

CONDITION APPRAISALS PARK NEW HAVEN FACILITIES FY 2020



AIR RIGHTS PARKING GARAGE
UNDER AIR RIGHTS 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

DESMAN
Design Management

PREPARED BY: **DESMAN**
MAY 26, 2020

AIR RIGHTS PARKING GARAGE

Date of Completion:	1982														
Age of Structure:	38 years														
Type of Structure:	Cast-in-Place Post-Tensioned Concrete														
Work planned for 2020:	Concrete repairs & waterproofing, lighting improvements														
5-Year Projection Highlights:	<table border="0"> <tr> <td>Concrete Repairs & Waterproofing:</td> <td>\$3,564,100</td> </tr> <tr> <td>Architectural Enhancements:</td> <td>\$3,031,950</td> </tr> <tr> <td>Mechanical & Electrical Repairs:</td> <td>\$1,547,150</td> </tr> <tr> <td>Elevator Upgrades & Improvements:</td> <td>\$3,356,750</td> </tr> <tr> <td>PARCs Renewal & Replacement:</td> <td>\$1,378,950</td> </tr> <tr> <td>Site Improvements:</td> <td>\$337,850</td> </tr> <tr> <td>Miscellaneous:</td> <td>\$2,205,450</td> </tr> </table>	Concrete Repairs & Waterproofing:	\$3,564,100	Architectural Enhancements:	\$3,031,950	Mechanical & Electrical Repairs:	\$1,547,150	Elevator Upgrades & Improvements:	\$3,356,750	PARCs Renewal & Replacement:	\$1,378,950	Site Improvements:	\$337,850	Miscellaneous:	\$2,205,450
Concrete Repairs & Waterproofing:	\$3,564,100														
Architectural Enhancements:	\$3,031,950														
Mechanical & Electrical Repairs:	\$1,547,150														
Elevator Upgrades & Improvements:	\$3,356,750														
PARCs Renewal & Replacement:	\$1,378,950														
Site Improvements:	\$337,850														
Miscellaneous:	\$2,205,450														
Total Projected Cost for 2021:	\$3,407,500														
Total 5-Year Projection:	\$19,341,550														



UNDER AIR RIGHTS GARAGE SURFACE PARKING LOT

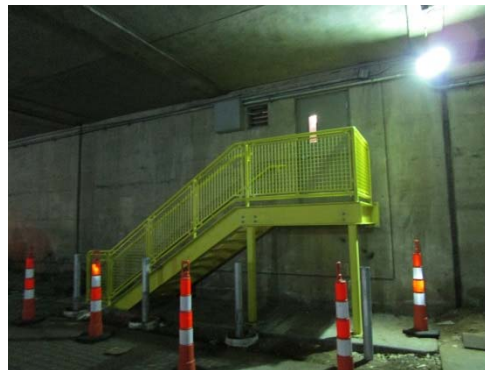
Type of Structure: Bituminous Concrete Pavement
Converted to Parking: October 1, 1988

Work planned for 2020: Lighting improvements, drainage repairs

5-Year Projection Highlights:

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

Total Projected Cost for 2021: \$0
Total 5-Year Projection: \$100,500



CROWN STREET PARKING GARAGE

Date of Completion:	1971												
Age of Structure:	49 years												
Type of Structure:	Single precast tees with cast-in-place topping												
Work planned for 2020:	Concrete repairs & waterproofing, lighting improvements												
5-Year Projection Highlights:	<table border="0"> <tr> <td>Concrete Repairs & Waterproofing:</td> <td>\$233,450</td> </tr> <tr> <td>Architectural Enhancements:</td> <td>\$1,322,400</td> </tr> <tr> <td>Mechanical & Electrical Repairs:</td> <td>\$24,650</td> </tr> <tr> <td>Elevators:</td> <td>\$8,700</td> </tr> <tr> <td>PARCs Renewal & Replacement:</td> <td>\$450,950</td> </tr> <tr> <td>Other:</td> <td>\$414,700</td> </tr> </table>	Concrete Repairs & Waterproofing:	\$233,450	Architectural Enhancements:	\$1,322,400	Mechanical & Electrical Repairs:	\$24,650	Elevators:	\$8,700	PARCs Renewal & Replacement:	\$450,950	Other:	\$414,700
Concrete Repairs & Waterproofing:	\$233,450												
Architectural Enhancements:	\$1,322,400												
Mechanical & Electrical Repairs:	\$24,650												
Elevators:	\$8,700												
PARCs Renewal & Replacement:	\$450,950												
Other:	\$414,700												
Total Projected Cost for 2021:	\$0												
Total 5-Year Projection:	\$2,454,850												



TEMPLE MEDICAL PARKING GARAGE

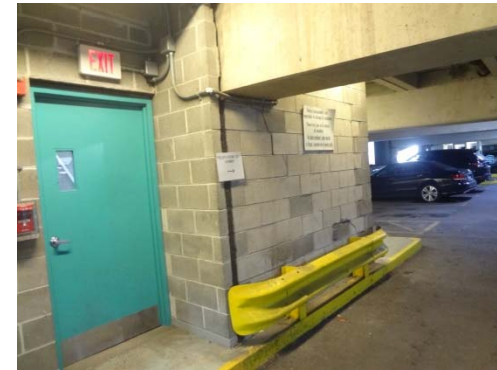
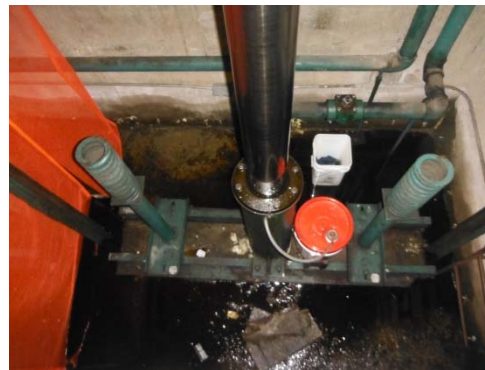
Date of Completion: 1977
Age of Structure: 43 years
Type of Structure: Precast concrete joists and beams with cast-in-place concrete slab

Work planned for 2020: Concrete repairs & waterproofing, lighting improvements, elevator modernization

5-Year Projection Highlights:

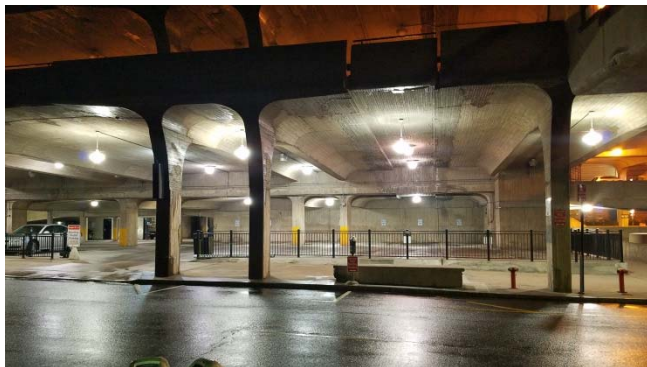
Concrete Repairs & Waterproofing:	\$524,900
Architectural Enhancements:	\$1,597,900
Mechanical & Electrical Repairs:	\$304,500
PARCs Renewal & Replacement:	\$450,950
Other:	\$240,700

Total Projected Cost for 2021: \$0
Total 5-Year Projection: \$3,118,950



TEMPLE STREET PARKING GARAGE

Date of Completion:	1962												
Age of Structure:	58 years												
Type of Structure:	Conventionally reinforced cast-in-place concrete												
Work planned for 2020:	Concrete repairs & waterproofing, lighting improvements,												
5-Year Projection Highlights:	<table border="0"> <tr> <td>Concrete Repairs & Waterproofing:</td> <td>\$1,492,050</td> </tr> <tr> <td>Architectural Enhancements:</td> <td>\$2,224,300</td> </tr> <tr> <td>Mechanical & Electrical Repairs:</td> <td>\$375,550</td> </tr> <tr> <td>PARCs Renewal & Replacement:</td> <td>\$450,950</td> </tr> <tr> <td>Elevator Upgrades & Improvements</td> <td>\$4,131,050</td> </tr> <tr> <td>Other:</td> <td>\$1,393,450</td> </tr> </table>	Concrete Repairs & Waterproofing:	\$1,492,050	Architectural Enhancements:	\$2,224,300	Mechanical & Electrical Repairs:	\$375,550	PARCs Renewal & Replacement:	\$450,950	Elevator Upgrades & Improvements	\$4,131,050	Other:	\$1,393,450
Concrete Repairs & Waterproofing:	\$1,492,050												
Architectural Enhancements:	\$2,224,300												
Mechanical & Electrical Repairs:	\$375,550												
PARCs Renewal & Replacement:	\$450,950												
Elevator Upgrades & Improvements	\$4,131,050												
Other:	\$1,393,450												
Total Projected Cost for 2021:	\$0												
Total 5-Year Projection:	\$10,067,350												



UNION STATION PARKING GARAGE

Date of Completion: 1988
Age of Structure: 32 years
Type of Structure: Cast-in-place post-tensioned concrete

Work planned for 2020: Concrete repairs & waterproofing

5-Year Projection Highlights:

Concrete Repairs & Waterproofing:	\$769,950
Architectural Enhancements:	\$1,154,200
Mechanical & Electrical Repairs:	\$111,650
Elevators:	\$5,800
PARCs Renewal & Replacement:	\$626,400
Other:	\$213,150

Total Projected Cost for 2021: \$0
Total 5-Year Projection: \$2,881,150



UNION STATION BUILDING

Date of Completion:	1920, renovated and re-opened in 1985
Age of Structure:	100 years
Work planned for 2020:	Architectural repairs, cornice study & roofing study in progress
5-Year Projection Highlights:	Architectural & Structural Repairs: \$3,617,750 Tunnel Work: \$410,350 Mechanical & Electrical Repairs: \$1,943,000 Elevators: \$14,500 Landscaping & Site Work: \$101,500
Total Projected Cost for 2021:	\$85,550
Total 5-Year Projection:	\$6,087,100



270 STATE STREET PARKING GARAGE

Date of Completion:	1992	
Age of Structure:	28 years	
Type of Structure:	Double precast tees with cast-in-place washes	
Work planned for 2020:	Concrete repairs & waterproofing, drainage repairs & improvements	
5-Year Projection Highlights:	Concrete Repairs & Waterproofing:	\$784,450
	Architectural Improvements:	\$2,623,050
	Mechanical & Electrical Repairs:	\$542,336
	Elevators:	\$1,722,600
	PARCs Renewal & Replacement:	\$117,450
	Other:	\$352,350
Total Projected Cost for 2021:	\$1,763,200	
Total 5-Year Projection:	\$6,142,236	



TOTAL 5-YEAR COST PROJECTION SHARE OF ALL FACILITIES

APPROXIMATE TOTAL: \$50.2M

