

RESOLUTION NO. 31-2020

**RESOLUTION APPROVING PREQUALIFICATIONS FOR
GENERAL CONTRACTING LOT 10J PROJECT**

WHEREAS, the Parking Authority of the Town of Morristown (“**Authority**”) is currently in the design phase of a new structured parking facility in the parking lot known as Lot 10J at Morris Street and Dumont Place (the “**Lot 10J Project**”); and

WHEREAS, on April 21, 2020, the Authority held a duly noticed public hearing on proposed prequalification regulations for general contractors for the Lot 10J Project as set forth in this Resolution (the “**General Contractor Regulations**”); and

WHEREAS, on May 20, 2020, the Authority held a duly noticed public hearing on proposed prequalification regulations for subcontractors for the Lot 10J Project as set forth in this Resolution (the “**Subcontractor Regulations**”, together with the “**General Contractor Regulations**”, the “**Regulations**”); and

WHEREAS, the Commissioners have determined that it is in the Authority’s best interest to approve the Regulations.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Parking Authority of the Town of Morristown as follows;

1. The General Contractor Regulations which seek to control the qualifications of prospective bidders for general contractors for the Lot 10J Project as follows:
 - a. The prospective bidder, acting as general contractor, will be required to demonstrate verifiable, successful experience in the construction of structured parking facilities. This experience shall include significant involvement in the construction of at least two (2) structured parking facilities, completed in compliance with all applicable laws and regulations, within the past five (5) years preceding the date of the execution of this Qualifications Statement.

- b. The prospective bidder's proposed project superintendent/manager will be required to demonstrate verifiable, successful experience in the construction of structured parking facilities. This experience shall include significant involvement in the construction of at least two (2) structured parking facilities, completed in compliance with all applicable laws and regulations, within the past five (5) years preceding the date of the execution of this Qualifications Statement.
 - c. The prospective bidder must not have wrongfully defaulted on a contract or had work terminated for non-performance within the past (5) years.
 - d. The prospective bidder must not have been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months, based on the bidder's inability to meet a surety's reasonable underwriting standards.
 - e. The prospective bidder will be required to demonstrate verifiable, successful experience in construction of structured parking facilities. This experience shall include the completion of a minimum of (2) – 500 car garages in each of the last 5 years.
 - f. The prospective bidder will be required to produce all of the components of the garage (structural and architectural components) "in-house" and have an active PCI Certification for Architectural Precast to ensure the highest quality standards are met.
2. The Subcontractor Regulations which seek to control the qualifications of prospective bidders for the below construction fields for the Lot 10J Project as follows:
- a. Excavation/Sitework/Utility Contractors – The contractor should have successfully completed a minimum of 5 projects over \$1.5 million each in the past 3 years. In addition, they must be able to demonstrate expertise in the installation and relocation of a variety of underground utilities as a part of those projects.
 - b. Concrete Contractors – The contractor should have successfully completed a minimum of 5 projects demonstrating expertise in heavily reinforced footings, walls and large

- c. retaining walls of at least \$2 million each in the past 3 years. At least two of these projects should include precast garages of at least 500 cars.
- d. Electrical Contractors – Successfully completed 5 projects of a minimum of \$1.5 million in the past 3 years and at least one of them must have been a garage project of a minimum of 500 cars.
- e. Elevator Contractors – Successfully completed installation of elevators for 5 projects over \$750,000 each in the past 3 years and at least two of them for parking garages.

I hereby certify that the foregoing is a true copy of a Resolution introduced and adopted by the Parking Authority of the Town of Morristown at a meeting held on May 20, 2020.

Dated: May 20, 2020

Linda Stamato, Secretary