

**CONDITION APPRAISALS
NEW HAVEN PARKING AUTHORITY FACILITIES
(FY 2020)**

- AIR RIGHTS PARKING GARAGE**
- UNDER AIR RIGHTS GARAGE**
- SURFACE PARKING LOT**
- CROWN STREET PARKING GARAGE**
- TEMPLE MEDICAL PARKING GARAGE**
- TEMPLE STREET PARKING GARAGE**
- UNION STATION PARKING GARAGE**
- UNION STATION BUILDING**
- 270 STATE STREET PARKING GARAGE**

NEW HAVEN, CONNECTICUT



**NEW HAVEN
PARKING
AUTHORITY**

**PREPARED FOR:
NEW HAVEN PARKING AUTHORITY
232 GEORGE STREET
NEW HAVEN CONNECTICUT 06510**

PREPARED BY:

DESMAN
Design Management

**175 CAPITAL BOULEVARD, SUITE 402
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**NHPA PROJECT No. 20-001
DESMAN PROJECT No. 20-19171.00-2**

APRIL 2020



CONDITION APPRAISALS (FY 2020)

NEW HAVEN PARKING AUTHORITY FACILITIES NEW HAVEN, CONNECTICUT

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1. AIR RIGHTS PARKING GARAGE AND UNDER AIR RIGHTS GARAGE SURFACE LOT

The Air Rights Garage is PNH's largest structure, containing 2,600 spaces. Opened on December 16, 1982, this garage consists of five (5) levels, staggered & split-level, of cast-in-place concrete beams and columns with cast-in-place, post-tensioned concrete decks in excess of 825,000 gross square footage of parking area. This 38 year old facility is in generally good condition.

Below the Air Rights Garage is a surface parking lot, comprised of bituminous concrete (asphalt) pavement, known as Under Air Rights Garage. This lot, opened on October 3, 1988 and consisting of 182 parking spaces, is shared in use for access to a truck loading dock at the west end serving Yale-New Haven Hospital/Smilow Cancer Hospital and 55 Park Street. This 32 year old surface lot is in generally good condition.

There are multiple projects currently in design or construction which represent a combined project cost of approximately \$11,890,000 (including contingencies and design/management fees). NHPA Project No. 13-002, consisting mainly of concrete repairs and waterproofing, is anticipated to be closed-out shortly, this Spring 2020. NHPA Project No. 12-002, consisting mainly of metal repair and painting along with storefront repairs, as well as related architectural repairs and improvements, is also in progress with an anticipated substantial completion planned for Fall 2020; NHPA Project No. 17-003, consisting of various HVAC improvements, NHPA Project No. 18-010, consisting of the installation of metal stairs to related mechanical rooms in the Underspace, and NHPA Project No. 20-003, consisting of the replacement of awnings at the stair/elevator towers with new canopy structures, were all incorporated into NHPA Project No. 12-002. NHPA Project No. 15-005, consisting of a study of various structural and waterproofing alternative options is currently in progress, and Project No. 17-004, consisting of a study of potential signage improvements, has recently been completed; drafts of both studies have been submitted to NHPA for consideration. NHPA Project No. 18-011A, consisting of miscellaneous drainage and pavement repairs throughout the Underspace, is now in construction. NHPA Project No. 18-003, consisting of lighting improvements and related electrical repairs, is now being prepared for release to bid, while NHPA Project No. 20-002, consisting mainly of further concrete repairs and waterproofing, is also in the process of being bid, however it has been delayed due to the Coronavirus disruption.

Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$19,341,550 anticipated to be expended on concrete repairs, waterproofing, electrical and lighting improvements, as well as architectural enhancements at the garage, along with an approximate total of \$100,050 anticipated to be expended on pavement repairs as well as related improvements at the lot. The 5-Year projection consists of the following highlighted categories of work:

ARPG:

Concrete Repairs:	\$2,530,250
Waterproofing Repairs:	\$1,033,850
Architectural Enhancements:	\$3,031,950
Mechanical Repairs:	\$1,354,300
Electrical Repairs:	\$192,850
Elevator Upgrades & Improvements:	\$3,356,750
PARCs Renewal & Replacement:	\$1,378,950
Security Improvements:	\$3,919,350
Site Improvements:	\$337,850
Miscellaneous:	\$2,205,450

UARGSL:

Bituminous Concrete Repair:	\$7,250
Mechanical & Electrical Repairs:	\$7,250
PARCs Renewal & Replacement:	\$85,550

2. CROWN STREET PARKING GARAGE

The Crown Street Garage consists of 720 parking spaces. Opened on October 27, 1971, this garage consists of seven (7) levels of precast concrete, single tee construction with cast-in-place concrete topping, in excess of 257,000 gross square footage of parking area. The street level of the garage also contains commercial space. This 49 year old facility is in generally good condition.

There are multiple projects currently in design which represent a combined project cost of approximately \$3M (including contingencies and design/management fees). NHPA Project No. 15-004B/19-006, consisting of lighting improvements and miscellaneous electrical repairs, and NHPA Project No. 17-006/19-005, consisting mainly of concrete repairs and waterproofing, are in design and programmed for 2020.

Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$2,454,850 anticipated to be expended on miscellaneous concrete repairs and waterproofing, miscellaneous electrical repairs, as well as architectural enhancements. The 5-Year projection consists of the following highlighted categories of work:

Concrete Repairs:	\$221,850
Waterproofing Repairs:	\$11,600
Architectural Enhancements:	\$1,322,400
Mechanical & Electrical Repairs:	\$24,650
Elevators:	\$8,700
Painting:	\$385,700
PARCs Renewal & Replacement:	\$450,950
Miscellaneous:	\$29,000



3. TEMPLE MEDICAL PARKING GARAGE

The Temple Medical Garage consists of 371 parking spaces. Opened on December 1, 1977, this garage consists of four (4) level of precast concrete joist framing with cast-in-place concrete decks, in excess of 141,000 gross square footage of parking area. Privately-owned parking is located below the garage and privately-owned commercial space is located above the garage. This 43 year old facility is in generally good condition.

There are multiple projects currently in design which represents a project cost of approximately \$1,835,000 (including contingencies and design/management fees). NHPA Project No. 19-006, consisting of lighting improvements and miscellaneous electrical repairs, and NHPA Project No. 18-008, consisting of concrete repairs and waterproofing, are in design and programmed for 2020. NHPA Project No. 19-020, consisting of elevator modernization, is also in the process of design and programmed for 2020.

Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$3,118,950 anticipated to be expended on miscellaneous concrete repairs and waterproofing, miscellaneous mechanical improvements, as well as architectural enhancements. The 5-Year projection consists of the following highlighted categories of work:

Concrete Repairs & Waterproofing:	\$524,900
Architectural Enhancements:	\$1,597,900
Mechanical & Electrical Repairs:	\$304,500
Elevators:	\$5,800
PARCs Renewal & Replacement:	\$450,950
Painting:	\$159,500
Signage:	\$46,400
Miscellaneous:	\$29,000

4. TEMPLE STREET PARKING GARAGE

The Temple Street Garage consists of 1,247 parking spaces. Opened on November 2, 1962, this garage consists of five (5) levels of split-level cast-in-place reinforced concrete decks, as well as a basement level, all in excess of 480,000 gross square footage of parking area. This 58 year old facility is in generally fair condition.

There are multiple projects currently in progress which represent a combined project cost of approximately \$7,542,000 (including contingencies and design/management fees). NHPA Project Nos. 15-004B/19-006, consisting of lighting improvements and miscellaneous electrical repairs, as well as NHPA Project No. 16-008/17-006/18-007/19-009, consisting of concrete repairs and waterproofing improvements, are currently in design and programmed for 2020. NHPA Project No.



16-009, consisting of lighting and electrical repairs, has recently been completed and closed-out. NHPA Project No. 18-009, consisting of mechanical repairs and improvements focusing on the basement level, as well as NHPA Project No. 18-030, consisting of repairs to a concrete light standard on the roof level, are in construction and both nearing completion. NHPA Project No. 20-006, consisting of the replacement of the metal stair system leading down to the basement, is currently in design.

Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$10,067,350 anticipated to be expended on miscellaneous concrete repairs and waterproofing, miscellaneous electrical and mechanical repairs, as well as architectural enhancements. The 5-Year projection consists of the following highlighted categories of work:

Concrete Repairs:	\$1,178,850
Waterproofing Repairs:	\$313,200
Architectural Enhancements:	\$2,224,300
Mechanical & Electrical Repairs:	\$375,550
Signage:	\$829,400
PARCs Renewal & Replacement:	\$450,950
Elevator Upgrades & Improvements:	\$4,131,050
Painting:	\$535,050
Miscellaneous:	\$29,000

5. UNION STATION PARKING GARAGE

The Union Station Garage consists of 887 parking spaces. Opened on January 27, 1988, this garage consists of six (6) levels of cast-in-place concrete beams and columns with post-tensioned concrete parking decks, in excess of 289,000 gross square footage of parking area. This 32 year old facility is in generally good condition.

There are multiple projects currently in design which represent a combined project cost of approximately \$2,470,000 (including contingencies and design/management fees). NHPA Project No. 16-006, consisting of the application of an architectural coating to the exterior of the garage, is currently in design and programmed for 2020. NHPA Project No. 15-003D, consisting of signage replacement throughout the garage, was designed but then canceled due to the imminent construction of the adjacent parking garage which will affect signage needs. NHPA Project No. 18-011B, consisting of miscellaneous concrete sidewalk repairs, has recently been completed. NHPA Project No. 18-016, consisting of concrete repairs and waterproofing throughout the garage, and Project No. 19-016, consisting of repairs to the decorative precast façade, are also currently in design and programmed for 2020.



Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$2,881,150 anticipated to be expended on miscellaneous concrete repairs and waterproofing, as well as architectural enhancements. The 5-Year projection consists of the following highlighted categories of work:

Concrete Repairs:	\$609,000
Waterproofing Repairs:	\$160,950
Architectural Enhancements:	\$1,154,200
Mechanical & Electrical Repairs:	\$111,650
Elevators:	\$5,800
PARCs Renewal & Replacement:	\$626,400
Site Improvements:	\$213,150

6. UNION STATION BUILDING

The Union Station Building, consisting of 5 floors and 107,400 gross square footage (with an additional 12,000 gross square footage of underground passageway), was originally opened 1920, closed in the early 70's, then renovated by the New Haven Parking Authority and reopened in 1985. A busy transportation center, the Union Station is also a historic building listed on the National Register of Historic Structures. This 100 year old facility is in generally good condition.

There are multiple projects currently in various stages of progress, some of which are early in their investigatory stages and therefore are difficult to assign a budget. NHPA Project No. 15-003A, consisting of architectural repairs, is in design. NHPA Project No. 18-013, addressing waterproofing improvements in the underground passageway, has been completed and closed-out. NHPA Project No. 18-012, consisting of exterior sidewalk & driveway repairs, NHPA Project No. 15-003B, consisting of electrical repairs and improvements, and NHPA Project No. 18-014, consisting of mechanical repairs and improvements, are currently in construction. NHPA Project No. 19-013, consisting of an assessment & investigation of repair options for the terracotta cornice, NHPA Project No. 19-014, consisting of a study of roof system repair/replacement options, as well as Project No. 19-032, consisting of an assessment of internal signage, are all in progress.

Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$6,087,100 anticipated to be expended on electrical and mechanical repairs, as well as architectural repairs and improvements. The 5-Year projection consists of the following highlighted categories of work:

Architectural & Structural Repairs:	\$3,617,750
Tunnel Work:	\$410,350
Mechanical Repairs:	\$1,233,950
Electrical Repairs:	\$709,050
Elevators/Escalators:	\$14,500
Landscaping & Site Work:	\$101,500



7. 270 STATE STREET PARKING GARAGE

The 270 State Street Garage consists of 268 parking spaces. Opened in 1992, this garage consists of three (3) levels of precast concrete, double tee construction with cast-in-place concrete washes, in excess of 83,500 gross square footage of parking area. The street level of the garage also contains commercial space. This 28 year old facility is in generally good condition.

Currently, NHPA Project No. 20-005, consisting of concrete repairs, waterproofing, and plumbing improvements, is in design. This project represents a project cost of approximately \$867,000 (including contingencies and design/management fees).

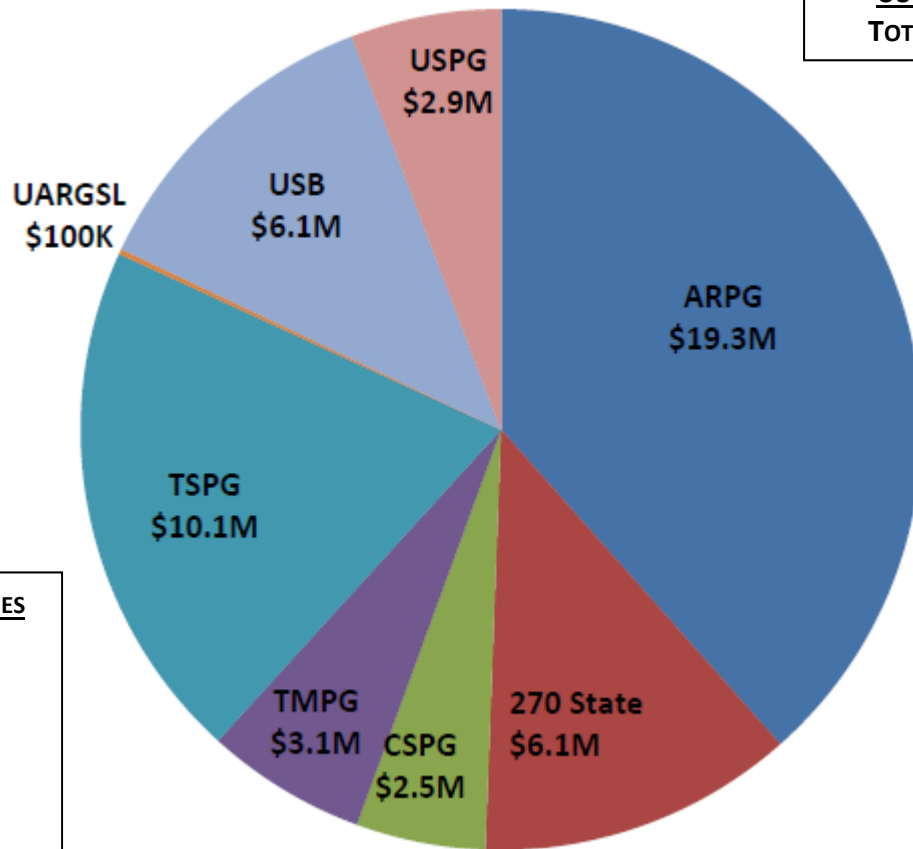
Various capital improvement projects are also planned over the next five years, consisting of an additional approximate total of \$6,142,236 anticipated to be expended on miscellaneous concrete repairs and waterproofing, miscellaneous electrical and mechanical repairs, as well as elevator modernization. The 5-Year projection consists of the following highlighted categories of work:

Concrete Repairs:	\$507,500
Waterproofing Repairs:	\$276,950
Architectural Enhancements:	\$2,623,050
Mechanical Repairs:	\$114,586
Electrical Repairs:	\$427,750
Elevators:	\$1,722,600
PARCs Renewal & Replacement:	\$117,450
Painting:	\$200,100
Miscellaneous:	\$152,250



To summarize, please note the following Total Forecasted 5-Year Cost Projection Share of all Facilities, with an approximate Total cost of \$50.2M:

<u>RESTRICTED FACILITIES</u>	
ARPG:	\$19.3M
USB:	\$6.1M
USPG:	\$2.9M
TOTAL:	\$28.3M



<u>UNRESTRICTED FACILITIES</u>	
TSPG:	\$10.1M
TMPG:	\$3.1M
CSPG:	\$2.5M
270 State:	\$6.1m
UARGSL:	\$100K
TOTAL:	\$21.9M

