully described in **the Instructions to Bidders/Proposers**:

- a. The utilization of DAS-certified Small Business Enterprises ("SBE") as **subcontractors and/or suppliers of materials** for a requirement of at least **30% of the Contractor's entire contract value**;
- b. The utilization 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** for a requirement of at least **25% of the Contractor's entire contract value**. Please note that the MBE, WBE, and/or DisBE are **part of** the DAS-certified Small Business Enterprises; and
- c. Independent of the SBE/MBE/WBE/DisBE requirements herein, **a minimum of ten percent (10%) of the Contractor's entire contract value must include businesses having a place of business within the City of New Haven limits**. If the Contractor (i.e., prime bidder) has a place of business within the City of New Haven limits, then the relevant percentage is calculated by deducting all of the subcontracts and suppliers of materials who do not have a place of business within the City of New Haven.

The factors that NHPA considers to determine whether a contractor has made its best good faith effort to provide opportunities for DAS-certified S/M/W/DisBEs for this project include, but are not limited to, the following:

- Has the contractor actually achieved the required percentages? What good faith efforts has the contractor made to achieve those percentages?
- Evidence of taking reasonable steps to achieve the required percentages include, but are not limited to, the following:
 - Consulting with varied resources, including the State of Connecticut [DAS Supplier Diversity Program](#) to locate S/M/W/DisBEs
 - The City of New Haven's Office of Small Contractor Development Program's website address is: <https://www.newhavenct.gov/government/departments-divisions/small-contractor-development#ad-image-7> and its email contact is: lsnyder@newhavenct.gov

- The Minority Construction Council, Inc. is also a resource to assist in finding MBEs. Their website address is <https://mccforct.org/>
- Allowing minority and small businesses to competitively bid against each other by soliciting for the trades-related work, materials, and non-trades-related services, or provide an explanation as to why the trades-related work, material, or non-trades-related service was not solicited to S/M/W/DisBEs
- Using concise responses for bid results (avoid vague responses such as “did not bid” or “no response”; use responses to show follow-up)
- Soliciting bids only from those subcontractors and/or vendors who can provide the trades-related work, material, or non-trades-related service
- Including all trades-related work, materials, and non-trades-related services within the company’s bidding process or provide an explanation with reference as to why the trades-related work, materials, and non-trades-related services were not solicited to S/M/W/DisBEs
- Breaking larger jobs into smaller packages.
- NHPA will also look for “red flags” that might show lack of good faith. These will be looked at on a case-by-case basis. These include, but are not limited to, the following:
 - Incomplete submissions
 - Inaccurate submissions
 - Submissions lacking appropriate specificity
 - Soliciting companies, but not awarding any, for a specific package of trades-related work, materials, or non-trades-related services
 - Soliciting from contractors that do not actually provide the good or service needed
 - Soliciting companies that are geographically distanced from the project and, therefore, unlikely to bid, in lieu of soliciting S/M/W/DisBEs in closer proximity
 - Failing to solicit necessary trades-related work, materials, and non-trades-related services
 - Alleging solicitations to companies that were not actually solicited
 - Awarding a contractor that was not solicited
 - Unaccounted for contract money
 - False submissions
- Proposers are reminded that one of the criteria in evaluating the proposals is use of S/M/W/DisBE subcontractors.